

**CITY OF TORRINGTON
INLAND WETLANDS COMMISSION
MINUTES
January 19, 2010**

Present: Jay Bate, Jr., Chairman
Nancy Schroeder Perez, Vice Chairwoman
Christine Altman, Member
Doris Murphy, Member and PZ Liaison
Jane Bakker, Member and Secretary (arrived item 4a)

Also Present: Kim Barbieri, Inland Wetlands Enforcement Agent

Not Present: Kathy Carlson, Member
Tom Telman, Member

1. **Call to Order:** Chairman Jay Bate called the meeting to order at 7:05 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 Nancy Schroeder Perez, Christine Altman, Doris Murphy and Jay Bate. Also present is Inland Wetland Enforcement Officer Kim Barbieri.

3. **Minutes for Approval:**

a. 12/15/09

MOTION by Ms. Perez to approve the 12/15/09 minutes, seconded by Ms. Altman, unanimously carried. Ms. Murphy abstained from voting.

4. **Old Business:**

a. Applicant: Drakeville Volunteer Fire Department Inc.
Location: 1349 Marshall Lake Road
Activity: Construct addition for apparatus bay, 18' x 42' 9" within upland regulated area

Ms. Barbieri noted we received updated drawings approximately 3:30 p.m. today which have not been reviewed yet. (Ms. Jane Bakker arrived at this point.)

Ms. Barbieri reviewed the Commission had asked the applicant to submit flood plain information. Although the mapping shows the area to be in the flood plain, elevation wise it is not in the flood plain. More development information was provided as far as parking, pavement, etc.

Mr. Mike Maccalous of the Drakeville Volunteer Fire Department appeared and provided details (portions inaudible).

MOTION by Ms. Perez to grant a permit to Drakeville Volunteer Fire Department, Inc. for their property at 1349 Marshall Lake Road to construct addition for apparatus bay, 18' x 42'9" within upland regulated area, seconded by Ms. Bakker, unanimously carried.

5. **New Business:**

- a. Applicant: C & A Construction LLC
Location: Charles Street, Assessor Map 124-11-5
Activity: Construct new single family house within upland regulated area

Dave Zygmunt, with Berkshire Engineering and Surveying appeared representing C & A Construction LLC. Mr. Zygmunt provided site details referring to the map. Mr. Zygmunt answered questions from Commission members and Ms. Barbieri. Mr. Zygmunt agreed to stake out the location of the four corners of the house per Ms. Barbieri's request, to give Commission members a better view of what will be done on the site. Ms. Barbieri requested viewing the site so it will fit in with the rest of the neighborhood, sitting back, etc.

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

- b. Applicant: T & M Building Co., Inc.
Location: 505 Harwinton Avenue (Assessor Map 127-19-19 & 25)
Activity: Construction of 78 new condominium units, upland regulated area

Anthony Tranquillo, P.E., appeared representing the applicants. He presented a colored map for the Commission's review. Ms. Barbieri also had a colored map for review.

Mr. Tranquillo reviewed the history of the site, in the mid-1980's the site was approved for 99 condo units. The project has languished since then. 32 units of the first phase have already been built, which are beginning degrade, the road is in poor condition, the retaining walls are having major problems. The condo association owns this 4.5 acre. They are looking to add to their unit count, which will make it easier to maintain their property.

This proposal includes building 78 condo units shown in orange, which is about 48,000 sq. ft. of roof top, and an access road would need to be built. Additional T&M owned land is being added to the project for additional units to make the project more feasible. The new map is far easier to read. 1/10th acre of wetlands is proposed to be filled and eliminated, the rest will be left, and work will need to be done in setback areas, Mr.

Tranquillo pointed to areas on the map. The development back in the 1980's ruined this piece of property. This proposed project will be a huge improvement to the existing condo complex.

Roy Shook, certified soil scientist appeared. Mr. Shook reviewed site conditions. He pointed to the map and noted the disturbed wetlands are not natural wetlands. They are wetlands that were created after grading. Part of the infrastructure and water supply and sewer system was installed. Mr. Shook pointed to the map and noted the piping and streams which he did not know what the previous developers were trying to accomplish with this project. He pointed to various areas of the map and guessed places where brooks were probably located and provided technical wetland details.

Ms. Barbieri presented her findings on the site, it would correct something that had been left behind in the 1980's that needs to be corrected. The stormwater discharge from the site development would affect the existing downstream flooding at Pierce St and Andrew Street. Storm water near the ballfields would be diverted under Oak Avenue and then diverted to the river. All this water will still drain downwards, and we will let it go under the highway and then collect it and discharge it directly to the river. At that point, many of the flooding problems will be diverted. If we have the applicant deal with the water directly on site, there is no place to put it because of the slope, and it would maintain or increase the current flooding problems we are having downhill. Any detention or retention system would only delay the current problems. The City is working diligently with Mr. Tranquillo to come up with the best solution.

Members of the Commission felt this is a significant activity due to downstream impacts. MOTION by Ms. Perez to accept the application and that this activity is a significant activity requiring a public hearing, seconded by Ms. Bakker, unanimously carried. Public hearing to be held at next regularly scheduled meeting February 23, 2010.

Ms. Barbieri and the Commission planned a site walk on site, to meet at the top of the present condo site, Saturday, January 30, 2010 at 9:00 a.m.

c. Inland Wetland Violation

Owner: NF Holdings, LLC, Peter Ledda, Member

Location: Winsted Road, Assessor Map 241-2-1

Violation: Deposited fill and tree cutting within upland regulated area

Mr. Bate read a letter written by Jason Dismukes, P.E., dated January 19, 2010 addressed to Ms. Barbieri and the Inland Wetlands Commission stating that Jason Dismukes, Engineer, has been retained by the applicant to collect necessary field information. A land survey is being performed, and Sandisfield Soil Services will be preparing the wetlands mapping.

MOTION by Ms. Perez to table this agenda item, seconded by Ms. Altman, unanimously carried.

6. **Staff Report:**

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Agent Determinations: None

7. Adjournment:

MOTION by Ms. Perez to adjourn, seconded by Ms. Altman at 7:35 p.m., unanimously carried.

Lona Kirk, Secretary
Inland Wetlands Commission