

**INLAND WETLANDS COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, September 2, 2015 – 7:00PM
NEW HARTFORD TOWN HALL – 530 MAIN STREET**

PRESENT: Chairman James Hall, Anne Hall, Wayne Ryznar, Lou Moscaritolo, Inland Wetlands Enforcement Officer Steve Sadlowski.

ABSENT: James Chakulski, Nancy Schroeder Perez, Troy LaMere.

Chairman James Hall called the meeting to order at 7:00PM. All regular members 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. Michael Bernstein & Betty Cuervo – Application for Permit – Map 04a – Block 112 – Lot 037 - 698 West Hill Road – Remodel Existing House, Adding 10x10' to Expand Kitchen on the West Side, Adding Bathroom in Basement, No New Bedrooms, No Change to Building Height.

Legal notice for the hearing was read into the record and reported to have run in The Hartford Courant on July 20, 2015 and July 27, 2015.

Tom Grimaldi, P.E. of R.R. Hiltbrand Engineering & Surveying, LLC appeared before the commission on behalf of the applicants. He provided copies of the site plan and referred to a copy which he had color coded depicting the various features of the site. He described the addition, which was approximately 170 square feet, noting the only major change with the project is the very negligible erosion potential on the site. He explained that where the addition is proposed is a very contained location.

Ms. Hall asked about the foundation of the addition. Mr. Grimaldi indicated that it would be a concrete frost wall. Mr. Hall noted that the work would not be located on the lake side and the engineer agreed it would not be on the lake side and is in a very contained area. Regarding a question about the septic system posed by Ms. Hall, Mr. Grimaldi indicated the existing leach field would remain and that only the septic tank pump chamber will be relocated. Mr. Wayne Ryznar questioned the size of the septic tank. Mr. Grimaldi indicated that it is a 1000 gallon septic tank and a 1000 gallon pump chamber.

MOTION: Ms. Hall, Mr. Ryznar second, **to close the public hearing in the matter of Michael Bernstein & Betty Cuervo – Application for Permit – Map 04a – Block 112 – Lot 037 - 698 West Hill Road – Remodel Existing House, Adding 10x10' to Expand Kitchen on the West Side, Adding Bathroom in Basement, No New Bedrooms, No Change to Building Height.**

2) PENDING APPLICATIONS:

A. Michael Bernstein & Betty Cuervo – Application for Permit – Map 04A – Block 112 – Lot 037 - 698 West Hill Road – Remodel Existing House, Adding 10x10' to Expand Kitchen on the West Side, Adding Bathroom in Basement, No New Bedrooms, No Change to Building Height.

MOTION: Mr. Ryznar, Mr. Lou Moscaritolo second, **to approve the application in the matter of Michael Bernstein & Betty Cuervo – Application for Permit – Map 04a – Block 112 – Lot 037 - 698 West Hill Road – Remodel Existing House, Adding 10x10' to Expand Kitchen on the West Side, Adding Bathroom in Basement, No New Bedrooms, No Change to Building Height. Said approval is subject to the standard conditions, including monitoring the area for proper erosion controls as well as subject to inspections of the Inland Wetlands Enforcement Officer checking on the operation of the construction of the project for adherence to the Inland Wetlands laws; unanimously approved.**

3) NEW APPLICATIONS:

A. James E. & Sharon W. Creighton – Application for Permit – Map 04A – Block 112 – Lot 033 – 682 West Hill Road – Move Foot Print of Cottage Away From Water and Away From Property Line. Construction of Cottage Using Similar Foot Print. Addition of 15x15' Patio.

Mr. Grimaldi spoke on behalf of this application, too. He distributed copies of a sketch prepared by the applicant, Mr. James Creighton, depicting the location of the existing dwelling and deck as well as where the proposed dwelling will be located. He noted that currently the dwelling is “pretty much right on top of the water” as well as located 1.2 feet away from the property line. He noted that the applicant is seeking to rebuild the house with basically the same footprint but would square the corner of the building off and would move it back from the lake approximately ten (10) feet or so. He noted that his clients would like to construct a patio down near the lake. Mr. Grimaldi explained that among the constraints with the project are maintaining the view of the lake while also considering the location of the septic system. He noted that his efforts include to treat the runoff before it gets to the lake. Mr. Grimaldi noted that there won't be a huge increase to the runoff but that there will be some. Mr. Grimaldi noted that he is seeking to include bio retention in his final design.

Mr. Grimaldi welcomed and received feedback from the commission prior to the plan going to final design.

MOTION: Ms. Hall, Mr. Ryznar second, **to accept the application, deeming it in the public interest to schedule a public hearing in the matter of James E. & Sharon W. Creighton – Application for Permit – Map 04A – Block 112 – Lot 033 – 682 West Hill Road – Move Foot Print of Cottage Away From Water and Away From Property Line. Construction of Cottage Using Similar Foot Print. Addition of 15x15' Patio; unanimously approved.**

Mr. Grimaldi noted that his clients, the applicants, are also seeking to remove some very large boulders during the lake's draw down. He was advised to bring a plan for this to the public hearing.

4) MEETING MINUTES: August 5, 2015

MOTION: Ms. Hall, Mr. Moscaritolo second, **to approve the August 5, 2015 Minutes; Motion passed with Mr. Hall, Ms. Hall, and Mr. Moscaritolo voting aye, Mr. Ryznar abstained.**

5) INLAND WETLANDS OFFICER'S ENFORCEMENT REPORT:

Mr. Sadlowski reported that work is underway to replace culverts on South Road. Additionally, he reported that the work is completed on West Road.

6) CORRESPONDENCE:

None reported.

7) OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

The practice of requiring public hearings with applications and the frequency and circumstances with which they are required was discussed. Mr. Hall also described a history regarding this.

Commissioners discussed the recent submission for the Plan of Conservation and Development to the Planning and Zoning Commission, advocating extending the town's sewer service up to the West Hill Lake area in an effort to preserve the water quality there before a problem develops.

MOTION: Mr. Ryznar, Ms. Hall second, **to adjourn at 7:46PM; unanimously approved.**

Respectfully submitted,

**Pam Colombie
Recording Secretary**