

**New Hartford Inland Wetlands Commission  
TOWN OF NEW HARTFORD, CONNECTICUT  
REGULAR MEETING MINUTES  
Wednesday, February 1, 2017 at 7:00 PM  
New Hartford Town Hall  
530 Main Street, New Hartford, Connecticut**

**PRESENT:** Chairman James Hall, Anne Hall, Lou Moscaritolo, Nancy Shroeder Perez, Steve Unger and Regina Wexler; Inland Wetlands Officer Ruth Mulcahy.

**ABSENT:** James Chakulski.

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:**

**A. Robert & Michelle Palmer – Map 06A – Block 112 – Lot 077 - 182 Camp Workcoeman Road – Repair Seawall for a length of 29' and a height of 5'9".**

It was noted that this hearing is continued from a previous meeting.

Robert Palmer, accompanied by his wife Michelle Palmer, appeared before the Commission regarding this application. He noted that he and his wife do not believe that a stone wall for the type of topography present on the site is feasible. Mr. Palmer distributed copies of a drawing depicting a diagram of their property, looking east, pointing out the location of a peninsula jutting out into the lake, containing a fire pit and picnic tables. He estimated that 51 tons of material comprise this peninsula held in place by the cement wall needing repair. Mr. Palmer also noted the location of a 2600-pound rock out from shore, alone in the water, near the peninsula. He reported that this large boulder moves from year to year, explaining that he and his wife are of the opinion that the same would occur with a rock wall. With respect to heavy equipment in the lakebed, Mr. Palmer opined that whereas a rock wall would require it, a cement one would not. Mr. Palmer also cited a 2005 boat ramp repair as precedent of this type of work having been allowed in the past. Additionally, Mr. Palmer noted that this wall has stood for nearly twenty-four years.

Ms. Hall questioned how the proposed wall would be anchored to the lakebed. Michael Hiles of 343 Bruning Road, a contractor accompanying Mr. Palmer, noted that it would be anchored to the existing ledge. She questioned whether the ledge is clean. Mr. Hiles explained that some dirt may have to be shoveled away. Ms. Hall questioned whether there will be any type of footings. Mr. Hiles indicated that there will not be, noting that it will be a mono-lithic pour. Ms. Hall questioned whether the form work for the wall will be put in by hand. Mr. Hiles confirmed.

Discussion followed about the difference between the free-standing boulder Mr. Palmer had described as moving and boulders that would be installed against the shore line. Mr. Hall disagreed with Item #7 of Mr. Palmer's written comments, submitted during this meeting.

Mr. Hiles explained that the proposed repair will include an epoxy coated rebar in a 2500psi concrete. He noted that the usual curing period is 48-72 hours. Ms. Mulcahy questioned whether this wall is proposed to be extended out from the current location. Mr. Hiles confirmed, noting a one-foot slant, on the front bottom of the wall.

Bob Switzgable of 178 Camp Workcoeman Road spoke in support of the project.

**MOTION:** Ms. Shroeder Perez, Ms. Hall second, to close the public hearing in the matter of Robert & Michelle Palmer – Map 06A – Block 112 – Lot 077 - 182 Camp Workcoeman Road – Repair Seawall for a length of 29' and a height of 5'9"; unanimously approved.

## **2. PENDING APPLICATIONS:**

**A.** Robert & Michelle Palmer – Map 06A – Block 112 – Lot 077 - 182 Camp Workcoeman Road – Repair Seawall for a length of 29' and a height of 5'9".

**MOTION:** Ms. Wexler, Ms. Shroeder Perez second, to approve the application in the matter of Robert & Michelle Palmer – Map 06A – Block 112 – Lot 077 - 182 Camp Workcoeman Road – Repair Seawall for a length of 29' and a height of 5'9" subject to the following conditions as well as the typical standard conditions:

1. Work must be done during a deep drawdown;
2. No heavy equipment in the lake;
3. If water is hit before they hit ledge, the applicants must return to this Commission with an amended plan; and
4. Drawings and photographs showing what the new plan is in detail; unanimously approved.

## **3. NEW APPLICATIONS:**

**A. Scott Gerlormino/Applicant – Scott J. & Stefanie R. Gelormino/Owners – Map 003 - Block 025 – Lot 02E – 350 Gillette Road – Shed Butting Against Driveway. Not on or Against any Watercourse.**

Ms. Mulcahy explained that this application is an after-the-fact application as it involves a small shed that has already been constructed and set upon cement blocks, existing above an intermittent watercourse. Ms. Shroeder Perez explained that she had noticed this shed from her kitchen window, as it had been installed in November, 2016. She explained that she had advised her neighbor to be sure not to store certain items in this shed.

Scott Gelormino was present and noted that he has never seen water in this location. Mr. Hall noted that his inclination was to refer for an agent determination but advised Ms. Mulcahy that there should be a restriction on the use to prohibit fuels, lubricants, or liquid hazardous materials.

