

LITCHFIELD INLAND WETLAND COMMISSION
Regular Meeting Minutes
April 11, 2018 – 7:00 p.m.
Town Hall Annex, 80 Doyle Rd. Bantam, CT

Call to Order: Chairman Robert Blazek called the regular meeting to order at 7:00 p.m.

Members Present: Chairman Robert Blazek, Jack Healy, Frederick Minck, Jack Hamill. Also present were Dennis Tobin, Ph.D, Wetlands Agent, and Ann Combs, Recording Secretary.

Members Absent: Barbara Brower, Anthony Paradise

Public Comment: None

Chairman Blazek introduced the new attorneys from Carmody Torrance, Sandak & Hennessey LLP, our new firm for legal counsel. Attorneys Marianne Dubuque and Janie McDermott met all members present and sat in for the meeting.

Appointment of Alternates: None available

Motion: F. Minck moved to add to Receptions 5a. "Forman School – 12 Norfolk Road, pave existing gravel parking lot, replace existing drain and one new catch basin".

Second: J. Healy

Vote: All voted aye and the motion carried.

Motion: F. Minck moved to add to Receptions 5b. "Forman School – 12 Norfolk Road, replace existing sanitary pump station".

Second: J. Healy

Vote: All voted aye and the motion carried.

Motion: J. Hamill moved to add to Receptions 5c. "Steven & Michelle Saunders – 74 Old Forge Hollow Road, construct detached garage with driveway in upland review area".

Second: J. Healy

Vote: All voted aye and the motion carried.

PERMIT MODIFICATION

1. Litchfield Housing Trust - Gagarin Place, Torrington Road **4/11/18**
Minor modification to Wetlands Permit #CC00001197 concerning an eight-dwelling affordable housing development of real property

Kenneth Hrica, Professional Engineer and Licensed Land Surveyor, referred to a drawing dated 1/30/18. The DOT has asked that the catch basin be moved away from the highway and onto Housing Trust property and to expand the outlet protection to protect the grade. The Housing Trust owns the structure and will maintain. The changes are only on approved plans. The DOT also asked him to expand the radius to the curbs at the driveway outlet.

Motion: J. Healy moved to approve the request for minor modifications to Wetlands Permit #CC00001197 concerning an eight-dwelling affordable housing development of real property located on Torrington Road,

Litchfield, Connecticut, per drawing entitled CTDOT Review Details, Gagarin Place, Litchfield Housing Trust, Torrington Road, Litchfield, Connecticut, by Hrica Associates LLC dated 1/23/18 and stamped by Ken Hrica.

Second: F. Minck

Vote: All voted aye and the motion carried.

APPLICATION CONSIDERATION

2. Kalur – Kubish Road

4/11/18

Construction of single family dwelling, well, septic, driveway, underground utilities and propane tank

Steven Kalur was present to review the application. He showed what he has done at the property, including moving the driveway to Milton Road and staking out the corners of the building. He referred to the updated map done by Brian Neff. A letter was read from Brian Neff, P.E., dated 3/21/18 stating the address should be changed from Kubish Road to Milton Road.

Motion: J. Hamill moved to approve the application by Steven Kalur of Milton Road, Map 154/75/3A for the construction of a single family dwelling, well, septic, driveway, underground utilities and propane tank per map titled Proposed Site Plan by Brian Neff dated 1/26/18, revised 3/5/18.

Second: F. Minck

Vote: All voted aye and the motion carried. The access will be changed from Kubish Road to Milton Road.

3. Shay – 1499 Bantam Road

4/11/18

Construct maintenance shed (12'x16') on piers

R. Blazek said it is a unique location between Route 202 and Mt. Tom pond. They would have to cut into the hillside significantly where there is not a lot of room. He would like to see an engineered study of this site because of its proximity to the water. There is also information from the DOT on the right of way that was requested. No one was present for this application, so he suggested denying this application without prejudice as an incomplete application.

Motion: F. Minck moved to deny this application without prejudice, as time ran out on the application.

Second: J. Healy

Vote: All voted aye and the motion carried.

4. Arethusa Farm – 15 Webster Road

4/11/18

Construct driveway to farm stand in upland review area

Tom Breakell was present as well as Cameron Bove, gardener at the farm. Tom said they had planned two existing field entrances with an in and out for the vegetable stand. Since then they have reconsidered and changed the proposal to widen the entrance and make it a single entrance. This will be easier to control the customers coming in and out and eliminates any disturbance in the wetland area or regulated area. He submitted a photo of the proposed farm stand, 300 sq. ft., with six parking spaces. Steve Latour, Berkshire Engineering and Surveying, was also present. They will use processed gravel, and he thought any runoff would be caught up in the grass. They are about 400 ft. from the other farm access road. Cameron Bove said they are planning grass seed for now, but will be putting in sunflowers, annual flowers and vegetables.

