

**New Hartford Inland Wetlands Commission  
TOWN OF NEW HARTFORD, CONNECTICUT  
REGULAR MEETING MINUTES  
Wednesday, September 7, 2022 at 7:00 PM  
Held Remotely – Via ZOOM**

**PRESENT:** Chairman James Hall, Charlie Blow, Anne Hall, Ira Kline, Wayne Ryznar, Gerald Tabaka, Steve Unger, and Wetlands Agent Mike Lucas.

**ABSENT:** None.

Chairman James Hall called the meeting to order at 7:00PM. The meeting was recorded digitally, and copies are available through Town Hall.

**1. PUBLIC HEARINGS:**

None.

**2. PENDING APPLICATIONS:**

None.

**3. NEW APPLICATIONS:**

**A. Joshua Daniel Stoughton/Owner – Map 001 – Block 002 – Lot 04A – 140 Whitbeck Road – Construct Dwelling & Driveway in Upland Review Area.**

Professional Engineer Dennis McMorrow, accompanied by his client Joshua Daniel Stoughton, appeared before the commission regarding this application. He noted that the east branch of Leadmine Brook runs diagonally through the property. Mr. McMorrow reviewed the site plan showing the proposed development, explaining that the wetlands were delineated by Soil Scientist George Malia and depicted in green. Mr. McMorrow noted that the property is a 14.46 acres parcel. With a property that size, his client did not want to be very close to the road, according to Mr. McMorrow. He indicated that 80% of the house was within the regulated area but a majority of the driveway and septic system was outside the regulated area. Mr. McMorrow noted the plan was pending review by Farmington Valley Health District.

Mr. McMorrow reported the house would be located 50.4' from the wetlands. He explained that the proposed home would almost be to the side of the wetlands rather than uphill from the wetlands, which should function to control erosion from the wetlands. Mr. McMorrow pointed out that the roof drains, footing drains, and curtain drain outlet discharge to the south side of the property, not the side of the property toward the wetlands.

Mr. Kline questioned whether there were any structures currently on the property. Mr. Stoughton confirmed that there was an existing barn on the south side of the property and that there had been a seasonal cabin closer to the brook.

Mr. Ryznar questioned whether there was any planned activity near the existing structures. Mr. Stoughton indicated that no activity would occur near those structures. Mr. Tabaka questioned whether the driveway would be paved. Mr. McMorrow indicated that it would either be paved or processed gravel. Ms. Hall questioned the planned excavation. Mr. McMorrow noted that the proposed grades were depicted on the plans with a slight cut on the north side and a fill on the south side. He indicated that there would be a poured concrete wall on the roadside, explaining that there would be a walkout basement pointing out that the finished elevation on that side would be at existing grade. Mr. Hall questioned whether any soil would be removed from the site. Mr. McMorrow reported that he had not run a cut/fill calculation but did not anticipate there would be removal of earth from the site. He noted that gravel would be brought on site for the driveway and bring in septic fill for the leeching fields.

**MOTION:** Ms. Hall, Mr. Ryznar second, that because the activity is entirely in the upland review area, that the application be accepted and continued to the October 4, 2022 (Tuesday) regular meeting, without setting it for a public hearing; unanimously approved.

**B. West Hill Beach Club, Inc./Owner – Map 02A – Block 112 – Lot 46A – 730 West Hill Road – Rebuild Crumbling Lakefront Stone Wall (165').**

Mark Stoffer, of 130 Town Hill Road and identifying as the Building and Grounds Manager for the West Hill Beach Club, appeared before the commission regarding this application. He explained that their board had been observing the crumbling of their lake wall for the past ten years and have decided to have it rebuilt. Mr. Stoffer noted that they had consulted with their contractor, Stone Man Masonry, who had constructed the existing wall 37 years ago.

Mr. Hall questioned whether there were any drawings for this proposal. Mr. Lucas shared photographs of the site. Mr. Stoffer noted that the parcel had been resurveyed last fall. He noted that the lower portion of the wall has eroded, referring to the pictures. Mr. Hall questioned whether the plan was to rebuild the wall in kind, using the stones that have fallen out. Mr. Stoffer confirmed, adding that any loose stones along the 165' wall will be added in. Mr. Unger questioned how the stones would be secured. Mr. Stoffer explained that the contractor would utilize basic wall-building mortar, noting that there is some type of adhesive that is used currently. Mr. Unger questioned whether the work would be completed this fall during the deeper drawdown, reporting the lake will be down an extra 1'. Mr. Stoffer confirmed. Mr. Tabaka questioned whether the cracks in the sidewalk would also be repaired. Mr. Stoffer confirmed.

