

# CITY OF TORRINGTON

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**To:** Inland Wetlands Commission  
**From:** Nate Nardi-Cyrus, City Planner/Wetlands Agent  
**Subject:** Application WC22-08-01, Keith Bodwell, P.E. L.S., Kennedy Drive and Alvord Park Road (135/003/052). Application for commercial subdivision and wetland map amendment.  
**Date:** August 16, 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 conducted 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 sketch maps by Keith Bodwell, dated August 2022, 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.

***Best practices for soil erosion and sediment control should be employed during construction. It is my opinion that the proposed activity will not have a substantial effect on the watercourses or wetlands with the appropriate measures in place.***

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 channels are proposed. The flow dynamics of the existing watercourse appear to remain unchanged.***

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 the watercourses.***

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 a review by the City Engineer, the plan appears to address potential erosion and sediment control issues.***

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

***It appears from my review of submitted plan 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 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.*