

DRAFT

**INLAND WETLANDS COMMISSION**  
**Workshop**  
**March 14, 2012 ~ 6:00 p.m.**  
**Town Hall Annex, 80 Doyle Rd., Bantam, CT**

1. A legal action training workshop was held by Attorney Steven Byrne, beginning at 6:00 p.m. Members in attendance were Barbara Brower, Dr. Frank Schildgen, Jack Hamill, Frederick Minck, and Carol Williams. Members absent were Robert Blazek, Jeffrey Zullo and Abby Conroy. Inland Wetlands Agent Dennis Tobin, Ph.D was also present. The workshop concluded at 6:55 p.m.

**INLAND WETLANDS COMMISSION**  
**Regular Meeting Minutes**  
**March 14, 2012 ~ 7:00 p.m.**  
**Town Hall Annex, 80 Doyle Rd., Bantam, CT**

**Call to Order:** Vice Chairman Barbara Brower called the regular meeting to order at 7:00 p.m.

**Members Present:** Barbara Brower, Dr. Frank Schildgen, Jack Hamill, Frederick Minck, and Carol Williams. Also present were Inland Wetlands Agent Dennis Tobin, Ph.D, and Recording Secretary Ann Curtis.

**Members Absent:** Robert Blazek, Jeffrey Zullo, Abby Conroy

2. **Public Comment:** None

3. **Appointment of Alternates:** None available

**Motion:** Carol Williams moved to add under Receptions No. 8, Arethusa Farm – construct an exercise shed.

**Second:** Fred Minck

**Vote:** All voted aye and the motion carried.

**Motion:** Dr. Frank Schildgen moved to add under Receptions No. 9, LaPlaca Oil & Propane – propane storage.

**Second:** Carol Williams

**Vote:** All voted aye and the motion carried.

**APPLICATION CONSIDERATIONS**

**4. Maddox – 95 Maple Street**

**3/14/12**

*Grading for pool installation, curtain drain installation, pond maintenance with spillway*

Lauren Richardson, Landscape Designer, and Dennis McMorrow, Berkshire Engineering and Surveying, were present to recap the project. D. McMorrow answered the two questions asked of him. First, the pool filter will be a cartridge filter. Second, regarding a dam permit, Mr. Christian of the DEEP sent an email saying he does not wish to regulate this as a jurisdictional dam, but he would like the owner to register, though. They will stop the pond from weeping, fresh water will be introduced with the curtain drain and create a proper spillway. Lauren Richardson asked for approval to cut back the invasive plants in preparation for the fall plantings.

**Motion:** J. Hamill moved to approve the application of Maddox, 95 Maple Street, for a grading down from the pool and around the pond, restructuring of the spillway, invasive species removal, and grading for the curtain drain,

as per map entitled "Site Layout and Erosion and Sedimentation Control Plan" prepared by Berkshire Engineering and Surveying dated 1/31/12.

**Second:** Dr. Frank Schildgen

**Vote:** All voted aye and the motion carried.

**5. Tapping Reeve Village Association – Tapping Reeve Drive**

**3/14/12**

*Roof and curtain drains*

Gary Giordano, Professional Engineer and Land Surveyor, represented Tapping Reeve, and Don Stull was also present from the Association. Sean Hayden visited the property with Mr. Giordano and agreed with the Commission that the rain garden should go. They will restore the swale, cut back and put in a scouring pad. They will put in a curtain drain off all the decks in back of the building along the west side of the property running southerly with another pipe for run-off from the roof leaders. He referred to a letter from Sean Hayden of the Northwest Conservation District dated 3/12/12 indicating that he reviewed and concurred with the revised plan entitled "Drainage Work Site Plan Prepared for Tapping Reeve Village Condos," dated 3/2/12. A concrete pad enclosed by a fence will be constructed to hold brush and other debris and will also house a dumpster.

**Motion:** Carol Williams moved to approve the application of Tapping Reeve Village Association, Tapping Reeve Drive, for roof and curtain drains per map entitled "Drainage Work Site Plan prepared for Tapping Reeve Village Condos, Building D" dated 1/8/12, revised 3/2/12.

**Second:** Fred Minck

**Vote:** All voted aye and the motion carried.

**6. Curtiss – 207 Newton Road**

**3/14/12**

*Two-lot subdivision*

Gary Giordano, Professional Engineer and Land Surveyor, was present to explain there are two lots, one 15 acres and Lot 2 is 2.3 acres. Any proposed development will be on Lot 2 and is all out of the regulated area. There are no problems.