**MOTION:** Ms. Hall, Ms. Shroeder Perez second, to refer the application for an agent determination in the matter of Scott Gerlormino/Applicant – Scott J. & Stefanie R. Gelormino/Owners – Map 003 - Block 025 – Lot 02E – 350 Gillette Road – Shed Butting Against Driveway. Not on or Against any Watercourse; unanimously approved.

**B. Bonnie & John Flattery/Applicants – Bonnie J. Flattery/Owner – Map 06A – Block 112 – Lot 060 – 116 Camp Workcoeman Road – Sanitary Septic System Repair and the Installation of Leaching Galleries for Disposal of Water Treatment System.**

John Flattery, accompanied by Bonnie Flattery, appeared before the Commission regarding this application. He referenced drawings, noting that the second sheet was created in response to the demand of Farmington Valley Health District.

He explained that in late summer/early fall, Suburban Sanitation had advised them that a septic system replacement was needed. Mr. Flattery explained that the existing system dates back to 1961 or 1962. Mr. Flattery explained that a plan to rebuild the cottage was approved in 2009. He noted that the septic design plan from 2008, prepared by Tom Shannon, PE, was again reviewed by the Farmington Valley Health District who provided suggestions on treatment of the well water.

Ms. Hall questioned the distance between the proposed work and the lake. Ms. Mulcahy explained that the system is up towards the road, more than one hundred (100') feet from the lake. Mr. Hall questioned the distance between the proposed work and the stream. It was noted that there is about forty-eight (48') feet between the proposed work and the stream. Mr. Hall questioned the time of year the work would be completed. Mr. Flattery indicated that it would be in the dryer season, likely late Spring at the earliest.

It was noted that a letter has been submitted by the applicants' neighbor, Steve Kayser, of 122 Camp Workcoeman Road, in support of the application.

**MOTION:** Ms. Shroeder Perez, Ms. Hall second, to accept the application in the matter of Bonnie & John Flattery/Applicants – Bonnie J. Flattery/Owner – Map 06A – Block 112 – Lot 060 – 116 Camp Workcoeman Road – Sanitary Septic System Repair and the Installation of Leaching Galleries for Disposal of Water Treatment System, deeming the activity as non-significant thereby not requiring a public hearing; unanimously approve.

**4. MEETING MINUTES – December 7, 2016:**

**MOTION:** Ms. Shroeder Perez, Ms. Hall second, to approve the December 7, 2016 Minutes; unanimously approved.

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

No business discussed.

**6. CORRESPONDENCE:**

Noting that copies have been provided to Commissioners, Mr. Hall reported receipt of correspondence from James Randozzo of the Metropolitan District Commission, dated January 31, 2017 regarding the replacement of Carpenter Road Bridge No. 091013 over the Nepaug River.

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

**A. Discussion of Carpenter Road Bridge**

Mr. Hall reminded Commissioners that when this project was last discussed, it was suggested that alternatives being considered should be emailed to them. First Selectman Dan Jerram appeared before the Commission and noted that there has been no active construction at this site since the last regular meeting of the Commission on December 8, 2016.

Todd Parsons, PE, of Lenard Engineering appeared before the Commission, explaining that the contractor has developed an enhanced plan for the coffer dam system. Mr. Parsons referenced drawings depicting the original plan, their plan in red, and then the changes depicted in green. Mr. Parsons then reviewed the history of what has occurred on the site as well as a proposal to install sheet piling upstream. Ms. Hall questioned whether Mr. Parsons agreed that the bypass would likely work if the sheet piling was done. Mr. Parsons agreed, noting that the soil at the site is actually conducive to this.

Issues identified in Mr. Randozzo's letter, including the stockpiling of debris and a pile of logs, were then discussed. Mr. Parsons noted that the site is stable now.

Mr. Parsons reported that the contractor is seeking to get started as soon as possible and has projected a five-week time frame from when he begins, noting though that it will take two days to get the material.

It was noted that Mr. Parsons spoke with Northwest Conservation District Executive Director Sean Hayden who had suggested that periodic checks be conducted during the construction progress.

Mr. Parsons explained that the expected work will include sheeting on the upstream side and possibly on the downstream side and to stabilize blocks in one area depicted on the drawing. Mr. Parsons also explained that the contractor is looking for flexibility to use concrete instead of granular material on the subgrade, if required.

It was agreed that weekly written reports will be emailed to Ms. Mulcahy and Mr. Hall who will then provide it to the Commission commencing on February 10, 2017.

**B. Bakerville Library Shed**

Ms. Mulcahy reported that the Bakerville Library is interested in installing a shed next the old firehouse. She noted that resident Jarrod Carroll estimated the proposed location of the shed to be about forty-five (45') from the brook. Ms. Mulcahy explained that the Town has already waived the fees for application and requested that this application move forward with an agent determination.

**MOTION:** Ms. Hall, Ms. Shroeder Perez second, to adjourn at 8:34PM; unanimously approved.

**Respectfully submitted,**

**Pamela A. Colombie  
Recording Clerk**