

**New Hartford Inland Wetlands Commission
TOWN OF NEW HARTFORD, CONNECTICUT
SPECIAL MEETING MINUTES
Thursday, October 6, 2022 at 7:00 PM
Held Remotely – Via ZOOM**

PRESENT: Chairman James Hall, Charlie Blow, Anne Hall, Ira Kline, and Wetlands Agent Mike Lucas.

ABSENT: Wayne Ryznar, Gerald Tabaka, and Steve Unger.

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:

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

Joshua Daniel Stoughton appeared before the commission regarding this application. He explained that he was attempting to build a house that is right up along the wetlands. He noted that the proposed finish grade will be the same as the natural grade. Mr. Stoughton indicated that there would be some fill in the area of the driveway. Mr. Hall recalled this being a tight site for development. Mr. Stoughton confirmed. Ms. Hall questioned whether this was the only area on the lot to work. Mr. Stoughton confirmed, noting that the wetlands come out towards the road and that the area behind has a brook that runs down the back side of the parcel. He explained that this was the only area that would allow the dwelling to get back off the road a little bit. Ms. Hall questioned if everything, from the green line depicted on the plan to the back boundary line and brook, was wetlands. Mr. Stoughton noted that there was a little bit of high ground in the center of that but to reach it through the wetlands would not be economical.

Ms. Hall questioned whether the planned septic system was entirely out of the review area. Mr. Stoughton confirmed, noting that it was planned for out in front. Ms. Hall questioned whether the foundation plan included a walkout basement. Mr. Stoughton confirmed, explaining that the whole back yard stays to existing grade. Mr. Hall noted that there was some work planned for the sides of the house to make a lawn. Mr. Stoughton agreed, noting that there would be a little bit of fill planned for the front and the driveway.

Mr. Kline recalled from the last meeting that there had been a question about how much fill would be moved and that Mr. Stoughton had indicated that there wouldn't be much. Mr. Stoughton noted that his engineer had not calculated the cut and fill but explained that any cut on site will go into the driveway so there wouldn't be much that would need to be trucked in beyond some process gravel for that. Mr. Kline questioned whether there was any vegetation or tree removal planned. Mr. Stoughton noted that the only vegetation that would be removed is what was depicted in the scallop boundary on the plan.

Ms. Hall questioned whether the planned location for the dwelling was due to the required setback of the zoning regulations. Mr. Stoughton confirmed, explaining that he did not want his house right on the road and instead wanted it further back into the property.

Ms. Hall questioned the distance between the closest point of the house to the wetlands line. Mr. Stoughton noted that his engineer had marked it out, noting it was 54.2'. Ms. Hall questioned the roof drain and the footing drain. Mr. Stoughton confirmed that it would all lead into the same place. With respect to the driveway, Mr. Stoughton noted the invert with a 4" drain that runs across the driveway and the additional one near the house past the septic system.

MOTION: Mr. Kline, Ms. Hall second, to approve the application in the matter of Joshua Daniel Stoughton/Owner – Map 001 – Block 002 – Lot 04A – 140 Whitbeck Road – Construct Dwelling & Driveway in Upland Review Area; 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').

No representative of the applicant appeared before the commission regarding this application.

MOTION: Ms. Hall, Mr. Blow second, to continue the application in the matter of West Hill Beach Club to later in the meeting as no one was currently on the ZOOM call regarding it and take up the new application of Elizabeth and Lee Florian at this time; unanimously approved.

The application was later continued to the November 2, 2022 regular meeting.

3. NEW APPLICATIONS:

A. Elizabeth & Lee Florian/Owner – Map 07A – Block 112 – Lot 01A – 375 Niles Road – Landscaping and reconstruction of buffer area in Upland Review Area.

Lee Florian and Elizabeth Florian appeared before the commission regarding this application. He explained that they had a stone wall almost 100' from the lake for which they had hired a landscaping company to convert the stone into a stacked wall.

Mr. Florian noted that the proposal was to remove the deck and firepit that was right by the lake and install drainage in a retaining wall that will direct water both north and south into the woods. He explained that their proposal is to also create raingardens down by the lake and to make sure that runoff is going to the sides and not into the lake. Mr. Florian indicated that there will also be a set of steps in the wall along with the installation of a blue stone patio. Ms. Hall questioned whether the patio would be in the area where the firepit had been. Mr. Florian confirmed. Mr. Hall questioned whether the blue stone would be laid on gravel or stone dust and confirmed that it would not be laid in concrete. Mr. Florian confirmed that it would be laid in stone dust. Ms. Hall questioned whether there was any excavation planned for the raingarden. Mr. Florian noted that the stones will be removed from the area. Mr. Hall questioned whether there would be a little grading done. Mr. Florian confirmed, explaining that they will be sure that there is no runoff into the lake. Ms. Florian noted that the stone wall will function as a huge filter. Mr. Florian explained it will catch any runoff that will divert it to either side.

MOTION: Ms. Hall, Mr. Blow second, to accept the application in the matter of Elizabeth & Lee Florian/Owner – Map 07A – Block 112 – Lot 01A – 375 Niles Road – Landscaping and reconstruction of buffer area in Upland Review Area, finding the activity as not significant, and continue to the November 2, 2022 regular meeting; unanimously approved.

5. MEETING MINUTES - September 7, 2022:

MOTION: Ms. Hall, Mr. Kline second, to approve the September 7, 2022 minutes; unanimously approved.

6. INLAND WETLANDS OFFICER'S ENFORCEMENT REPORT:

Mr. Lucas noted that he had no additional enforcement to report other than the application the commission had just reviewed on 375 Niles Road. He noted that he had received a phone call from a resident who had questioned the sound of equipment at that property. This prompted his visit to check out what was happening at the property, according to Mr. Lucas. He noted that there was straw on the site but that he had requested the installation of silt fence at that property which the property owners were very amenable with complying.

MOTION: Ms. Hall, Mr. Kline second, to continue the application in the matter of West Hill Beach Club, Inc./Owner to the November 2, 2022 regular meeting; unanimously approved.

7. CORRESPONDENCE:

No correspondence was reported.

MOTION: Mr. Blow, Ms. second, to adjourn; unanimously approved. The meeting adjourned at 7:23PM.

Respectfully submitted,
Pamela A. Colombie
Recording Clerk