

Nate Nardi-Cyrus

From: James Mazzarelli <jmazzarelli@torringtondistributors.com>
Sent: Thursday, January 4, 2024 2:29 PM
To: Nate Nardi-Cyrus
Subject: RE: 137 Babbling Brook Road - Site Walk Scheduling
Attachments: MitigationPlan2-Revised by Homeowner A-12-23-23.pdf

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Hi Nate,

Ok let's go with this one then.

I am out on PTO with my family next week and George said he is unable to support due to another commitment.

Hopefully the commission can approve based upon our correspondence and the revised plan and we can move forward.

Thanks for your help.

Regards

James Allen Mazzarelli
President
Torrington Distributors, Inc.
P:860-482-4464 / EXT:215
E: jmazzarelli@torringtondistributors.com



From: Nate Nardi-Cyrus <Nate_Nardi-Cyrus@torringtonct.org>
Sent: Thursday, January 4, 2024 1:45 PM
To: James Mazzarelli <jmazzarelli@torringtondistributors.com>
Subject: RE: 137 Babbling Brook Road - Site Walk Scheduling

Hi James,

Ultimately, this decision is not mine to make but I do think this alternative is a more reasonable request of the Commission than your last proposal. I still recommend that you attend this meeting or have someone represent you, as it is always easier to come to a mutual solution when its not one sided.

Regards,

Nate

Nate Nardi-Cyrus, AZT

Assistant City Planner

City of Torrington Land Use Dept.

(860) 489-2220

From: James Mazzarelli <jmazzarelli@torringtondistributors.com>

Sent: Thursday, January 4, 2024 1:31 PM

To: Nate Nardi-Cyrus <Nate_Nardi-Cyrus@torringtonct.org>

Subject: RE: 137 Babbling Brook Road - Site Walk Scheduling

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Hi Nate,

So if you were to look over all past rulings you would find no agreed to amendments to the wetland boundaries for any of the items noted?

Looking at the map I see what you are doing by basically making George address remediation areas all the way up to the boundaries. In theory the upland restoration area is past and there are probably plenty of examples of that not being restored. That is 1,680sqft on its own.

What if we went with the attached? Is that amicable? I will remove the road and fire area and move the boundary out. Can still put the stones there to establish the line. The square footage lost in wetlands is gained in upland restoration plus or minus and the line is clear and identified symmetrically.

Trying to find some common ground here.

Let me know your thoughts.

Regards

James Allen Mazzarelli

President

Torrington Distributors, Inc.

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E: jmazzarelli@torringtondistributors.com



From: Nate Nardi-Cyrus <Nate_Nardi-Cyrus@torringtonct.org>

Sent: Thursday, January 4, 2024 12:56 PM

To: James Mazzarelli <jmazzarelli@torringtondistributors.com>

Subject: RE: 137 Babbling Brook Road - Site Walk Scheduling

James,

I have recommended denial because you are asking to do activities within wetlands that Commission regularly denies anyone else from doing. Installing a tractor road, burning material, and maintaining lawn within the wetlands your consultant mapped are not historical activities, they are happening now.

I advise that you speak to your attorney and have them contact us to make sure we are all on the same page here.

Nate

Nate Nardi-Cyrus, AZT

Assistant City Planner

City of Torrington Land Use Dept.

(860) 489-2220

From: James Mazzarelli <jmazzarelli@torringtondistributors.com>

Sent: Thursday, January 4, 2024 12:38 PM

To: Nate Nardi-Cyrus <Nate_Nardi-Cyrus@torringtonct.org>

Subject: RE: 137 Babbling Brook Road - Site Walk Scheduling

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Afternoon Nate,

Why are you recommending a denial of the permit?

I have pulled the permit as you requested hired a soil scientist and had the wetlands surveyed all at my expense. Now I have agreed to a remediation of some of my own properties wetlands as you have requested.

Please advise

Regards

James Allen Mazzarelli

President

Torrington Distributors, Inc.

