

**New Hartford Inland Wetlands Commission
TOWN OF NEW HARTFORD, CONNECTICUT
SPECIAL MEETING MINUTES
Wednesday, January 5, 2022 at 7:00 PM
Town Hall, 536 Main Street, 2nd Floor Conference Room, New Hartford**

PRESENT: Chairman James Hall, Anne Hall, Wayne Ryznar (7:30PM), Gerald Tabaka, and Wetlands Agent Mike Lucas.

ABSENT: Karl Hermonat, 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:

None.

3. NEW APPLICATIONS:

A. New Hartford Village /Applicant – Kerin & Kerin LLC/Owner – Map 044 Block 013 – Lot 17B – 237 Main Street – 108 Units of Rental Apartments and Associated Appurtenances.

Professional Engineer Wayne Zirolli, accompanied by Land Surveyor Todd Clark, Soil Scientist Clint Webb, and New Hartford Village Managing Partner (Developer) Tim Brobosky, appeared before the Commission regarding this application. Mr. Zirolli reported that Mr. Clark had prepared most of the layout and design but that he had been consulting on the hydrology for the site. Mr. Zirolli noted that the side-hill slope site had good soil, a loamy, fine, sandy soil. He explained the proposed plan included twenty-six buildings with 108 different units, 9 garage structures consisting of 45 garage units, and a small maintenance building.

Mr. Zirolli indicated that he was still working on the stormwater report, explaining that it was fairly extensive noting that there was 3000 feet of road. He noted that the road runs across the Collinsville Antiques property from Route 44 and that there was a long section up to the housing units. He explained that there was a small drainage ditch at Route 44 and that the road section would not only cross that but the small brook behind Collinsville Antiques, too. Mr. Zirolli noted the location of the three clusters of housing units including one to the southeast, one in the middle towards the west, and one at the end of the road.

Mr. Zirolli noted the grades were steep and reported that there would be a fair amount of excavation necessary to level the areas for the residential buildings. He indicated that the volumes for the materials would be provided at a future date. Mr. Zirolli reported the wetlands were quite well-defined, noting that the edges of the waterways are the limits of the wetlands. He noted one wetland was off Route 44 to the east, which was a sloping wetland that he had walked through and was an upland wetland, not a deep wetland. Mr. Zirolli indicated that he intended to use that wetland as part of his stormwater management plan to flow the overflow from the planned detention basin through that wetland out towards Route 44. A drainage pipe will be constructed along the edge of Route 44 to take any runoff from the wetlands and discharge it into the existing waterway crossing Route 44, according to Mr. Zirolli. He indicated that adequate storage will be provided for the stormwater for the site and that to the extent possible, low impact techniques will be used to both infiltrate and treat the water to ensure that any runoff that heads toward the Farmington River watershed is clear of any sediment and particulates and meets the water quality volume requirements and zero runoff increase requirements.

Mr. Clark discussed the thirty test pits completed as cuts are determined. He noted that the maximum grade going up the hill will be 6%, explaining that anything greater than that would be difficult with snow and ice.

Mr. Bobrosky indicated that he would be the designated agent for the project's erosion control and described his background. He noted that he had been a former wetlands commissioner for the Town of Harwinton.

Mr. Webb noted that three resource areas would be impacted to get the entrance drive installed. He explained that the first channel crossing would be a State of Connecticut Department of Transportation (DOT) drainage ditch, located at the current entrance driveway for Collinsville Antiques. He indicated that the ditch has just sediment and debris collected in it and assumed that DOT cleans it out occasionally. Mr. Webb reported that there is never any water running in it unless it is raining fairly vigorously at which time rainwater comes off the parking lot. He noted that there was no groundwater in it when he had passed by earlier the afternoon of this meeting.

The second crossing will be the man-made ditch, according to Mr. Webb. He noted that this site has been highly modified over the decades. He assumed the second ditch was installed to collect the water coming off the hill when the building was originally constructed. Mr. Webb presumed that it collected water from the housing development on the west side of Collinsville Antiques. Mr. Webb reported the ditch has flow in it from late winter to early or late spring.

