

**CITY OF TORRINGTON
INLAND WETLANDS COMMISSION
MINUTES
September 18, 2012**

Present: Christine Altman, Vice Chair
Doris Murphy, Member and Planning and Zoning Liaison
Jane Bakker, Member and Secretary
Kathy Carlson, Member
Nicole Fritch, Member
Tom Telman, Member (arrived 7:03 p.m.)

Also Present: Kimberly Barbieri, Inland Wetlands Enforcement Officer

Not Present: Jay Bate, Jr., Chairman

1. Call to Order:

Vice Chair Christine Altman called the meeting to order at 7:00 p.m., Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

2. Roll Call and Announcement:

Ms. Altman announced present and serving on the Commission this evening will be Jane Bakker, Doris Murphy, Kathy Carlson, Nicole Fritch and Christine Altman. Also present is Kimberly Barbieri, Inland Wetlands Enforcement Officer. Tom Telman arrived at 7:03

3. Minutes for Approval:

a. 7/17/12

MOTION by Ms. Bakker to approve the 7/17/12 minutes, seconded by Ms. Murphy, motion carried with Ms. Fritch abstaining from voting.

b. 8/18/12 special meeting

MOTION by Ms. Bakker to approve the 8/18/12 Special Meeting Minutes, seconded by Ms. Murphy, motion carried.

4. Old Business:

a. Applicant: Hartford Dispensary
Location: 241 Kennedy Drive
Activity: Construction of building addition and parking area within upland regulated area.

Attorney Diane Whitney of Pullman & Comley, LLC, appeared representing the applicant, along with Biff Schechinger, Landscape Architect. The lighting and signage had been changed and were explained, the few added plantings were explained.

Robert Hiltbrand, Civil Engineer with R.R. Hiltbrand Engineers and Surveyors, LLC appeared and explained how the parking lot site was reduced. Ms. Barbieri's comments of 7/24/12 were addressed, and there are a few items left on Ms. Barbieri's list dated 9/7/12. A chestnut was located to be saved and will be protected. A material storage area has been identified (pointing to map). Referring to the site map, Mr. Hiltbrand provided further details.

Ms. Barbieri explained City Engineer Matt Walsh has not completed his review yet, and if approval is given tonight, it should be with the condition that Mr. Walsh's comments are addressed. Ms. Barbieri inquired if it was considered to move the parking away from the wetlands, Mr. Hiltbrand responded they felt they moved the parking as far away as they could due to the 25' setback.

Ms. Barbieri provided her ideas on moving the driveway, which would move the paving away from the wetlands. Further discussion followed on site details, drainage issues, etc.

MOTION by Ms. Bakker to GRANT a permit to Hartford Dispensary, 241 Kennedy Drive, Activity: Construction of building addition and parking lot within upland regulated area, subject to the comments of the City's Engineering Department, motion seconded by Mr. Telman, motion unanimously carried.

- b. Applicant: Community Systems Inc.
Location: 295 Alvord Park Road
Proposal: Parking lot improvements, water quality basin discharge pipe and rip rap pad

An agent determination has been issued on this proposal.

- c. Applicant: Matazalan Enterprises LLC
Location: Westside Lane, Assessor Map 216-1-51
Proposal: New house construction within upland regulated area

Ms. Altman noted the applicant has received a Variance from the Zoning Board of Appeals.

Ms. Barbieri explained the last remaining question is how far forward the house can be moved. This particular property has a much deeper than normal right of way, and the house would still appear to conform to the neighborhood. The house is at a 20 foot front yard setback, versus a 50 foot front yard setback. Brief discussion followed.

MOTION by Mr. Telman to approve a permit for Matazalan Enterprises LLC, Westside Lane, Assessor Map 216-1-61 for new house construction within upland regulated area. Motion seconded by Ms. Bakker, motion unanimously carried.

5. New Business:

- a. Applicant: Charlotte Hungerford Hospital
Location: 540 Litchfield Street, Assessor Map 112 Block 4 Map 5
Proposal: Construction of parking lot and stormwater basin within upland regulated area

Timothy Coon, Engineer with J.R. Russo and Associates in East Windsor, CT appeared representing the Charlotte Hungerford Hospital, along with Roy Shook, soil scientist who did the wetlands deliniation of the property. A parking lot is being proposed, Mr. Coon

referenced a site map. A storm water management basin will be constructed on site (pointing to map) and 100 additional parking spaces will be constructed.

Roy Shook, Soil Scientist with Shook Associates appeared before the Commission. He provided soil/wetlands mapping for the entire site in 2008. Mr. Shook referred to the site map and gave further details of the impacts the proposed construction could have on the wetlands.

(Ms. Kathy Carlson noted for the record she is an employee at the Charlotte Hungerford and was able to hear this application without bias.)

