

DRAFT

INLAND WETLANDS COMMISSION
August 10, 2011 ~ 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: Robert Blazek, Frederick Minck, Jeffrey Zullo, Jack Hamill and Dr. Frank Schildgen. Also present were Inland Wetlands Agent Dennis Tobin, Ph.D, and Recording Secretary Ann Curtis.

Members Absent: Barbara Brower, Carol Williams

1. Public Comment: None

2. Appointment of Alternates: Chairman Blazek appointed alternate member J. Zullo as a regular voting member.

Motion: Dr. F. Schildgen moved to add the two following items to the agenda: to Application Considerations, 5a) Harper Grace, 725 Bantam Road, Permit Review; and to Application Receptions, 9a) Ziehl/Osowiecki, 590 Milton Road, drainage at pond.

Second: F. Minck

Vote: All voted aye and the motion carried.

APPLICATION CONSIDERATIONS

3. Litchfield on the Green – 432 Bantam Road

8/10/11

Paving of existing parking areas, creation of walking paths with landscaping, and construction of a tennis court

Ken Hrica, Professional Engineer and Licensed Land Surveyor of Hrica Associates LLC, was present on behalf of Litchfield on the Green, Inc. He indicated that Sean Hayden, Soil Scientist for Northwest Conservation District, has reviewed the site and has sent a letter dated 6/30/11 with his recommendations. Mr. Hrica reviewed and explained all recommendations in the letter and has incorporated them into the site plan map with revision date of 7/31/11. The owners will maintain all drainage areas on site. Jack Healy has also reviewed the plan and has asked him to address some issues with the oil and propane storage tanks to be sure they comply with regulations.

Motion: Dr. Frank Schildgen moved to approve the application of Litchfield on the Green, 432 Bantam Road, for paving of existing parking areas, creation of walking paths with landscaping, and construction of a tennis court. With reference to the June 30, 2011 letter from Sean Hayden, there will be a biobasin installed along Route 202 to be used in place of temporary sediment traps. The proposed silt barrier should be doubled in width. The storm water runoff at the northern end of the property will be treated through a system of grassline swales and rain gardens. The parking area along the southern border of the property should be similarly treated. The paved areas that are relatively flat where parking is proposed should allow for the use of filter strips instead of curbing. Lastly, a swale at the plunge pool is also noted on the northern border. This is all in accordance with site plan for the Litchfield Inn, 432 Bantam Road, prepared for Litchfield on the Green by Hrica Associates LLC, dated 7/31/11.

Second: Jeffrey Zullo

Vote: All voted aye and the motion carried.

4. Hartnett – 21 Camp Dutton Road

8/10/11

Stone driveway with walkway construction

Ken Hrica, representing Hartnett, explained that the paved driveway will be removed and replaced with crushed stone. There will be a 3ft. crushed stone walkway to the house and a small stone patio outside the garage. Regarding the previous application, First Selectman Leo Paul has signed an easement for them to use a portion of the Town right of way for the septic sand and for access and maintenance to the septic system. Torrington Area Health has also sent the approval for the septic.

Motion: Jeffrey Zullo moved to approve the application of Hartnett, 21 Camp Dutton Road, Map 21, Block 38, Lot 17, for a stone driveway expansion with walkway construction and a stone paver patio in a regulated area.

Second: Dr. Frank Schildgen

Vote: All voted aye and the motion carried.

5. Voluckas – 282 Mason Hill Road

8/10/11

Construction of a single-family dwelling with septic and well

Dennis McMorrow of Berkshire Engineering and Surveying was present with owner Mark Voluckas and reviewed the application as presented to the Commission on June 8, 2011.

Motion: Jack Hamill moved to approve the application of Mark Voluckas, 282 Mason Hill Road, as per Map 25, Block 10, Lot 13A, for construction of a single-family dwelling with septic and well, as per map revised 6/8/11 prepared by Berkshire Engineering and Surveying LLC.

Second: Fred Minck

Vote: All voted aye and the motion carried.

5a) Harper Grace, LLC – 725 Bantam Road

8/10/11

Permit review

Kevin Chilson of Harper Grace explained this adjustment to the approved application. To improve drainage he proposes paving the front of the property all the way to the back of the building with curbing all along. This will cause the water to drain toward the center of the back parking lot and into a natural swale. Dennis McMorrow has inspected and approved after the rain. There is no charge for this review.

Motion: Fred Minck moved to approve the permit review for Harper Grace, LLC, 725 Bantam Road, with modifications to the existing permit for paving and drainage according to site plan done by CCA dated 8/9/11.

Second: Jeffrey Zullo

Vote: All voted aye and the motion carried.

APPLICATION RECEPTIONS

6. Marrin – 195 East Litchfield Road

8/10/11

Request for extension of Permit #CC0000795 granted 4/11/07 for driveway for single-family dwelling

No one was present from the public, and it was decided to act on this permit that expires in April of 2012.

