

**CITY OF TORRINGTON**  
**INLAND WETLANDS COMMISSION**  
**MINUTES**  
**April 16, 2013**

Present: Jay Bate, Jr., Chairman  
Christine Altman, Vice Chair  
Kathy Carlson, Member  
Nicole Bastiannse-Fritch, Member

Also Present: Kimberly Barbieri, Inland Wetlands Enforcement Officer

Not Present: Doris Murphy, Member and PZC Liaison  
Jane Bakker, Member/Secretary  
Tom Telman, Member

**1. Call to Order:**

Chairman Jay Bate called the meeting to order at 7:03 p.m., Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

**2. Roll Call and Announcement:**

Chairman Jay Bate announced present and serving on the Commission this evening will be Christine Altman, Kathy Carlson, Nicole Bastiannse-Fritch and Jay Bate. Also present is Inland Wetlands Enforcement Officer Kimberly Barbieri.

Per City Ordinance, Chapter 33-5, Election of Chairman, Vice Chair, and Secretary (Passed until later in the meeting.)

**3. Minutes for Approval:**

a. 2/19/13

MOTION by Ms. Altman to approve the 2/19/13 minutes, seconded by Ms. Fritch, unanimously carried.

**4. Old Business:**

None

**5. New Business:**

a Location: Lot 5, Commercial Blvd. (Assessor Map 122-8-42)  
Applicant: Hartford Dispensary  
Activity: Construct 11,760 sq. ft. office building with paved parking lot

Ms. Barbieri explained the regulated activity for this application is the construction of the detention basin within the upland regulated area and discharge to an existing watercourse. This is an acceptance matter only, and decision will be forthcoming at the next Wetlands meeting.

Allan Borghesi of Borghesi Building and Engineering appeared before the Commission and explained the proposal to build an 11,760 sq. ft. office building. The land has just been sitting there for about 10 years or so after being filled with material from a nearby site. The site has vegetated over, there was a steep embankment that was seeded. Mr. George Malia's wetlands report has been submitted, and Mr. Borghesi read portions of the report, referring to the site map. There are two man made drainage swales on the easterly section of the property (pointing to map). Mr. Borghesi explained how the detention pond will operate.

Ms. Barbieri noted they have been working with Asst. City Engineer Matt Walsh on the general drainage flow, using of soil flow, etc. They have been working with Marc Borghesi to maintain the good vegetation on the hillside. Ms. Barbieri referred to the map, noting the open area near the swale.

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

- b. Location: 481-483 South Main Street
- Applicant: Larry Rabago, c/o Berkshire Apts. LLC
- Activity: Install gabion baskets along 60 feet of the Gulf Stream, south bank

Larry Rabago, applicant, appeared before the Commission and explained his proposal to the Commission. He owns approximately 150 feet along the Gulf Stream, and the last 60 feet is being slowly eroded by the stream, and it is getting worse every year. He wants to go in by hand and install gabion baskets in that last 60 feet, at a height of about six feet.

Ms. Barbieri noted much work has been done over the last couple years to fix the existing retaining wall, taking out old fence and trees that had been pushing the wall out. This proposal would be an extension of that going further back along the stream.

Mr. Rabago explained a gabion basket is a steel basket filled with rip rap. He is expecting this project will take probably a couple summers to complete.

Ms. Barbieri noted these baskets last a long time, 15 to 20 years in areas of active water flow, and when the basket deteriorates, there is just stone remaining.

Mr. Bate viewed photos on line of gabion baskets. Mr. Rabago stated the manufacturer said they should last 40 to 50 years. Details of the bank were discussed, and elevations were noted on the plans Mr. Rabago submitted.

Ms. Barbieri stated she will want to make a site visit with Mr. Rabago, to see where the toe of the wall will be, and what type of base material it will be set on. The reasons are that it should not project further out into the stream, or it will create an eddy. If it will be on ledge, perhaps it could be attached with dowels. And if it were placed on river

bed, perhaps it could be dug down a little deeper to secure each basket. A concern is a big rainstorm (such as the Columbus Day 2006 storm) where Mitchell Volvo on New Litchfield Street had a big retaining wall which was undermined, and the wall stayed put but the parking lot behind it sunk. Ms. Barbieri will discuss details with Mr. Rabago and the company who manufactures the blocks. The City's Engineering Department is reviewing this application as well.

MOTION by Ms. Altman to accept the subject application, and that this is not a significant activity, with suggestions from Ms. Barbieri and the City's Engineering Department to be implemented. Motion seconded by Ms. Fritch, unanimously carried.

Ms. Barbieri will meet with City Engineer Matt Walsh for his comments, then a meeting will be set up with Mr. Rabago.

**6. Staff Report:**

- a. Staff Update:  
Agent determination, 35 & 49 Brookside Avenue, two stair accesses

Ms. Barbieri briefly reviewed the stair egresses on these apartments, this was a requirement from the Fire Marshal. This project is within the 100 foot upland regulated area, and a couple piers needed to be dug.

Per City Ordinance, Chapter 33-5, Election of Chairman, Vice Chair, and Secretary

Current Positions: Jay Bate, Chairman  
Christine Altman, Vice Chair  
Jane Bakker, Secretary

MOTION by Ms. Fritch to elect Jay Bate as Chairman, Christine Altman as Vice Chair and Jane Bakker as Secretary of the Inland Wetlands Commission. Motion seconded by Ms. Carlson, motion unanimously carried.

**8. Adjournment:**

MOTION by Ms. Carlson to adjourn, seconded by Ms. Fritch, unanimously carried at 7:39 p.m.