

**CITY OF TORRINGTON
INLAND WETLANDS COMMISSION
MINUTES
November 17, 2015**

Present: Jay Bate, Jr., Chairman
Jane Bakker, Member and Secretary
Tom Telman, Member
William Storti, Member
Jonathan Andrews, Member

Also Present: Rista Malanca, Inland Wetlands Enforcement Officer

Not Present: Christine Altman, Vice Chair
Doris Murphy, Member and PZC Liaison

1. Call To Order:

Chairman Jay Bate called the meeting to order at 7:00 p.m. in the 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 Commissioners Jane Bakker, Tom Telman, William Storti, Jonathan Andrews and Jay Bate. Also present is Inland Wetlands Enforcement Officer Rista Malanca.

3. Minutes for Approval:

a. 10/20/15

Motion by Mr. Storti to accept the 11/17/15 minutes, seconded by Mr. Bates, motion carried.

4. Old Business:

a. Applicant: George T. Ruwet
Location: 1707 East Main Street
Activity: Remove invasive plants, cut overgrowth and remove dead trees; dredge pond that is filled with road runoff.

Mr. Tim Ruwet appeared and stated they would like to go in when the ground is frozen and clean up the pond. They will stay under the Army Corps minimum area of 5,000 square feet.

Ms. Malanca reviewed the application, invasive trees and dead plants will be cut down. The area of the pond is approximately 30' x 30' and five feet deep. The parcel is on the corner of East Main Street and Dibble Street. Ms. Malanca has reviewed this application with the City's Engineering Department. This is a State road, and both the City and the State do not use sand any more, both have converted to salt for winter conditions on roadways. We don't want material from the pond to go into the wetlands area, and the applicant has agreed to remove the material off site.

MOTION by Ms. Bakker to APPROVE the application for George T. Ruwet, Location of 1707 East Main Street, to remove invasive plants, cut overgrowth and remove dead trees; and dredge pond that is filled with road runoff. Motion seconded by Mr. Storti, unanimously carried.

5. New Business:

a. 2016 Commission Meeting Calendar

MOTION by Ms. Bakker to accept the 2016 Commission Meeting Calendar, seconded by Mr. Andrews, unanimously carried.

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Mr. Bate announced there are two items to vote onto the agenda by 2/3rds vote:

Torrington Water Company
John Brown Road/Reserve Way (Assessor Map 214/002/018)
Construct access road with wetlands crossing and construct water tank within regulated area

MOTION by Mr. Storti to add the above referenced item to the agenda, seconded by Ms. Bakker, motion unanimously carried.

Second item is:

NJR Construction LLC
3600 Winsted Road
Construct contractor's workshop and office and associated grading in regulated area.

MOTION by Mr. Telman to add the above referenced item to the agenda by 2/3rds vote, seconded by Ms. Bakker, unanimously carried.

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Jonathan Zeiner from the Torrington Water Company appeared for their application on John Brown Road/Reserve Way. The Water Company has had a long term plan for this parcel for a future tank site. There are no immediate plans to building this tank, but with the nature of this business, they have a long term plan for almost everything they do. The plan is to put the road in, and clear around the area where the pad for the tank will

be. The pad will not be constructed at this time, in response to a question from Mr. Telman.

Mr. Zeiner explained Buck and Buck Engineers did the plans that are before the Commission. Ms. Malanca has reviewed these plans briefly today, and asked for a cross section, some drainage calculations, sedimentation/erosion control plans and a wetlands report so the Commission can get a better idea of what's really going on there, instead of approving it just the way it is. There is some fill of wetlands, and what the Commission needs to determine tonight is whether a public hearing is necessary or not.

Mr. Bate noted the Commission did a site walk in this subdivision area a few years ago.

Mr. Zeiner further explained this is a long term plan for water storage for the west side of town because of the elevation, that's why the 6.4 acre plot was purchased. The Torrington Water Company always tries to work with gravity as much as they can, it saves on electric bill.

Ms. Malanca and Mr. Bate noted the items that are of the concern to this Wetlands Commission, and which items will go before the Planning and Zoning Commission.

Further discussion followed on some of the timing and road construction details. There will be a forty foot wetlands crossing to get to the tank site/pad.

MOTION by Ms. Bakker to accept the application of Torrington Water Company; John Brown Road/Reserve Way (Assessor Map 214/002/018); Construct access road with forty feet of wetlands crossing with an 18 inch culvert pipe installed. This is not a significant activity. Motion seconded by Mr. Telman , motion carried.

Mr. Zeiner will provide additional information as soon as possible.

NJR Construction LLC
3600 Winsted Road

Construct contractor's workshop and office and associated grading in regulated area.

Jason Dismukes, Civil Engineer at 241 Torrington Road, Goshen, CT appeared representing NJR Construction. This property was formerly a bulk oil storage facility, with two large oil storage tanks taken down about ten years ago. The property has been dormant since then. Mr. Dismukes presented site details and wetlands crossing information, referring to site maps. It is proposed to have half the property sheet flow to the northerly portion of the property. The other half to the southern portion of the property (Mr. Dismukes pointed to the map and provided details, portions inaudible). Any contamination with drainage water will be treated in the bioswales.

Ms. Malanca noted the plantings (not shown on the plans) that will be planted at the water quality basin. One of Ms. Malanca's concerns is that if this is an equipment yard, the run off may have gas, oil, etc. in it. The water basin is designed for water quality, and a bio swale will be planted to alleviate these concerns.

Mr. Dismukes said there will be an eight foot bank, and there will be a paved parking lot on site. There will be gravel in the back of the building. Questions were posed by Commission members and answered by Mr. Dismukes. The water quality basin is 20 to 30 feet away from the brook. Discussion followed.

MOTION by Ms. Bakker to accept the application of NJR Construction LLC; 3600 Winsted Road; to construct contractor's workshop and office which includes regulated activities of excavating, grading, and filling and associated grading and construction in regulated area, motion seconded by Mr. Telman, unanimously carried.

6. Staff Report:

a. Agent Determinations: none

Ms. Malanca briefly updated the Commission on the court date/info on the Wall Street property. Eversource Energy has hired an engineer to review the situation.

7. Adjournment:

MOTION by Ms. Bakker to adjourn at 7:39 p.m., seconded by Mr. Andrews, unanimously carried.

Land Use Office