

**CITY OF TORRINGTON  
INLAND WETLANDS COMMISSION  
MINUTES  
January 14, 2020**

Present: Christine Altman, Vice Chair  
Thomas Kalinowski, Member  
Jane Bakker, Member/Secretary  
Jonathan Andrews, Member

Also Present: Jeremy Leifert, Assistant City Planner,  
Wetlands Enforcement Officer

Not Present: Jay Bate, Jr., Chair  
William Storti, Member

**1. Call To Order:**

Vice Chair Christine Altman called the meeting to order at 7:01 p.m.; Torrington City Hall, Room 218, City Hall Auditorium, 140 Main Street, Torrington, CT

**2. Roll Call and Announcement:**

Ms. Altman announced present and serving on the Commission tonight will be Christine Altman, Thomas Kalinowski, Jane Bakker and Jonathan Andrews. Also present is Assistant City Planner/Wetlands Enforcement Officer Jeremy Leifert.

**3. Minutes for Approval:**

a. 9/17/19

MOTION by Mr. Andrews to approve the 9/17/19 minutes, seconded by Mr. Kalinowski, motion carried with Ms. Bakker abstaining from voting.

**4. Old Business:**

None

**5. New Business:**

a. Discussion – Election of Officers, Inland Wetlands Commission

Mr. Leifert suggested tabling the election of Chairman until next meeting when Jay Bate is present.

MOTION by Ms. Bakker to re-elect Jane Bakker as Secretary and Christine Altman as Vice Chair, and to table the election of Chairman until the next meeting, seconded by Mr. Kalinowski, motion carried.

b. Jurisdictional Determination

Applicant: John Wolfe

Location: Marshall Lake Road (Assessor Map 225 Block 004 Lots 007 & 008)

Activity: Timber Harvest of 106 acres, within regulated areas

John Wolfe appeared representing the owners of the subject property, with his plans for timber harvest. Mr. Leifert noted the Commission has the maps and the narrative.

Mr. Wolfe explained the property has a few streams that he wants to cross with bridges, except for one stream, the first crossing with steel rails he wishes to change. Mr. Wolfe presented the Commission with photos of the bridge he wants to use to cross the stream (portions inaudible). Wooden mats will be used instead of steel beams. Mr. Leifert noted it is similar to a corduroy bridge, which allows for some waterflow during use. Mr. Wolfe sometimes keeps the bridge in place after project, but the steel rails will be removed.

Mr. Wolfe would like to drive through the brook at crossing number one, and place mats in the area, the area is very wide. Mr. Wolfe stated the bottom of the brook is stone and ledge. Mr. Leifert inquired if there would be siltation going down the stream, and Mr. Wolfe responded the area to be crossed is almost all solid ledge, so material would not be dragged into the stream. Various site features of the crossings were noted by Mr. Wolfe, and there is an old road bed in the second crossing.

Mr. Leifert noted what the Commission is looking for is to determine if this proposal qualifies as an as-of-right activity, and are typical procedures being followed. Mr. Leifert can inspect the location during the activity to ensure sedimentation and erosion controls are in place.

MOTION by Mr. Kalinowski to declare this activity as an as-of-right use, seconded by Ms. Bakker, unanimously carried.

6. **Staff Report:**

Mr. Leifert had provided Commission members with an updated list of Commission members and their term expiration dates.

Mr. Leifert reviewed the following Agent Determinations:

- a. Agent Determination – Gerald Marchell, owner; Laurel Engineering LLC, applicant; 1109 South Main Street; excavation to mitigate flood plain storage loss (for addition to building)

- b. Agent Determination – Creative Recreation, LLC, c/o John Hollerback, applicant; Sue Grossman Trail, Harris Drive to Pinewoods Road; installation of six units of fitness equipment and associated platforms within 100 foot regulated area.
- c. Agent Determination – Nazarii Pylypiu, owner; 31 Liberty Lane, shed within regulated area.
- d. Agent Determination - 33 East Pearl Street, Torrington Park and Recreation, garden shed within regulated area.
- e. Discussion – 2904 Winsted Road, DJF Investments LLC, Fragale property, wetlands issues. Mr. Leifert reviewed past actions on this site, in the mid 2000’s for violations that had occurred on this site. The owner has obtained an engineer to prepare plans for this Commission and the Planning and Zoning Commission for the current site conditions. There will be an application forthcoming for this Commission’s consideration.