Motion: F. Minck moved to approve the application for Arethusa Farm, 15 Webster Road, to construct a driveway to a farm stand in the upland review area per map from Berkshire Engineering stamped 4/3/18.

Second: Hamill

Vote: All voted aye and the motion carried.

5. Machokas – 48 Goodhouse Road

4/11/18

Selective tree cutting of a 1/3 acre

Mr. Machokas reviewed his application. The site survey was done and he would like to take down 25 – 30 ft. pine trees to reduce danger to his property and take down a dozen trees to improve his view of the pond. Forest Turner of Maple Ridge LLC is doing the work. R. Blazek said he and Barbara Brower walked the site and said his concern is with a large maple that had roots in the bank of the river and asked that it be left. There were also four trees in a cluster by the pond he requested leaving as well to hold the soil in place. Forest Turner arrived and submitted an inventory of board feet. He will use a skid steer with a grapple to get the logs out. They will leave the stumps and spread the chips around the stumps. They will wait until next winter to begin the job and will use hay bales near the pond.

Motion: J. Healy moved to approve selective tree cutting of about 1/3 acre for Charles Machokas, 48 Goodhouse Road, to be taken as described in the application with work to be done by Maple Ridge LLC, Forest Turner, per license information on file, saving four trees by the pond and a large maple, with hay bales placed between the work and the pond to prevent erosion.

Second: J. Hamill

Vote: All voted aye and the motion carried.

RECEPTIONS

5a. Forman School – 12 Norfolk Road

4/11/18

Pave existing gravel parking lot, replace existing drain and one new catch basin

Bob Scodari, Forman CFO, and Steve Latour, Berkshire Engineering and Surveying, were present. Mr. Scodari said they are in need of more paved parking area behind the dining hall and would like to do it in concert with the faculty housing project. They are adding a new pipe and a drainage manhole and switching all the drainage piping to 15” that was 12” on the faculty plan and adding a level spreader. J. Healy asked for something more substantial than rip rap for the extra energy in the outlet. They asked for a guard rail at the edge of the lot if they have more than a 2:1 slope. Dr. Tobin asked if they could add to the map other features that would be necessary for P&Z approval. They will add the recycling dumpsters to the plan for the next meeting.

5b. Forman School – 12 Norfolk Road

4/11/18

Replace existing sanitary pump station

Bob Scodari, Forman CFO, said the pump station was installed in 1988. It is aging and they want to replace it after the students leave in May. The WPCA requires a metered station. Once the new station is installed, they will pipe the old one to the new, remove the old one from the property and backfill the area. A chain link fence will be installed around the new station. The electrical panel is the only thing that will be above ground. They will also build a gravel access road with a base of 8” for the equipment to travel.

Motion: J. Hamill moved to approve the application by Forman School as a safety issue to install new pumps and above-ground electrical meter and a road base to access area with fabric and an 8” base.

Second: F. Minck

Vote: All voted aye and the motion carried.

5c. Saunders – 74 Old Forge Hollow Road

4/11/18

Construct detached garage with driveway in upland review area

Steve Latour, Berkshire Engineering and Surveying, represented the Saunders who are proposing a detached 36 X 24 garage in the regulated area. This was all approved back in 2006 with the first lot, the house, driveway and septic, and this application is uphill from the original work. There is an apparent vernal pool on the property, but they are not working near it. Mr. Saunders will flag the outline of the garage so the Commissioners can visit. S. Latour is planning to put process gravel in the driveway and will add details on the driveway to the map for next meeting.

6. Annual Meeting and Election of Officers

Motion: J. Healy moved to nominate Robert Blazek and Barbara Brower to continue as Chairman and Vice Chairman, respectively.

Second: F. Minck

Motion: J. Hamill moved to close nominations.

Second: F. Minck

Vote: All voted all and the motion carried.

Vote: Upon voting on R. Blazek and B. Brower as nominated, all voted aye and the motion carried.

7. Approval of Minutes

a) **July 12, 2017:** unable to approve with members present

b) **February 14, 2017:** unable to approve with members present

c) **March 14, 2018:** unable to approve with members present

8. Correspondence: None

9. Possible Executive Session to Discuss Legal Representation: None

10. Adjournment

Motion: F. Minck moved to adjourn at 8:24 p.m.

Second: J. Healy

Vote: All voted aye and the motion carried.



Ann D. Combs, Recording Secretary