

**CITY OF TORRINGTON
INLAND WETLANDS COMMISSION
MINUTES
February 17, 2009**

Present: Jay Bate, Jr., Chairman
Jane Bakker, Secretary/Member
Christine Altman, Member
Kathy Carlson, Member
Tom Telman, Member

Also Present: Kim Barbieri, Zoning Enforcement Officer

Not Present: Nancy Schroeder Perez, Vice Chair
Doris Murphy, Member and Planning and Zoning Liaison

1. **Call to Order:** Chairman Jay Bate called the meeting to order at 7:10 p.m., Sullivan Senior Center, Shuffleboard Room, 88 East Albert Street, Torrington, CT

2. **Roll Call and Announcement:**

Chairman Bate announced present and serving on the Commission this evening will be Jane Bakker, Christine Altman, Kathy Carlson, Tom Telman and Jay Bate. Also present is Inland Wetland Enforcement Officer Kim Barbieri.

3. **Minutes for Approval:**

a. 1/20/09

MOTION by Ms. Bakker to approve the 1/20/09 minutes, seconded by Ms. Altman, motion carried with two abstentions.

4. **Old Business:**

a. Location: Torrington Street (Assessor Map 143-3-7)
Owner: Tasim Klenja
Activity: House construction and grading within regulated area

Ms. Barbieri noted she received a call today from the applicant's engineer, some additional mapping is needed which cannot be done while there is snow cover on the ground. Therefore, this application will be withdrawn and resubmitted at a later time.

5. **New Business:**

- a. Applicant: Don Truskauskas
Location: 275 Saw Mill Hill Road
Activity: Two lot subdivision, no disturbance of regulated areas

Don Truskauskas appeared before the Commission and explained his proposal for a two lot subdivision. There is no disturbance of the regulated areas.

MOTION by Ms. Bakker to accept the subject application and this is not a significant activity, seconded by Ms. Altman, unanimously carried.

- b. Applicant: Samuel Mazzarelli
Location: Pumping Station Road, Assessor Map 202-1-1
Activity: Creation of 4,750 sq. ft. manmade wetlands within a regulated setback area, create a wetland to compensate for wetland disturbance.

Samuel Mazzarelli appeared before the Commission and posted maps of the subject property. Soil Scientist George Mahlia presented his findings of the site. (#306)

Mr. Mazzarelli explained his plans for the site referring to the maps.

Ms. Barbieri presented her findings on the site and provided further details. This is a full application that will resolve the violation.

MOTION by Ms. Altman to accept the subject application and that this is not a significant activity, seconded by Ms. Bakker, motion unanimously carried.

- c. Applicant: Sevigny Architects for Charlotte Hungerford Hospital
Location: 540 Litchfield Street
Activity: Addition for new data center, within upland regulated area

Ms. Barbieri spoke with the architects, and there are no wetlands within 500 feet of the project. It is not necessary to submit a wetlands application.

- d. Applicant: EJB Trust Torrington LLC
Location: 37, 75 & 81 Winsted Road
Activity: Parking lot construction within regulated area for auto dealership

This item is passed until after public hearings.

The Commission took a brief recess at this point.

6. **Public Hearings Scheduled for February 17, 2009, 7:30 p.m., Sullivan Senior Center, 88 East Albert Street, Torrington, CT**

- a. Applicant: Montagna Estates, LLC
Location: Mountain Road, Assessor Map 232-3-1 & 6
Activity: 26 lot subdivision with grading and driveways within upland regulated area (Public hearing continued from 1/20/09)

Ms. Carlson noted for the record that she has listened to the audio CD of the last public hearing, and Mr. Telman noted he did the same.

Ms. Barbieri noted she has received a letter from Gaye Belli which was entered into the record, and a new drawing from Milone and McBroom dated 2/11/09 was entered, and a fax letter dated 2/17/09 was received from the Torrington Area Health District and entered.

Darren Overton from Milone and McBroom appeared representing the applicant. Mr. Overton provided an update (#625) and a presentation.

Public comments, concerns and questions were received from the audience.

Mr. Overton responded to public comments, reviewing the drainage, culverts, and swale systems.

Mr. Overton explained how the homeowner's association will work in maintaining the drives, etc.

MOTION by Ms. Bakker to close the public hearing, seconded by Mr. Telman, unanimously carried.

- b. Amendments to Inland Wetlands Regulations in response to PA 05-24, New Sections 7.11, 1.8 and 10.9
Applicant: City of Torrington
Proposal: Regulation Amendments

Mr. Bate read the legal notice which was published in the Republican American and opened the public hearing.

Ms. Barbieri explained the proposal, which is a public act that requires that any property that has a conservation restriction or historic preservation restriction requires that the applicant notify the holder of that restriction of any work they have done on that property.

The City of Torrington is the greatest holder of conservation easements in Torrington, the Heritage Land Preservation Trust holds a few as well. Up until last week we did not know how many we had or how many acres as it has never been tracked. Ms. Barbieri has spent the last month research as many of the conservation easements as she could find, the City holds over 215 acres of such easements, they are in the process of being identified and located on the mapping system. Ms. Barbieri provided more details on how this public act will work.

No public comments.

MOTION by Ms. Altman to close the public hearing, seconded by Ms. Bakker, unanimously carried.

MOTION by Ms. Altman to APPROVE the proposed amendments, seconded by Ms. Carlson, unanimously carried.

- d. Applicant: EJB Trust Torrington LLC
- Location: 37, 75 & 81 Winsted Road
- Activity: Parking lot construction within regulated area for auto dealership

Kenneth Hrica, Professional Engineer and licensed Land Surveyor of Litchfield, CT appeared representing the applicant. Also present is Mark Goodman of EJB Trust, Chuck Porter of Center Subaru and George Clausen who is the construction manager for the project. Mr. Hrica gave a detailed presentation on the proposal.

MOTION by Ms. Bakker to accept the subject proposal and this is not a significant activity, motion seconded by Mr. Telman, unanimously carried.

7. Staff Report:

Agent Determinations:

- . 1950 Norfolk Road, Martin Marolda, garage construction
- Briefly reviewed by Ms. Barbieri.

8. Adjournment:

MOTION by Mr. Telman to adjourn at 9:04 p.m., seconded by Ms. Bakker, unanimously carried.

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Lona Kirk, Land Use Office
Inland Wetlands Commission