Ms. Hall questioned whether any machinery would be used. Mr. Stoffer indicated that it would all be done by hand, with the concrete/mortar mixed up on the shore.

Mr. Tabaka questioned the duration of the project. Mr. Stoffer indicated it would take five men about ten days to complete the work. He also noted that the contractor would not begin the project until he is sure that he has a seven-day span of dry weather.

**MOTION:** Mr. Ryznar, Mr. Tabaka second, to accept the application to rebuild the crumbling lakefront stone wall, and to continue the matter to the October 4, 2022 (Tuesday) regular meeting, without setting it for a public hearing; unanimously approved.

**4. OTHER BUSINESS:**

**A. The Metropolitan District – Richards Corner Dam – Reservoir Road – Declaratory Ruling - Dam Maintenance and Repairs Project.**

Julie Bjorkman of JKB Consulting and Metropolitan District Senior Project Manager Alexander Costantino appeared before the commission regarding this application. Mr. Costantino explained that the project was maintenance with the proposed work being a product of the biannual State of Connecticut Department of Energy and Environmental Protection (DEEP) required dam inspections. He reported the items to be beyond maintenance in that they require engineering to them. Mr. Costantino noted the main items included diversion conduit interior, a couple of floor leaks that will be handled through crack injection, and repairs to eroded areas at the concrete pad at the outlet structure. Downstream from that area, some riprap will be added to prevent the scouring in that location, according to Mr. Costantino. Additionally, he reported some stumps and heavy vegetation will be removed along Route 219. He noted that there will be some riprap installed along the steep embankment to allow for easier maintenance by crews.

Ms. Bjorkman reviewed the site plan in greater detail, noting the wetlands areas and Zone A of the FEMA floodplain. She reported that the planned work of the concrete apron and riprap is about 4900 square feet within the watercourse. She opined that the volume of fill within the floodplain, about 270 cubic yards, would be a nominal impact to the much larger floodplain that was the branch of the Farmington River.

Ms. Bjorkman noted that the request included a dispensation for not providing any floodplain compensatory storage based on the nominal amount. She noted that the project would be permitted through DEEP under an individual dam safety permit application along with a permit through the United States Army Corp. of Engineers.

Ms. Hall observed that all of the work is planned within the dam structure itself and suggested that as such, this work should be considered maintenance. Mr. Hall agreed.

**MOTION:** Mr. Kline, Mr. Ryznar second, to issue a declaratory ruling that this work is a maintenance project; unanimously approved.

The agenda was modified to add *Grant Application for Purchase of Land at Corner of Southeast Road and Route 202* under Other Business.

**B. Grant Application for Purchase of Land at Corner of Southeast Road and Route 202.**

Mr. Hall explained that the applicant was looking for support from this commission that the acquisition was a good idea. Ms. Hall communicated the New Hartford's Land Trust to acquire the 77-acre parcel, extending from Route 202 all the way to Elizabeth Drive. She noted that it was located within the MDC watershed and is currently part of a core forest area. Ms. Hall noted that in order to purchase the parcel, the Land Trust was seeking grants from DEEP. As part of that grant application, letters from approval were necessary from this commission, the Planning and Zoning Commission, the Open Space Commission, and the Board of Selectmen. Mr. Ryznar praised the draft letter of support from Mr. Hall on behalf of this commission, opining that it was in the best interest of the community to preserve the clean water in the area. Mr. Kline concurred. As Mr. Hall polled the commission, a show of hands unanimously endorsed the concept of supporting this initiative of the Land Trust.

**5. MEETING MINUTES: August 3, 2022:**

**MOTION:** Ms. Hall, Mr. Ryznar second, to approve the August 3, 2022 minutes; unanimously approved.

**6. INLAND WETLANDS OFFICER'S ENFORCEMENT REPORT:**

Mr. Lucas reported a very dry and quiet August, noting that he had little to report for this commission.

**7. CORRESPONDENCE:**

Mr. Ryznar commented that with short agendas of this commission, he was very much in favor with meeting remotely via ZOOM. Mr. Lucas confirmed, especially during the winter months. Mr. Unger recalled that past practice of this commission was a discussion of the regulations following the adjournment of the meetings. He requested that this practice continue.

**MOTION:** Ms. Hall, Mr. Tabaka second, to adjourn at 7:43PM; unanimously approved.

**Respectfully submitted,  
Pamela A. Colombie  
Recording Clerk**