P:860-482-4464 / EXT:215

E: jmazzarelli@torringtondistributors.com



From: Nate Nardi-Cyrus <Nate_Nardi-Cyrus@torringtonct.org>

Sent: Thursday, January 4, 2024 8:59 AM

To: James Mazzarelli <jmazzarelli@torringtondistributors.com>

Subject: RE: 137 Babbling Brook Road - Site Walk Scheduling

Hi James,

I will submit this revised plan and your accompanying e-mail to the commission in advance of their 1/9 meeting next week. The statutory timeframe for them to decide expires at this meeting so they will have to either approve or deny the application. I strongly recommend you attend or have a representative there to advocate for your application directly to the commission. This can be done through the Teams meeting app, which can be accessed through a link on the agenda which will be sent to you.

I have a memo drafted supporting Mr. Logan's 12/18/23 restoration plan revision, however, after reviewing your most recent plan revisions, I will be recommending a denial of this permit application. If the permit is denied, the Commission will refer the case to our Corporation Counsel to initiate legal action. If you do not attend the next meeting, I will inform you of their decision and we can take it from there.

Regards,

Nate

Nate Nardi-Cyrus, AZT

Assistant City Planner

City of Torrington Land Use Dept.

(860) 489-2220

From: James Mazzarelli <jmazzarelli@torringtondistributors.com>

Sent: Wednesday, January 3, 2024 4:55 PM

To: Nate Nardi-Cyrus <Nate_Nardi-Cyrus@torringtonct.org>

Subject: RE: 137 Babbling Brook Road - Site Walk Scheduling

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Nate,

I know you have been going back and forth with George. After review I am proposing the attached alteration to my land to satisfy your after the fact findings from nearly 15 years ago. Again this was not a public complaint but interdepartmental to begin with. My understanding is you have no records from this time period regardless as you originally tried to site me for my pool as well which was infact signed off and approved. That alone should nullify this further action.

Anyway this is what I propose:

- Move remediation boundaries back to trees
- Follow red remediation contour near back pond
- Allow tractor path across my property to burn area

This should satisfy this process and with remediation at great cost to me unfortunately. As initially discussed in my opinion this should have been stricken due to timeline as well as precedence set. The previous commission not only granted piping in the wetlands for establishment of the development but discharge of a whole streets worth of runoff

into such wetlands adversely affecting other landowners properties to which I am one. I also own Lot 2 which your discharge runs across and is clearly contributing to erosion of my property.

I get you guys have jobs to do but it bewilders me as to how such areas as Goodwill at the top of East main and the new Retirement community on Hospital hill get thru on wetlands yet individual tax paying residence are strung along such as myself.

Please review this with the commission and advise response so we can move forward hopefully permitted and closed.

Regards

James Allen Mazzarelli
President
Torrington Distributors, Inc.
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E: jmazzarelli@torringtondistributors.com



From: Nate Nardi-Cyrus <Nate_Nardi-Cyrus@torringtonct.org>
Sent: Wednesday, October 25, 2023 9:31 AM
To: James Mazzarelli <jmazzarelli@torringtondistributors.com>; George Logan <rema8@aol.com>
Subject: 137 Babbling Brook Road - Site Walk Scheduling

Hi Jim and George,

At last night's meeting, the Inland Wetlands Commission requested a site walk of the property prior to determining project significance. This is technically an open meeting, however, there will be no discussion on site. This is only an opportunity for the Commission to orient themselves to the site plan and see the site for themselves.

This visit should be prior to the next regular meeting (11/21/2023) but I want to make sure the date/time works for both of you. Is it your preference to have one or both of you there or would you be OK with not being present? Would you prefer a weekend or weekday and during what hours?

Please, let me know what works best and some blackout dates and I will communicate this to the commission so we can get something on the calendar.

Regards,

Nate

Nate Nardi-Cyrus, AZT
Assistant City Planner
City of Torrington Land Use Dept.
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