MOTION by Ms. Bakker to accept the application for Charlotte Hungerford Hospital, 540 Litchfield Street, for construction of parking lot and stormwater basin within upland regulated area, this is not a significant activity. Motion seconded by Ms. Murphy, unanimously carried.

- b. Applicant: Greenbriar Estates, LLC
- Location: Notting Hill Gate and Wimbledon Gate North
Assessor Map 219 Block 1 Lots 85, 48
- Proposal: Conservation Subdivision, house, drives, roads, grading utilities within regulated area

Kenneth Hrica, Professional Engineer and Land Surveyor in Litchfield, CT appeared before the Commission. Ms. Barbieri confirmed she has the required statutory mailing, as this project abuts the Litchfield town line.

Mr. Hrica stated this is the final phase of the Greenbriar subdivision, and proceeded to give a review of the past approvals in the late 1980's. Mr. Hrica gave a detailed presentation of this proposal, reviewing basins, drainage, etc. Questions were posed by Commission members, and responses given by Mr. Hrica, referring to site maps.

MOTION by Ms. Bakker to accept the application for Greenbriar Estates LLC, Notting Hill Gate and Wimbledon Gate North, Assessor Map 219 Block 1 Lot 85 and 48 for Conservation Subdivision, brook crossing, drives, roads, grading utilities within regulated area, and this is not a significant activity. Discussion followed regarding the public hearing process, and Commission members want a public hearing for public interest. Motion seconded by Mr. Telman, unanimously carried. Public Hearing is set for the next scheduled meeting on October 16, 2012.

- c. Applicant: Loureiro Engineering
- Location: Naugatuck River at NIDEC
- Activity: Oil Spill Remediation

George Andrews, engineer and licensed environmental professional of Loureiro Engineering in Plainville, CT appeared before the Commission. Mr. Andrews explained the history of the oil spill at NIDEC Corp, DEEP procedures for removing the tank, and the results of their findings thus far. Wastewater treatment processes, etc. were explained in detail.

Ms. Barbieri explained she has requested Mr. Andrews and DEEP keep the Commission up to date. The Commission agreed, and requested that Mr. Andrews keep them informed as far as remediation plans,

findings of their work, etc. When a remediation plan is completed they would like the opportunity to review it. No action taken.

- d. Applicant: City of Torrington
Location: Mountain Road
Activity: Culvert and headwall repair and streambank stabilization

Mr. Edward Fabbri, City of Torrington Engineer, appear before the Commission and explained details of the erosion problem, and the culvert deterioration. Mr. Fabbri outlined the repairs and masonry work that will be accomplished before winter.

MOTION by Mr. Telman to allow Inland Wetlands Enforcement Officer Kimberly Barbieri to make an agent determination for application, City of Torrington, Mountain Road, Culvert and headwall repair and streambank stabilization, seconded by Ms. Carlson, unanimously carried.

- e. Applicant: Franklin Products
Location: 147 Water Street
Activity: Water Quality Basin and Parking Construction

Dennis McMorrow with Berkshire Engineering and Surveying appeared representing Franklin Products. Mr. McMorrow explained the easements that have been acquired to expand the parking. The two sites will have a paved rail crossing built by the railroad. The two sites, 147 and 153 Water Street will be connected and the parking/entrances improved. Further site and parking details were explained by Mr. McMorrow.

MOTION by Ms. Bakker to accept the application for Franklin Products, 147 Water Street, water quality basin and parking construction, more details will follow at next month's meeting, and this is not a significant activity. Motion seconded by Ms. Fritch, unanimously carried.

6. Staff Report:

- a. PA 11-05 Extension (IW Permit WC06-40)
Location: 3217 - 3237 Winsted Road
Applicant: Haynes Aggregates - Torrington LLC

Ms. Barbieri explained the permit extension.

- b. Connecticut Department of Energy and Environmental Protection -
2012 Legislation and Regulation Advisory - set public hearing date

MOTION by Mr. Telman to set a public hearing date of October 16, 2012, seconded by Ms. Bakker, motion unanimously carried.

- c. Violation
Owner: Paul Kalisz
Location: 425 Westledge Drive
Violation: Clearing and grading within regulated area without permits

Tabled due to Mr. Kalisz' personal matter.

- d. Ms. Barbieri noted that Matt Auer, property on Migeon Avenue, was given until September to submit a plan for the filling in back of his property. Nothing was received. The Commission asked to issue an Order to have him return in front of the Commission to answer.
- e. Mr. and Mrs. Tamplaru, Westside Lane, cleared wetlands were to submit a plan. Nothing has been received. The Commission asked to issue an order to have them return to the Commission to answer.
- f. Ms. Barbieri briefly explained the agent determination modification that was issued to Janice LaPorta for Westside Lane, for a small area of septic field to be located within the upland review area in August 2012.

7. **Adjournment:**

Motion by Mr. Telman to adjourn at 9:12 p.m., seconded by Ms. Murphy, unanimously carried.