

CITY OF TORRINGTON



LAND USE OFFICE
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To: Inland Wetlands Commission
From: Jeremy Leifert, Asst. City Planner/Wetlands Agent *JL*
Subject: Application WC21-07-01, Stephen Girolimon – Owner, 194 Linton Street. Application to conduct site work to restore approximately 670 square feet of previously disturbed wetlands soils.
Date: August 17, 2021

The City of Torrington's Inland Wetlands and Watercourses Commission (the "Commission"), has received an application for activities requiring a permit from the Commission based on state statute and local inland wetlands regulations. In regards to this application, at this meeting the Commission must:

1. Make a motion to formally accept the application to begin review
2. Make a determination whether the activities proposed in this application constitute a significant impact to wetlands or watercourses under the terms of Section 2.1 of the regulations. Alternatively, the Commission has the option of scheduling a site walk of the property and tabling the determination of significant impact to the next commission meeting.

As staff, I have conducted several site inspections of the property, the most recent being July 7, 2021 regarding review of potential significant impacts with respect to section 2.1 of the regulations. Based on my review of the site and the submitted plan titled "Site Restoration Plan Prepared for Stephen Girolimon, 194 Linton Street" by Berkshire Engineering and Surveying, I offer the following staff opinions:

1. Any activity involving deposition or removal of material which will or may have a substantial effect on the wetland or watercourse or on wetlands or watercourses outside the area for which the activity is proposed. ***All work is proposed to be conducted within the upland review areas and identified wetlands soils on the site. While the City Engineering Department will review the application, I do not believe the proposed activity will have a substantial effect on nearby wetlands with proper soil and erosion control maintenance during construction.***
2. Any activity which substantially changes the natural channel or may inhibit the natural dynamics of a watercourse system. ***While the initial filling work was conducted without wetlands permits, in my opinion the work as proposed in this application will help to restore the natural channel and/or dynamics of the system.***
3. Any activity which substantially diminishes the natural capacity of an inland wetland or watercourse to: support aquatic, plant or animal life and habitats; prevent flooding; supply water; assimilate waste; facilitate drainage; provide recreation or open space; or perform other functions. ***In my opinion, this proposed project will improve the processes and functions***

of this wetland and watercourse system.

4. Any activity which is likely to cause or has the potential to cause substantial turbidity, siltation or sedimentation in a wetland or watercourse. ***The erosion and sedimentation control plans appear to be acceptable for the level of proposed disturbance to the upland review and nearby wetlands.***
5. Any activity which causes substantial diminution of flow of a natural watercourse or groundwater levels of the wetland or watercourse. ***Previous filling work was conducted within areas of wetlands soils only. Proposed remediation work should return the area closer to "natural" groundwater levels.***
6. Any activity which is likely to cause or has the potential to cause pollution of a wetland or watercourse. ***In my opinion the proposed project is not likely to cause significant pollution if best management practices are observed during activities and proper maintenance is performed on erosion controls.***
7. Any activity which damages or destroys unique wetland or watercourse areas or such areas having demonstrable scientific or educational value. ***There are no NDDDB records in the project area nor any records of sensitive or unique habitats on the subject property.***

Please note that this memo represents the staff opinion of the Wetlands Agent only. The City Engineer will also review and submit comments prior to the commission rendering a decision on this application.

In addition:

- No natural diversity database (NDDDB) records occur on or near this parcel.
- There are no conservation or preservation easements or restrictions requiring review prior to IWC application review.
- The house and most of the proposed wetlands work appears to be within the proposed road known as "Bangor Street". This "paper" street appears to be in ownership of the applicant.

In consideration of the above, I recommend that the commission make a motion that this proposed project is not a significant activity, and as such, does not require a public hearing for the application.



CITY OF TORRINGTON

INLAND WETLAND PERMIT APPLICATION

Application fee: (See Fee Schedule) \$ 227.00 Ck# 376 WC 21-07-01

This is an application for permission to conduct a regulated activity affecting an inland wetlands, watercourse or an upland regulated area in accordance with section 22a-36 to 45 inclusive, of the General Statutes as amended, and the administrative Inland Wetland Regulations of the City of Torrington, as amended.

1. Location of Property: 94 Linton Street
Tax Assessor's Number(s): Map 219 Block 011 Lot 003.
2. Applicant's Name: Stephen Giralimon
Applicant's Address: 194 Linton Street, Torrington, CT 06790
Day Phone Number: 860 480 4838 Fax Number: _____
Applicant's e-mail: stevegiralimon@me.com
3. Applicant's Interest in property: owner
(i.e.: owner, agent, developer, architect, etc.)
4. Owner's Name: Same as applicant
Owner's Address: _____
Day Phone Number: _____
(If more than one owner attach list to application.)
5. Proposed Regulated Activities: Restore minor wetland filling.
6. Nature and Purpose of Project: Restore minor wetland filling.
7. Total Property Acreage: 33.5 +/- Total Acreage of Development: 0.1 +/- Ac
8. Total Acreage of Wetlands on Site: unknown Acres
Total Acreage Altered: 0.015 +/- Acres
9. Total Acreage of Open Water Body on Site: unknown Acres
Total Acreage Altered: 0 Acres
10. Total Linear Feet of Watercourses on Site: unknown Lf
Total Linear Feet Altered: 0 Lf
11. Total of Buffer/Upland Review Area Altered: 0.085 Acres
12. Total Area of Wetlands and/or Watercourses Restored, Enhanced or Created: (Circle One)
0.015 +/- Acres

13. Were there prudent and feasible alternatives to the proposed wetland, watercourse and upland review area alterations? Yes _____ No X
 If 'Yes', what were they? _____
 If 'No', why not? Need to remove minor amount of fill in wetland.
Attach list if necessary
14. Is this property within 500 feet of a town line? Yes _____ No X
 If 'Yes', the applicant must notify the adjacent municipal wetlands agency by certified mail, return receipt requested, on the same day of filing this application with the Torrington Inland Wetlands Commission Office. Documentation of this notice shall be provided to the Commission.
15. Does any portion of this proposed project fall within a Public Watershed Protection Zone (R-WP)? Yes _____ No X
 If 'Yes' applicant must notify the Water Company by certified mail, return receipt requested on the same day of filing this application with the Torrington Inland Wetlands Commission Office. Documentation of this notice shall be provided to the Commission.
16. Does any portion of this property contain a conservation or preservation land restriction on it? Yes _____ No X
 If 'Yes' applicant must notify the holder of the land restriction regarding the application by certified mail, return receipt requested, no later than 60 days prior to filing of the application. In lieu of such notice, the applicant may submit a letter from the holder of such restriction (or their agent) verifying that the application is in compliance with the terms of the restriction.

The undersigned owners of the subject property (if not applicant), being all owners of record of said property, hereby authorize the undersigned applicant to make this application as their agent, and hereby consents to all activities described in said application.

The undersigned owners of the subject property, hereby consents to necessary and proper inspections of said property by members of the Torrington Inland Wetlands Commission and/or agents of the Commission at reasonable times both before and after a final decision has been issued by the Commission.

The undersigned applicant and owners of the subject property hereby warrant the truth of all statements contained herein and in all supporting documents, according to their best knowledge, information and belief.

X Stephen Dworkin 7-3-21 _____
 Applicant Date

X Stephen Dworkin 7-3-21 _____
 Owner Date