7. **Communications:**

Mr. Leifert reviewed the following handouts provided to Commission members:

- . NHCOG Handout – “Ideas for Running Contentious Meetings Smoothly”
- . 540 Litchfield Street, CHH, declaratory ruling, construct fuel cell installation and equipment.
- . Land Use Academy – Roles and Responsibilities of Inland Wetlands Commissions
- . The Habitat, CACIWC, Summer/Fall 2019

8. **Adjournment:**

MOTION by Ms. Bakker to adjourn at 7:30 p.m., seconded by Mr. Andrews, unanimously carried.

**CITY OF TORRINGTON  
INLAND WETLANDS COMMISSION  
MINUTES  
May 19, 2020**

Present: Jay Bate, Jr., Chair  
Christine Altman, Vice Chair  
Jane Bakker, Member/Secretary  
William Storti, Member

Also Present: Jeremy Leifert, Assistant City Planner/CZWEO

Not Present: Jonathan Andrews, Member  
Tomasz Kalinowski, Member

**1. Call To Order:**

Chairman Jay Bate, Jr. called the meeting to order at 7:30 p.m. via ZOOM online meeting.

**2. Roll Call and Announcement:**

Chairman Bate announced present via ZOOM and serving this evening will be Commissioners Christine Altman, Jane Bakker, William Storti and Jay Bate. Also Present is Jeremy Leifert, Assistant City Planner and Wetlands Enforcement Officer.

a. Nominations and elections of Commission Chairperson

MOTION by Commissioner Jane Bakker to nominate Jay Bate, Jr. for the Inland Wetlands Commission Chairperson position, motion seconded by Ms. Altman. Motion carried with Commissioners Bakker, Altman, Storti, and Bate voting in favor of the motion.

**3. Minutes for Approval:**

a. 1/14/20

MOTION by Ms. Bakker to approve the 1/14/20 minutes, seconded by Ms. Altman. Mr. Storti and Mr. Bate abstained from voting as they were not present at that meeting. The Motion did not pass due to not having enough votes to approve. The 1/14/20 minutes will appear on the next agenda for approval.

**4. Old Business:**

None

5. New Business:

- a. Timber Harvest – Jurisdictional Determination  
Applicant: Torrington Park and Recreation  
Location: 277 Winthrop Street, Besse Pond  
Activity: Hydro Raking vegetation in Besse Pond

Brett Simmons of the Torrington Park and Recreation Department appeared before the Commission, along with Paul Conti and Lauren Sullivan of Solitude Lake Management appeared representing the applicant.

Ms. Sullivan provided details of the proposed hydro raking of nuisance vegetation to maintain good water quality, this would be a multiyear management program. Material raked out of the pond would be brought off site for composting. Clearing will occur on another location at this site. Mr. Simmons and Mr. Conti said there would be a meeting on site to determine the clearing area. Mr. Conti has been contracted to monitor the pond twice a month for treatment. They are currently waiting for DEEP clearance and permits. Sedimentation will be removed which should decrease the need for treatments.

Mr. Simmons said these plans have been in the works for years, from plans to dredge, to now a management program, to bring the pond back to a viable recreational facility for the City of Torrington. This is a five year contract.

Ms. Sullivan explained decomposing weeds are building up. Commissioners asked about the depth of the pond. Mr. Conti stated the pond is only a few feet deep at the most. Certain areas of the pond will be targeted for treatment each year, the whole pond will not be treated all at once.

Mr. Leifert noted the cat tails in one area of the pond and inquired if they would remain. Ms. Sullivan responded if the town is interested, the cat tails can remain. An onsite visit will occur to view these areas and make a determination per Mr. Simmons. Mr. Leifert said some natural habitat should remain at Besse Pond.

Mr. Storti stated this proposal is not a significant activity.

MOTION by Ms. Altman to accept the following application:

Applicant: Torrington Park and Recreation  
Location: 277 Winthrop Street, Besse Pond  
Activity: Hydro Raking vegetation in Besse Pond

The proposed activity is not a significant activity requiring a public hearing. Motion seconded by Ms. Bakker and unanimously carried.

- b. Timber Harvest – Jurisdictional Determination  
Applicant: Andrew J. Bosse Forestry Service  
Location: Riverside Avenue, Susan Besse Park  
Activity: Timber Harvest within regulated area

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Brett Simmons of the Torrington Park and Recreation Department and Andrew Bosse, Forester, appeared representing the applicant.