Motion: Dr. Frank Schildgen moved to receive and approve the application of Marrin, 195 East Litchfield Road, for extension of Permit #CC0000795 previously granted on 4/11/07 for driveway for single-family dwelling.

Second: Jeffrey Zullo

Vote: All voted aye and the motion carried.

7. Litchfield Motor Cars, LLC – 18 Thomaston Road

8/10/11

Automotive repair shop within 150 ft. of the Naugatuck River

This application was represented by property owner Michael Leonard. This business will only sell used cars, although his license is also for car repair. This building is farther away from the river than his building. It is an existing building that was used for car repairs. They plan to add a fence and trees for aesthetics. Any waste products will be stored in containers inside.

Motion: Dr. Frank Schildgen moved to receive and approve the application of Litchfield Motor Cars, LLC for an automotive repair shop within 150 ft. of the Naugatuck River, with condition that there be no automotive usage south of the proposed fence as per map drawn by GM2 Associates, Inc. dated 7/11/11.

Second: Jeffrey Zullo

Vote: All voted aye and the motion carried.

8. Birge – 23 Hidden Pond Lane

8/10/11

Construction of single-family dwelling, septic, driveway and selective cutting of trees

Landowner Chuck Birge was present to explain his plan. The trap rock driveway is roughed in with drainage pipes and conduit lines underground. Torrington Area Health has approved his septic system. The house plan will have four bedrooms. R. Blazek said all members agreed to have Sean Hayden walk the property and look at this plan, requiring of the owner a \$1,000 refundable bond to cover his cost.

Motion: Dr. Frank Schildgen moved to require of Mr. Birge a \$1,000 bond for consultation with Sean Hayden regarding an application for 23 Hidden Pond Lane for construction of a four-bedroom, single-family dwelling, septic, driveway and selective cutting of trees.

Second: Jack Hamill

Vote: All voted aye and the motion carried.

9. Tapping Reeve Village Association

8/10/11

Drainage work

Don Stull, President of the Association, was present to explain that there has been a water problem with four units at Tapping Reeve Village. These units on the west side have constant water running through their basements. He would like to dig a drain below the footing level to tie into the next unit's drain, which continues on to the pond. He will have his engineer look at alternatives and report back with a stamped map. The Town aquifer is an issue because of it bordering the property.

9a. Ziehl/Osowiecki – 590 Milton Road

8/10/11

Add drainage along toe of slope along woodland edge to the existing pond and existing drain into the pond

Landscape Designer Richard Rosiello of Rosiello Designs, LLC was present to represent the residents, Matthew Ziehl and Amy Starr. When they dug out the pond, the spoils on the bank saturated the upper area. He is proposing the Elgen System, a fabric-encased pipe, that is installed in a trench and the dug material is put right back. It will then drain to the stream.

Motion: Frederick Minck moved to approve the new application of Ziehl/Starr, 590 Milton Road, for the installation of the alternate prefabricated Elgen system to relieve the groundwater situation around the pond according to the drainage plan prepared for Matthew Ziehl by Arthur Holland & Associates dated 7/11/11.

Second: Jeffrey Zullo

Vote: All voted aye and the motion carried.

AGENT DETERMINATIONS

10. Litchfield Country Club – Old South Road **8/10/11**

Receive and consider immediate removal of storm blow-down in the Bantam River

Inland Wetlands Agent Dennis Tobin explained with photos the tree that has fallen across the Bantam River. After investigating he permitted the Country Club to drive through the access area to remove the tree and cut it up in the area.

11. Litchfield Community Center – 421 Bantam Road **8/10/11**

32' X 34' building addition to northwest corner of building

D. Tobin check on this to be certain as there is a pond in the back, and the work extends just over one foot into the 150 ft. regulated area. There are no problems as it is a large grassy area.

12. Hladick – 324 Goshen Road **8/10/11**

Replace existing storage shed

Mr. Tobin explained that the pond is higher than the construction site that is 75 ft. from the pond, so there are no concerns.

13. Approval of Minutes of June 8, 2011

Motion: Dr. Frank Schildgen moved to approve the meeting minutes of June 8, 2011.

Second: Jack Hamill

Vote: All voted aye and the motion carried.

14. Election of Officers: This item has been postponed for participation of the full board.

15. Correspondence: A letter was received 8/10/11 from Thomas “Dennie” Williams regarding improvements to the Litchfield Inn. He wants to limit the paving, citing environmental concerns with the Ripley Swamp behind the property. The Summer 2011 issue of “The Habitat” was also distributed.

16. Adjournment

Motion: Fred Minck moved to adjourn at 8:37 p.m.

Second: Jeffrey Zullo

Vote: All voted aye and the motion carried.

Respectfully submitted,

Ann D. Curtis, Recording Secretary