



**CITY OF TORRINGTON**  
**CONSERVATION COMMISSION**  
**MEETING MINUTES**  
**Thursday, April 10, 2014**

1. Call to Order: 6:38 pm, Land Use Office, Room 324, 140 Main Street, Torrington, CT.
2. Roll Call & Announcements: Members present were - Chris Altman, Brian Reardon, Diane Carroll, Butch Klug, John Czapor & staff Rista Malanca.
3. Minutes for Approval: 3/13/2014  
MOTION made by B. Klug seconded by J. Czapor to approve the meeting minutes for March 13, 2014 – Vote Unanimously passed
4. Treasurer's Report: Nothing new to report
5. New Business:
  - a. Naugatuck River Clean Up- River clean up will be Saturday June 7<sup>th</sup> 9am – Noon. In years past the Conservation Commission has helped with this clean up. R. Malanca will be attending and helping were need, more details on what will be needed will come as the date gets closer. Flyers have been handed out to all Commissioners and they have agreed to post 2 flyers each.

MOTION made by J. Czapor seconded by B. Klug to vote the following request on to the agenda – Ken Hrica on behalf of Greenbriar Estates, discussion of land to be deeded to the City for Open Space – Vote Unanimous

MOTION made by C. Altman seconded by J. Czapor to vote the following request on to the agenda – Erin Wilson on behalf of the City of Torrington, discussion of 100 Franklin Street - Vote Unanimous

- b. Ken Hrica, on behalf of Greenbriar Estates, discussion of land to be deeded to the City for Open Space -  
K. Hrica, PE, explained that the majority of the land needed to fulfill Army Corps requirements has already been deeded to the City with the exception of one parcel. This parcel is 1.39 acres and has not been transferred yet because it is currently land locked by private property and the City would not have access to this parcel. Mr. Greenberg has proposed transferring and additional 1.40 acres to the City to connect this parcel with the other land the City already owns. These parcels are in an area where there are proposed future trails.

The Commission supports the acceptance of this land for open space as it is a critical parcel to acquire in order to achieve the proposed trail network which is outlined in the Plan of Conservation and Development.

MOTION made by C. Altman seconded by B. Klug in favor of the City of Torrington accepting the land (as shown on plans prepared by Hrica Associates, Prepared for Greenbriar Estates, LLC, Assessor's Map 21/ Block 001 / Lot 85, Notting Hill Gate; Titled "Subdivision Map, Greenbriar Estates, Phase III & IV; dated 3/13/13) for Open Space. – Vote Unanimous

- c. Erin Wilson, on behalf of the City of Torrington, discussion of 100 Franklin Street – E. Wilson is the Economic Development Director for the City of Torrington and has been working with the City, EPA and DEEP to remediate this brownfield site, owned by the City, and redevelop the site as a parking lot. E. Wilson stated that the City acquired this parcel for the purposes of creating a parking lot to help support local businesses in this area; however, the means of how this will be accomplished will be determined by how much contamination is found on site and what EPA and DEEP will require to remediate the contaminated areas. This project is on a tight time frame due to EPA funding; therefore, worst case scenario is being proposed, which would require the entire parcel be paved and landscape areas be placed on top of the pavement; less area will be paved if possible. This project will be done in a minimum of 2

phases. This project has received Inland Wetlands approval by the Wetlands Agent but still needs City Council and Planning and Zoning approval.

The Commission is in support of this plan, although if possible would like to keep the area closet to the river landscaped and not paved, but continues to support this plan even if the entire area needs to be paved for remediation purposes. The Commission asked R. Malanca to write a letter to both the City Council and Planning and Zoning in support of this project. Some Commissioners are planning to attend the City Council meeting on June 21<sup>st</sup> at 6:30pm in the Council Chambers to show their support.

MOTION made by B.Klug seconded by J. Czapor in favor of the remediation and redevelopment of 100 Franklin Street as presented in oral and written testimony – Vote Unanimous.

6. Old Business:

- a. Earth Day preparations – Final preparations for Earth Day Clean Up were made - B. Reardon & J. Czapor will use their trucks to help pick up trash, J. Czapor will help distribute Rain Barrels, C. Altman will act as the Solar Ambassador and B. Reardon along with other Commissioners who attend will assist R. Malanca with the sign-in and handing out garbage bags and gloves.  
All Commissioners will take a yard sign and place it on private property to help promote this event. All signs will need to be returned to the Land Use office so they can be used again next year. Flyers were distributed last month and should be posted now or in the near future for optimum exposure.  
R. Malanca and C. Altman will meet at Dunkin Donuts at 7:30am on the day of the event to purchase the coffee and donuts for the volunteers.  
Supplies from Doyle's and Torrington Janitorial Supplies along with lunch from Scarpelli's have been donated. B.Klug will try to contact Crystal Rock to see if they are willing to donate bottled water for the volunteers.
- b. Rain Barrel Sale Update – Rain barrels will be dropped off at the Armory on Friday April 25<sup>th</sup> to be ready for distribution at the Earth Day Clean Up on April 26<sup>th</sup>.
- c. CC Open Space inventory and update – C. Altman, D.Carroll, K. Barbieri and R. Malanca met on April 3, 2014 and went over the Open Space land. After Solarize is complete, the Commission will make it a priority to walk each parcel and come up with an overall plan for this land.
- d. Solarize update – The Launch meeting is on April 24<sup>th</sup> at 6:30 - When flyers are printed all members will distribute flyers and hang up posters. R. Malanca gave a summary of the Bi-Weekly conference call, it was suggested during the call that an additional training class be held to go over financing and product information. Several members suggested that we get this information in writing to review and if there are questions then schedule a training class or conference call, with limited number of volunteers it is difficult to attend several meetings and they feel attendance at events will be more productive than a training class would be. We need more volunteers to help with this project – R. Malanca has reached out to UCONN as well as the Mayor's youth group for help - The Commissioners will help recruit more volunteers by reaching out to any friends or acquaintances who have an interest in solar. All should be in attendance for the Launch meeting.
- e. Trails Grant Update – We are still in the running for this grant. DEEP has not yet made a decision.
- f. Open Discussion – None

7. Adjournment:

MOTION made by J. Czapor seconded by B. Reardon to adjourn the meeting at 8:03 pm - Vote Unanimous

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Rista Malanca, CZ&WEO  
*Staff to Conservation Commission*