

# CITY OF TORRINGTON

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**To:** Inland Wetlands Commission  
**From:** Nate Nardi-Cyrus, Assistant City Planner/Wetlands Agent  
**Subject:** Application WC22-11-01, Lelah Campo, Owner, 232 Klug Hill Road. Application for construction of septic leaching fields, storm water management basins, and associated grading and infrastructure within the regulated area.  
**Date:** November 21, 2022

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 regard 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 an initial review of the submitted plans and am scheduling a site inspection of the property 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 plans titled "Klug Hill RV Park, KOA Campground 232 Klug Hill Road, Torrington, Connecticut" dated November 9, 2022 and a report titled "Klug Hill RV Park KOA Campground - Drainage Report" dated November 9, 2022 by SLR International Corporation, New Haven, CT, I offer the following staff recommendation based on the following standards contained within the regulations:

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.

***There is no proposed deposition or removal of fill within a wetland or watercourse. All work will be within the upland review area.***

2. Any activity which substantially changes the natural channel or may inhibit the natural dynamics of a watercourse system.

***No changes to the “natural” watercourse channel are proposed.***

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 not diminish the processes and functions of this wetland and watercourse system with the proposed stormwater and sanitary infrastructure proposed to be constructed.***

4. Any activity which is likely to cause or has the potential to cause substantial turbidity, siltation or sedimentation in a wetland or watercourse.

***Pending the incorporation of comments made by the City Engineer and based on my review, the erosion and sedimentation control plans appear to be acceptable for the level of proposed disturbance to the upland review areas and wetlands areas on the subject properties.***

5. Any activity which causes substantial diminution of flow of a natural watercourse or groundwater levels of the wetland or watercourse.

***It appears from both my review and that of the City Engineer that there will be no substantial change to surface flows or groundwater.***

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 pollution if best management practices are observed during construction activities and proper installation and 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 Natural Diversity Database (NDDDB) records in the project area nor any records of sensitive or unique habitats on the subject property. There are no conservation or preservation easements or restrictions requiring review prior to IWC application review. No unique habitats have been identified in the project area.***

**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.**

*Please note that this memo represents the staff opinion of the Wetlands Agent/Assistant City Planner only. The City Engineer has also reviewed and submitted on this application.*