Mr. Simmons explained a similar harvest was done on property owned by the City at Alvord Park, in which revenue for timber harvesting was received. These funds were used for improvements to City Park properties, such as disc golf. The City has also received a grant “America The Beautiful” from Connecticut DEEP. A study was done on this proposed timber harvest, and meetings were held with various City Commissions and trails groups, this is a two phase grant process. The timber market is at a very low point now after the pandemic, but should recover moving forward. Mr. Simmons explained the Susan Besse Park roadway is in poor condition with drainage issues that need repair and attention. The proceeds from a timber harvest will be put back in the City parks. Some ash trees on the property are in poor condition from insect pest damage and these trees are a safety issue. The park will be used as a trails network and for hiking.

Mr. Bosse explained the timber harvest is sound forest management. The timber market is low right now. Information prepared by Mr. Bosse has been sent to Commission members. There are a handful of small streams to cross, which will most likely be dry in the summer, or frozen in the winter, both ideal times for time harvest. Bridging of these areas will occur if necessary, with temporary bridges and corduroy bridges.

Mr. Leifert noted he has walked the entire property with Mr. Bosse, and noted all potential crossings. The management plan was submitted, and forestry is an as-of-right activity, and this is a good plan. Details of the property and proposal were discussed, and Mr. Bosse explained how he will bid out the timber harvest to loggers, which will be done with best management practices from DEEP.

MOTION by Ms. Altman to accept the Timber Harvest – Jurisdictional Determination  
Timber Harvest – Jurisdictional Determination

Applicant: Andrew J. Bosse Forestry Service

Location: Riverside Avenue, Susan Besse Park

Activity: Timber Harvest within regulated area

Motion seconded by Ms. Bakker, unanimously carried.

- c. Applicant: David and Mona Zygmunt
- Location: 67 Stoneridge Drive
- Activity: Grading and drainage improvements around single family home within upland review area

Mr. Dennis McMorrow of Berkshire Engineering and Surveying appeared, along with his employee David Zygmunt, who is the applicant for this proposed activity.

Mr. McMorrow gave a presentation on the proposed activity, a mini excavator will be used to shape the bank area, and fabric and stone will be put down in this area that needs attention. There will be no tree cutting on site. When the house was constructed, it did not have the proper frost protection, which will be addressed in this proposed activity, there will be a new roof leader drain installed. More topsoil will be brought in to help stabilize the back yard.

Mr. Leifert stated he does not have any reservations with this proposal, it is just more activity and work than what is normally approved in an agent determination.

Mr. McMorrow noted the work will occur approximately one foot above the small intermittent water course on site.

MOTION by Ms. Altman to accept the application from

Applicant: David and Mona Zygmont

Location: 67 Stoneridge Drive

Activity: Grading and drainage improvements around single family home  
within upland review area

This activity is not a significant activity requiring a public hearing. Motion seconded by Ms. Bakker, unanimously carried.

**6. Staff Report:**

- Agent Determination – Church Street, Heritage Land Preservation Trust, remove tree stumps along Coe Brass Mill Dam
- Agent Determination – 118-120 East Main Street, Bart Lansky, parking lot improvements within upland review area..
- Agent Determination – 273 Devaux Road, Mark Beecher, 12' x 24' storage shed within upland review area.
- Agent Determination - 2480 Newfield Road, Brian Whittlesey, septic system repair within upland review area
- Agent Determination – 93 Pinewoods Road, Brian Meyer, construct 10' x 19' pavilion within upland review area
- Agent Determination – 26 Pumping Station Road, Mark and Brigid Merriman, Construct pool house within upland review area
- Agent Determination – 24 Rossi Road, Patricia Hughes, construct 12' x 16' shed within upland review area

Mr. Leifert reported on several of the above Agent Determinations, information had been sent to Commissioners.

**7. Communications:**

- a. CT DEEP Permit Application for the Use of Pesticides in State Waters  
Timber Lake, 1846 Weed Road

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Mr. Leifert briefly reviewed this permit application. This permit has been obtained in the past as well, and it is a three year renewal.

**8. Adjournment:**

MOTION by Ms. Bakker to adjourn at 7:51 p.m., seconded by Ms. Altman, unanimously carried.

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Land Use Office