**New Hartford Inland Wetlands Commission**

**TOWN OF NEW HARTFORD, CONNECTICUT**

**REGULAR MEETING MINUTES**

**Wednesday, June 7, 2023 - 7:00 PM**

**Sessions Conference Room**

**PRESENT:** Chairman James Hall, Anne Hall, Gerald Tabaka, Wayne Ryznar, Charles Blow, Ira Kline, Wetlands Agent Mike Lucas

**ABSENT:** Steve Unger

Chairman James Hall called the meeting to order at 7:00PM.

**1. NEW APPLICATIONS:** None

**2. PENDING APPLICATIONS:**

**A. Kara & Christopher Oneglia /Owner – Map 006 – Block 003 – Lot 5-2 – 296 Ramstein Road – Proposed 60’x80’ Barn & Pumped Septic System.** Wayne Zirolli and David Petroccia speak on behalf of the applicants and state that the building has been reconfigured from last application to now be placed out of the wetlands. Ms. Hall questions if they expect any of the construction at all to occur in the wetlands, Mr. Zirolli states that they do not, and can put up a barrier during construction if there are concerns. It is noted that there is an area nearby with a lot of water flow through rivulets on site, and it is asked what will be changed with the water flow with the new construction. Mr. Zirolli replies that slight swales can be built to reduce any impact. Mr. Hall agrees that this should be done.

**MOTION**: Made to approve the application with the revision dated 5/18/23 with the addition of a very slight swale by Mr. Blow, second by Mr. Kline: all approve.

**B. New Hartford Village, LLC / Tim Bobroske / Applicant – Owner: New Hartford Market Place – Map 044 – Block 013 – Lot 020 / 173C Main Street. Development of 291 rental residential dwelling units, garages, a community center, a landscape / nursery facility, maintenance facility, and barn.** Submitted a request to extend beyond the typical application limits, but as clarified by Mr. Lucas, is because they are waiting for the results of the peer review.

**MOTION**: Made to grant continuation by Ms. Hall, second by Mr. Ryznar: all approve.

**3. PUBLIC HEARINGS:**

**A. New Hartford Village, LLC / Tim Bobroske / Applicant – Owner: New Hartford Market Place – Map 044 – Block 013 – Lot 020 / 173C Main Street. Development of 291 rental residential dwelling units, garages, a community center, a landscape / nursery facility, maintenance facility, and barn.** Wayne Zirolli, land surveyor and civil engineer on the project, provides an update on the current status of the testing and that all results have been passed on for peer review. Tim Bobroske states that there is a plan to be submitted to Mr. Lucas to address the concerns of Ken Krohner (owner of neighboring property) for actions to be taken to prevent any contamination or interference with his well, pond or springhouse.

**MOTION**: Made to continue to the next meeting on July 5th by Ms. Hall, second by Mr. Ryznar: all approve.

**4. MEETING MINUTES:** May 3, 2023: Motion made by Ms. Hall to approve, Second by Mr. Blow, all approve.

**5. INLAND WETLANDS OFFICER’S ENFORCEMENT REPORT**: Will be having a meeting the following morning on Aquatic where work is being done outside the review area, but as all the water on Aquatic goes to wetlands, looking to see how that project is being done. Also approved a patio refacing on the neighboring property.

**7. COORESPONDENCE:** None

**MOTION:** Made by Ms. Hall to adjourn, Second by Mr. Kline, all approve. Meeting adjourned at 7:25pm.

Respectfully submitted,

Christine Rhoades