

**CITY OF TORRINGTON
INLAND WETLANDS COMMISSION
MEETING MINUTES
October 19, 2021**

Present: Jay Bate, Jr., Chair
Christine Altman, Vice Chair
Tomasz Kalinowski, Member
William Storti, Member

Also Present: Jeremy Leifert, Asst. City Planner and
Inland Wetlands Enforcement Officer
Victor Muschell, Corporation Counsel

1. Call To Order:

Chair Jay Bate, Jr. called the meeting to order at 7:00 p.m. in-person in the City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT. The meeting was held both in person and via Zoom on-line.

2. Roll Call and Announcement:

Chair Bate announced present and serving on the Commission this evening are Commissioners Christine Altman, Tomasz Kalinowski, William Storti and Jay Bate. Also present is Asst. City Planner/Inland Wetlands Enforcement Officer Jeremy Leifert.

3. Minutes for Approval:

a. 9/21/21 Minutes

MOTION by Mr. Kalinowski to approve the 9/21/21 Minutes, seconded by Mr. Storti, unanimously carried.

4. Discussion:

a. Discussion and vote on approval of proposed Stipulation settling Superior Court Docket No. LLI-CV-19-6022896-S, The Association at Greenbriar, Inc. et al v. Inland Wetlands Commission of the City of Torrington, which proposed Stipulation is on file in the Inland Wetlands Commission's office

City of Torrington Corporation Counsel Victor Muschell was present and reviewed this proposed stipulation to settle the court case noted above. The developer of the site is no longer interested in moving forward with development.

Mr. Leifert wanted to make clear for the record there was nothing wrong with the decision made by the Inland Wetlands Commission, and Mr. Leifert noted this is similar to denying an application/proposal without prejudice and doesn't prohibit a future application. No precedent has been established.

MOTION to accept the Proposed Stipulation settling Superior Court Docket No. LLI-CV-19-6022896-S, The Association at Greenbriar, Inc. et al v. Inland Wetlands Commission of the City of Torrington, seconded by Ms. Altman, unanimously carried.

5. Old Business:

- a. Show Cause Hearing
Property Owner: Ron Raymond
Address: Felicity Lane, Assessor Map 101 Block 011 Lot 008
Violation: Grading and material processing within a regulated area without permits
Discussion – no site plans available yet

Mr. Leifert briefly reviewed this matter, stating he has spoken with the engineer hired to provide site plans and mapping, Kenneth Hrica, PE. Mr. Hrica has indicating he is still working on the preparation of the mapping.

MOTION by Mr. Kalinowski to table this agenda item, seconded by Ms. Altman, unanimously carried.

- b. Show Cause Hearing
Property Owner: Jose Bonilla
Address: 37 Stoneridge Drive, Assessor Map 121 Block 001 Lot 005
Violation: Work in regulated area without permits

MOTION by Mr. Storti to add an item to the agenda by 2/3rds vote, seconded by Mr. Kalinowski, unanimously carried.

MOTION by Ms. Altman to accept the Inland Wetlands Permit application from Jose Bonilla for 37 Stoneridge Drive, seconded by Mr. Kalinowski, unanimously carried.

- Applicant: Jose Bonilla
Address: 37 Stoneridge Drive, Assessor Map 121 Block 001 Lot 005
Activity: Construct rear deck within upland regulated area

Mr. Leifert noted the application and fee were received today, and site maps still need to be submitted for review, so no determination can be made at this time whether or not this is a significant activity requiring a public hearing.

- c. Applicant: Gregory Campanelli
Location: 205 Marshall Lake Road
Activity: New house construction within upland regulated area

Mr. Leifert screen shared maps that were accepted at the last meeting. City Engineer Paul Kundzins has reviewed the maps, and some minor changes are needed near the driveway area for the pending zoning application, but is acceptable for inland wetlands.

Mr. Campanelli appeared before the Commission and explained his plans the level out the area near the stonewall, etc. The garage will shift in location. Discussion followed on the maps submitted.

MOTION by Ms. Altman to grant a permit to Applicant: Gregory Campanelli; Location: 205 Marshall Lake Road, Activity: New house construction within upland regulated area, seconded by Mr. Kalinowski, unanimously carried.

6. New Business:

None

7. Staff Report:

- a. Enforcement Report – update

Mr. Leifert reviewed the Enforcement Report with Commission Members, and what actions need to be taken in the future.

8. Discussion:

- a. 12 Bigos Road, Litchfield, CT (within 500' of the Torrington City Line)
Application with Town of Litchfield Inland Wetlands Commission
Berkshire Engineering & Surveying, LLC
Conduct activity in a regulated area; construct drainage culvert and riding ring in upland review area.

Mr. Leifert briefly reviewed the above noted project occurring in Litchfield, within 500 feet of the Torrington town line.

9. Adjournment:

MOTION by Ms. Altman to adjourn at 7:36 p.m., seconded by Mr. Kalinowski, unanimously carried.

Land Use Office