

**INLAND WETLANDS COMMISSION
REGULAR MEETING – MINUTES
MONDAY, MARCH 25, 2013 – 7:00PM
NEW HARTFORD TOWN HALL – 530 MAIN STREET**

PRESENT: Chairman James Hall, Anne Hall, Lou Moscaritolo, Jack Trumbull; Inland Wetlands Enforcement Officer Rista Malanca.

ABSENT: Troy LaMere, Nancy Schroder Perez, and Wayne Ryznar.

Chairman James Hall called the meeting to order at 7:03PM. All regular members present were seated for the meeting. The proceedings were recorded digitally, and copies are available in the Land Use Office in Town Hall.

1) PUBLIC HEARINGS:

A. Eric Budney, 634 West Hill Road – Demolition and reconstruction of single-family dwelling, installation of septic system, and associated grading in the upland review area.

The Recording Secretary read into the record the legal notice for this application. Mr. Budney stated that he had completed all legally required noticing to abutting neighbors; however, he did not bring the certificates of mailing to the meeting. He offered to get them and return prior to beginning the public hearing; the Commission agreed to proceed with the understanding that the public hearing would remain open to the next regular meeting on April 22nd.

Richard Calkins, PE of Northeast Consulting, LLC addressed the Commission on Mr. Budney's behalf. Mr. Calkins explained that Mr. Budney proposed to tear down and rebuild one of the two existing houses on the lot; the house in question was the one closest to the lakeshore. He explained that the house itself was 26.5 feet from the lake; the distance from the deck at the back of the house to the lakeshore was 16.5 feet. Mr. Calkins stated that the house was on piers. He said that the new house would be constructed in the same location as the current building, and it would have a 10-foot deck at the back.

Mr. Calkins stated that the new house would require a new septic system. The new 1000-gallon septic tank and 500-gallon pump chamber would be located within the upland review area, approximately 75 feet from the shoreline. He explained that the septic system could not go to the front of the property because of the required distance from the well serving both houses. He stated that the existing system was a 700-gallon tank or dry well located just in front of the existing house and within the upland review area. The leaching fields would mostly be located outside the upland review area, between the two houses onsite. Therefore, the leaching fields would be located approximately 30 feet further away from the lake than the existing system. Mr. Trumbull questioned whether the system had been approved by Farmington Valley Health District (FVHD). Mr. Calkins stated that percolation testing had been completed, but FVHD approval had not yet been obtained; FVHD variances would be necessary for the system.

Mr. Calkins explained that the present house did not have a basement; however, one was proposed for the new house. Because of the slope of the lot and the need to have the house constructed two feet above the flood line, this would not require as much excavation as might be expected. He said that there would be a crawl space at the south end of the house and a full basement the northern end of the house. Approximately 45 yards of material would be removed to create the basement; this material would be used for the septic system and to grade around the building once it was completed.

Mr. Calkins then explained that they proposed two drainage swales on the east and west sides of the property to handle run off from the street. Mr. Hall questioned how steep the driveway was, and Mr. Calkins stated it was 5% grade. Mr. Calkins informed the Commission that Mr. Budney and his neighbor were considering working together to obtain engineered plans to address runoff on both their properties; however, no work could be done on this until the snow melted. Mr. Hall asked how steep the swales would be, and Mr. Calkins stated that they would be 5% grade as well. Mr. Trumbull expressed concern that the Commission did not have information regarding how much water would be flowing through the drainage swales and whether the proposed design was adequate for the amount of water. He asked how roof runoff would be handled, and Mr. Calkins stated that it was his recommendation to have that drain off the sides of the roof to the drainage swales. He noted that the footprint of the proposed house was no bigger than that already existing.

IWC – 032513 Minutes

Ms. Malanca noted that this application was also before the Zoning Board of Appeals, and they had requested the Town Planner and the Town Engineer to review this proposal. Mr. Hall stated that he would like the Inland Wetlands Commission to receive copies of those reports, and he recommended keeping the public hearing open in order to be able to do so. He expressed concern regarding a potential lack of sedimentation trapping and flow control. Mr. Calkins questioned whether Mr. Hall's concerns were during construction or in regard to runoff from the road; Mr. Hall stated he was concerned with both. Mr. Hall noted the close proximity of the house to the lake as well as the steep topography. He stated that additional interventions might be necessary, and he wanted additional information from the Town's consultants because of this.

Mr. Trumbull the close proximity of the driveway to the western side of the property and asked where the drainage swale would be located in this area. Mr. Calkins stated that it would be between the driveway and the western property line; however, his design plan was to have the majority of water go to the eastern side of the property, particularly if they were able to work with Mr. Budney's abutting neighbor on the eastern side.

Mr. Trumbull and Ms. Hall agreed with Mr. Hall that additional information was necessary regarding the amount of water proposed to go through the swales at the side of the property. Mr. Calkins expressed frustration that the Town did not manage runoff from Town roads better. Mr. Hall noted that wherever the water originated, it was currently flowing through Mr. Budney's property on the way to the lake, and they therefore wanted to make sure that the proposed drainage system was adequately sized and designed to accommodate it.

MOTION Mr. Trumbull, second Ms. Hall, to continue the public hearing in the matter of **Eric Budney, 634 West Hill Road – Demolition and reconstruction of single-family dwelling, installation of septic system, and associated grading in the upland review area** to the April 22, 2013 regular meeting in order to allow time for the receipt of the following outstanding materials:

1. Reports from the Town's engineering and planning consultants;
2. Proof of the applicant's notice to abutting neighbors;
3. Farmington Valley Health District approval.

The motion was unanimously approved.

2) **NEW APPLICATIONS:**

No business was discussed.

3) **PENDING APPLICATIONS:**

- A. **Eric Budney, 634 West Hill Road – Demolition and reconstruction of single-family dwelling, installation of septic system, and associated grading in the upland review area.**

The Commission agreed to table this matter to the April 22, 2013 regular meeting.

4) **MEETING MINUTES:**

- A. **February 25, 2013 regular meeting.**

MOTION Ms. Hall, second Mr. Moscaritolo, to approve the minutes of the February 25, 2012 regular meeting as written; unanimously approved.

5) **INLAND WETLANDS ENFORCEMENT OFFICER'S REPORT:**

Ms. Malanca briefly reviewed her enforcement activities for the period from February 26th through March 25th. She updated the Commission on the status of work at 23 Oriole Drive, noting that some hay bales had been installed along the shorelines; however, not yet along the intermittent water course.

IWC – 032513 Minutes

6) CORRESPONDENCE:

Mr. Hall read into the record an email from First Selectman Dan Jerram to Ms. Malanca dated March 19, 2013 regarding the closure of the Carpenter Road Bridge and the Town's efforts to date to repair it.

7) OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

No business was discussed.

MOTION Mr. Trumbull, second Mr. Hall, to adjourn at 7:38PM; unanimously approved.

**Respectfully submitted,
Stacey M. Sefcik
Recording Secretary**