

New Hartford Inland Wetlands Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, November 1, 2023 - 7:00 PM
Sessions Conference Room / Hybrid

PRESENT: Chairman James Hall, Anne Hall, Wayne Ryznar, Steve Unger, Gerald Tabaka, Ira Kline, Wetlands Agent Mike Lucas & First Selectman Dan Jerram

ABSENT: Charles Blow

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

1. NEW APPLICATIONS: None

2. 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.

Mr. Hall starts by noting that this public hearing was first opened at the September meeting and has exhausted all extensions, so will need to be closed by the end of this meeting. He notes that the commission is not required to make a determination at the end of this meeting as the commission itself has another 35 days to deliberate and make a decision. Once the hearing is closed, no further input from the public or additional information, only any clarification from the town consultant.

Tim Bobroske notes that he appreciates the commission and the work they do, and that he fully intends to put in a new application and keep going even if the commission does not feel comfortable approving the application at this time.

Clint Webb, of C. Webb & Associates of Norfolk CT, and Wayne Zirolli, civil engineer and land surveyor from Litchfield CT, discuss the area that HaleyWard's review noted that a detention basin may not be the best course of action. Both Mr. Webb and Mr. Zirolli discuss the adjustments to the filtration plan to redirect excess stormwater away from the neighboring Krohner's property so as not to affect the well that feeds the restaurant without using a detention basin. They note that water will be directed to filter through a stone berm, which will be a very permeable stone wall, and a bio swale. Michael Lambert, of Lambert Civil Design in Monroe CT, speaks to all the stormwater systems being designed and sized appropriately to handle 2-year, 10-year, 25-year and 100-year storms. Todd Clark, Clark Engineering in Bristol CT, discusses the test pits that were assessed. Concerns about sheet flow potentially reforming into a more narrow channel on the neighboring Kerin & Kerin property were discussed, and how changes were made to avoid this. Maintenance of what will be either a hydrodynamic separator system or an isolated road system was discussed. Mr. Lucas notes that a written maintenance plan was requested by the commission, which has been received.

Mr. Hall asks the public if there are any questions or comments. Mark Karin, owner of a neighboring property, notes that they were provided the feedback from the reviewing engineers the morning before the meeting, so have not had time to have his engineers review any changes that may have been made that may affect his property. Both applicant and commission note that they received it at the same time and have the same thoughts, so note that all are on the same page. Ken Krohner, owner of the abutting property on the other side of the proposed development, questions the number of culverts running under Route 44, to which Mr. Zirolli responded that there are two, and these are discussed. Mr. Krohner also asks how the water will get from the wetlands to the Farmington River, specifically the south side behind Dollar General, Food Town and his property. Mr. Zirolli and Mr. Clark note that there is a swale behind the shopping center along with a 15ft drainage easement as part of the agreement with the shopping center. Mr. Bobroske's team will clean up the existing ditch

so it functions as it should. Mr. Zirolli notes that no changes will be made to the existing drainage at this location. The project will neither significantly increase or decrease the existing flow through this ditch. Resident Shelley Lloyd voices her support for the project and notes that after attending most of the public hearings for this project that the developers seem to be doing their best to adhere to all of the wetlands regulations. No other questions from either the public or commissioners.

MOTION: Made to close the Public Hearing by Mr. Kline, second by Mr. Ryznar, all approve.

3. PENDING APPLICATIONS:

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.

MOTION: Made to approve the conditions as follows by Mr. Kline, second by Mr. Tabaka, all approve.

1. Provide construction specifications of the stone berm.
2. If fieldwork shows conditions have substantially changed over the years and redesign is required, come back to the commission.
3. If Planning & Zoning makes changes that impact stormwater management, return to the commission.
4. Provide quarterly general maintenance reports.
5. Phases must be followed.

MOTION Made to approve the application by Mr. Kline, second by Mr. Tabaka, all approve.

4. MEETING MINUTES: September 6th, 2023

MOTION: Made to approve the minutes by Ms. Hall, second by Mr. Ryznar, all approve apart from Mr. Kline who abstained.

5. INLAND WETLANDS OFFICER’S ENFORCEMENT REPORT: None

7. COORESPONDENCE: None

Mr. Hall notes at the end of the meeting his resignation from the commission, effective immediately.

MOTION: Made by Ms. Hall to adjourn, Second by Mr. Unger, all approve. Meeting adjourned at 8:49 pm.

Respectfully submitted,
Christine Rhoades