The third impact area is at the approach up the hill and emanates from two side slopes that come together. The third crossing is proposed at a stone fjord crossing associated with a stone cart path, where it drops off very steeply, almost 30' to 40'. Mr. Webb noted that it creates almost a waterfall. Following that, it gets into what he characterized as a man-affected channelization. He noted that further on there was a concrete pipe, with much of the cover washed off it, but indicated water still flows through it.

Mr. Webb explained that the second two impacts are from the plan to install culverts in the existing channels. He noted that the side slope wetlands to the eastern part of the project is where the ground water breaks out of the slope, according to Mr. Webb. He indicated that the slope is steep in the area that drops down to the highway and reported that it will be improved by cutting it back and improving the sight distance from the state highway. Mr. Webb noted that a channel will be created as part of the improvements.

Mr. Webb noted that the third wetland is fed from occasional storm water, surface water flowing down the hill, but that it has a base flow that comes from ground water breaking out. He indicated that it was possible that some of the hydraulic impact to this wetland could be affected and reduced by some of the impervious surface catching the surface water and the redirection of it away from that input point. Mr. Webb agreed with Mr. Zirolli's suggestion on how to recharge that wetland by having a level spreader outlet, a wide low-flow discharge. He noted that this would maintain adequate hydrology to the wetland so that it doesn't get dried out in any way. Currently, there were a handful of mature trees with almost no shrubs at all in the area, according to Mr. Webb. He described it to be a lightly forested meadow.

Mr. Hall indicated that there would likely be a much more detailed hydrologic study of flows through the third wetlands prior to the public hearing.

Ms. Hall noted that due to the size of the project, there should be a public hearing. When considering other alternatives, Ms. Hall questioned why it was necessary to remove the hill in the area of the eastern wetlands. She noted that the cuts are very likely to affect the wetlands and questioned why that would be the only possibility. Additionally, she questioned why the stormwater for the impervious surface planned for Units 7, 8, and 9 appeared to be directed toward the eastern wetlands rather than a

stormwater detention basin. Ms. Hall noted that there was little information on the size of the pipe for the entrance road. She requested a stormwater study for the area going up the hill. Ms. Hall requested the clearing line be depicted for upland review areas, particularly the upper areas. She noted that there was no information whether the clearing would be stopped at the conservation area or at the property boundary lines. Ms. Hall requested more information on the plantings in the detention area.

More information on the topography, particularly near Route 44, and the planned cuts for that area was requested.

Mr. Hall also encouraged the design team be prepared at the public hearing to demonstrate how the proposal will result in a net-zero runoff.

Mr. Zirolli noted the limited space to create a roadway, explaining the 100' easement over the first 300' of the former Waring property. Ms. Hall noted that more information was needed. Mr. Zirolli concurred, indicating that there was more work to be completed with the plans.

Mr. Brobosky noted that there are other alternatives that have been prepared and eliminated.

First Selectman Dan Jerram noted the arrival of Mr. Ryznar. He advised Mr. Ryznar that he had been reappointed recently by the Board of Selectmen and took the opportunity to swear in Mr. Ryznar.

Mr. Ryznar requested an opportunity to walk the site. Mr. Brobosky agreed, requesting that Mr. Lucas contact Mr. Webb to coordinate his taking the commission through the property. Mr. Tabaka and Ms. Hall indicated their interest in walking the site, too. Mr. Lucas indicated he would post it as a meeting.

MOTION: Mr. Ryznar, Mr. Tabaka second, to schedule a public hearing in the matter of New Hartford Village /Applicant – Kerin & Kerin LLC/Owner – Map 044 Block 013 – Lot 17B – 237 Main Street – 108 Units of Rental Apartments and Associated Appurtenances, finding the activity as significant; unanimously approved.

Mr. Webb questioned whether the meeting would be a ZOOM meeting. Mr. Lucas confirmed that it would be.

Mr. Jerram suggested that the two new prospective Inland Wetlands Commissioners remain on the ZOOM call for more information on the commission.

MOTION: Ms. Hall, Mr. Tabaka second, to adjourn at 7:42PM; unanimously approved.

Respectfully submitted,
Pamela A. Colombie
Recording Clerk