**Motion:** Dr. Frank Schildgen moved to approve the two-lot subdivision by Curtiss, 207 Newton Road, as designated by map entitled "Property Survey Record Subdivision Map" prepared for Jerry B. Curtiss 207 Newton Road, Litchfield/Northfield, CT dated 11/20/11.

**Second:** Jack Hamill

**Vote:** All voted aye and the motion carried.

**7. Bongiorno – 277 Goshen Road**

**3/14/12**

*After-the-fact application for shed placement in regulated area*

Mr. Bongiorno was present to explain he has placed a 10'X18' utility shed 21' east of where a previous shed was located. He now needs to amend his application to move the shed to the other side of where the old shed was located. This location is flat and further away from the wetlands but within the regulated area. The commissioners saw no problem with this change.

**Motion:** Dr. Frank Schildgen moved to approve the application of Bongiorno, 277 Norfolk Road, for a shed to be located as designated by a map drawn by him, signed and received 3/14/12.

**Second:** Carol Williams

**Vote:** All voted aye and the motion carried.

**RECEPTIONS**

**8. Arethusa Farm – South Plains**

**3/14/12**

*Construct an exercise shed*

Dennis McMorrow presented a map showing the area behind the big barn for an exercise area for the cows in the wintertime. It is an open-roof structure on a concrete slab located right up on the wetland in a flat area. The structure will have shavings in it with a curb that can be cleaned; there will be no manure runoff.

**9. LaPlaca Oil & Propane – Torrington Rd. (Map 145, Block 021, Lot 10F)**

3/14/12

*Propane storage*

Jerry LaPlaca explained he hired Attorney Peter Herbst, Ken Hrica, who drew the plan, Michael Klein, Certified Soil Scientist from West Hartford, and Geotechnical Engineer Clarence Wilby who did core samples and evaluated the property for this use. They will use stabilizers that core down 20-30 ft. to create stability. There will be an office building and a fenced-in area for cylinder storage. Tanker trucks will pull in, fill their tanks and leave. There is an area for truck parking, but he intends to park his trucks in Goshen. There are sewers available for the office building, but a well will have to be drilled. Barbara Brower encouraged all members to visit the site.

**Motion:** Dr. Frank Schildgen moved to declare this a significant activity in a regulated area and to set a public hearing.

**Second:** Carol Williams

**Vote:** All voted aye and the motion carried.

D. Tobin asked Mr. LaPlaca to post a \$2,000 bond for Land Tech to review. Barbara Brower read a letter from Kim Barbieri, Certified Zoning and Inland Wetlands Officer, for Torrington. Her concern is that this property is in a flood plain and should have a 0.00% increase in runoff, especially situated in the Gulf Stream corridor, which is highly volatile and prone to flooding. She asked that the plan be forwarded to her office. Mr. LaPlaca said Ken Krica had no concerns about this. He said Michael Morrissey, the head of the CT New England Propane Assn. would be at the public hearing to address any propane questions, in addition to Mr. Klein, Mr. Hrica as well as the geotechnical engineer. Mr. LaPlaca gave his manual to Dr. Tobin. He said D. Tobin will check to see if a second report is needed. The public hearing will be April 11, 2012 at 7:00 p.m. Mr. LaPlaca was instructed to contact the Land Use office regarding submittal of a registered letter.

**10. Approval of Minutes of February 8, 2012**

**Motion:** Fred Minck moved to approve the minutes of January 11, 2012.

**Second:** Dr. Frank Schildgen

**Vote:** All voted aye and the motion carried.

**11. Correspondence**

1. 3/22/12 Wetland Scientists Conference in North Haven
2. Permit Application for Use of Pesticides at Floren Pond
3. Permit Application for Use of Pesticides at Vare II Pond at 202 Maple St. for aquatic weed control
4. Request for Natural Diversity Database for date-listed species review for Northeast Tree Pond & Turf Service for 202 Maple St, Vare I Pond

**10. Adjournment**

**Motion:** Fred Minck moved to adjourn at 8:03 p.m.

**Second:** Jack Hamill

**Vote:** All voted aye and the motion carried.

Respectfully submitted,

Ann D. Curtis  
Recording Secretary