

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

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

**ABSENT:** Troy LaMere, Wayne Ryznar, Nancy Schroeder Perez.

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. 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. Hall read the legal notice for the public hearing into the record and noted that it appeared in the Hartford Courant on September 24, 2015 and October 1, 2015. Mr. Hall received receipt of confirmation of notice of the public hearing to all abutting neighbors to the subject parcel.

Mr. Tom Grimaldi, P.E. of R.R. Hiltbrand Engineers, appeared before the commission on this application and also provided approval of the plans from the Farmington Valley Health District. Mr. Grimaldi described the property, noting the deck is currently up against the water with the building being 1.2 to 1.5 feet from the lake. He also referenced the plans presented at the previous meeting which had included moving the deck to ten feet away from the lake. Mr. Grimaldi commented that the design he had created for the property of the Hall family was something that he was looking to as a model in terms of bio-retention treatment. Mr. Grimaldi referred commissioners to site drawings that included a Demolition Plan, Site Layout Plan, Grading and Drainage Plan, and a Planting Plan.

The Demolition Plan depicted the location of the existing dwelling, existing deck, existing dock, existing shed, existing septic tank, pump chamber, and leach field. The Site Layout Plan reflected that the dwelling would be pulled back so that the closest part would be fifteen (15') feet and would go from five (5') feet along the property line to eight (8') feet along the property line. He noted the deck is now tucked underneath in his plans and the steps have been turned rather than going straight out. The patio in Mr. Grimaldi's plan increased the patio from fifteen feet by fifteen feet (15'x15') to eighteen feet by eighteen feet (18'x18'), still a smaller size than what was proposed as part of the plans from the previous meeting. Mr. Grimaldi noted that the proposed dwelling is about twenty-six feet off the lake in these plans and eleven and a half (11½') off the septic tank, still outside the ten (10') feet as allowed by code. The Grading and Drainage Plan called out for a pervious type patio, which will allow water to run through the pavement into a crushed stone base into a perforated pipe system that will then go into a solid pipe under the deck into a bio-retention area that is underdrained with a couple of cleanouts on it which will eventually run into a retention wall along the lake. The retention wall will be created from a large group of rocks and boulders presently on site, according to Mr. Grimaldi. He noted that the building of the wall would be from these, only when the water is low from the lake being drawn down. Mr. Grimaldi reviewed proposed sediment controls, including using eighteen inch Filtraxx socks, stacked in a pyramid shape and staked down. Mr. Grimaldi also shared a detailed construction sequence, containing twenty (20) items. Mr. Grimaldi reviewed the Planting Plan, reflecting planting within the bio-retention area as well up to the edge of the stairs. He also reviewed how the contractor will obtain access from the neighbor, Mr. Ronald Fierman. Mr. Grimaldi submitted into the record the email communications between Mr. Fierman and Mr. Creighton.

Mr. Grimaldi then described the retaining wall. He explained that once the water table is lowered, the mason will install a reinforced concrete footing a few tenths above the high water mark, will then take boulders that are underneath the deck and build the wall complete with weep holes to keep the hydrostatic pressure down behind the wall, crushed stone behind it with a filter fabric wrap around the ends of the pipes within the crushed stone to prevent the stone from migrating through the pipes and into the lake. He noted that the dock would remain.

**MOTION:** Ms. Anne Hall, Mr. Lou Moscaritolo second, to close the 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.

**2) PENDING 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.**

**MOTION:** Mr. Moscaritolo, Ms. Hall second, to approve the application 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 as depicted in the revised plans of October 1, 2015 subject to the standard conditions; unanimously approved.

**3) New APPLICATIONS:**

**A. Michael & Kimberly Cunningham – Special Exception – Map 09A – Block 111 – Lot 001 – 100 Pond Road – Rebuild Stone Wall That has Fallen Into Water. Level Land Between Stone Wall and Wooden Retaining Wall. Rebuild Wooden Retaining Wall With Stone. Redo and Expand Patio Area. Use Existing Bluestone and Add Pavers. Stairs With Railing Into Water. Curtain Drains Will Be Employed to Control Infiltration. Remove Stump.**

Mr. Michael Cunningham appeared before the commission along with his wife, Kimberly Cunningham and his mason, Mr. Peter Campbell. Mr. Cunningham explained that he and his wife are seeking to rebuild items that have fallen into disrepair. He noted that his mason would be performing the rebuild of the wall with the stone that is already there. Additionally, he noted that the small grassy, slightly sloping area behind the wall would be leveled out helping to reduce infiltration and runoff. This area would remain grass, according to Mr. Cunningham. He also explained that the railroad ties of the second small retaining wall will be removed and replaced with a stone wall. Finally, the existing blue stone patio will be reconstructed using the same materials that are currently there in addition to some pavers.

Mr. Campbell shared with each commissioner copies of a hand drawn sketch of the proposed work accompanied by a picture of the site presently. Mr. Campbell noted that the wooden steps to the lake would be removed and replaced with stone steps stacked on top of one another. He noted that drainage behind the wall will include three-quarter inch trap rock with a filter fabric over it. In response to an inquiry made by Ms. Hall regarding the footings, Mr. Campbell commented that the wall will not include a footing because it is a dry, five foot wide wall and will extend into the soil behind the wall. Mr. Campbell noted that his plans include bringing in a mini excavator. He noted that he would be installing a silt fence while working.

**MOTION:** Ms. Hall, Mr. James Chakulski second, to accept the application in the matter of Michael & Kimberly Cunningham – Special Exception – Map 09A – Block 111 – Lot 001 – 100 Pond Road – Rebuild Stone Wall That has Fallen Into Water. Level Land Between Stone Wall and Wooden Retaining Wall. Rebuild Wooden Retaining Wall With Stone. Redo and Expand Patio Area. Use Existing Bluestone and Add Pavers. Stairs With Railing Into Water. Curtain Drains Will Be Employed to Control Infiltration. Remove Stump and deeming it non-significant and set to a vote at the next meeting; unanimously approved.

**4) MEETING MINUTES: September 2, 2015**

The September 2, 2015 Minutes should be modified to reflect that James Chakulski was absent.

**MOTION:** Ms. Hall, Mr. Moscaritolo second, to accept the September 2, 2015 Minutes as modified; unanimously approved.

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

Mr. Sadlowski reported responding to an unsigned complaint received regarding Bruning Road wherein the complainant reported the property owner was creating a pond. Mr. Sadlowski reported that the owner had only been cleaning up a drainage ditch. Mr. Sadlowski also spoke about his review of the installation of one of the new pipes on Ramstein Road.

**6) CORRESPONDENCE:**

None reported.

**7) OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:**

None reported.

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

**Respectfully submitted,**

**Pamela A. Colombie  
Recording Secretary**