

**New Hartford Inland Wetlands Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, April 5, 2017 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

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

ABSENT: Lou Moscaritolo.

Chairman James Hall called the meeting to order at 7:00PM.

1. PUBLIC HEARINGS:

None.

2. PENDING APPLICATIONS:

A. Martin F. & Roberta R. Seifert – Map 04A – Block 112 – Lot 037_38 – 704 West Hill Road – Replace Vintage Septic and Cesspool Attached to Upper House with a Single Pumped Septic. New Tank to be Located Inside of Existing Lower Perk Field and New Perk Field at Top of Property Furthest from Lake Adjacent to West Hill Road.

Mr. Hall noted that a public hearing has already occurred and canvassed the Commission for suggestions as to how to proceed with a disposition. Mr. Unger noted that he is in favor of replacing a vintage septic and cesspool. The Commission agreed.

MOTION: Ms. Schroeder Perez, Ms. Hall second, to approve the application in the matter of Martin F. & Roberta R. Seifert – Map 04A – Block 112 – Lot 037_38 – 704 West Hill Road – Replace Vintage Septic and Cesspool Attached to Upper House with a Single Pumped Septic. New Tank to be Located Inside of Existing Lower Perk Field and New Perk Field at Top of Property Furthest from Lake Adjacent to West Hill Road, subject to the typical standard twelve conditions; unanimously approved.

3. NEW APPLICATIONS:

A. Mike Lachance Construction LLC/Applicant – Chris Smith & Linda Bell/Owners – Map 025 – Block 139 – Lot 067 – 76 Arrowhead Drive – Tear Down Existing Structure Due to Fire. Leaving Foundation to Build New Home on Same Footprint.

Mike Lachance appeared before the Commission regarding this application. He explained that a fire occurred at this home on January 11, 2017. It was noted that the home would be demolished down to the foundation, the foundation would be cleaned, and the home would be rebuilt on the existing foundation. It was noted that the home would be twenty-five (25') feet from the wetlands and the deck would be fifteen (15') feet from the wetlands.

Mr. Lachance explained the measures that are planned to protect both the wetlands and the leaching fields. Chris Smith addressed questions regarding the proposed bump out in the front of the home. It was noted that there would not be any significant excavation beyond what would be necessary for the frost wall.

MOTION: Mr. Unger, Ms. Schroeder Perez second, to refer this application to Ms. Mulcahy for an agent determination; unanimously approved.

B. Jared Carroll/Applicant – Bakerville Library Assoc. Inc./Owner – Map 014 – Block 018 – Lot 003 – 8 Maple Hollow Road – 1,000 Gallon Buried Propane Tank Located 10' From Rear of Building. Approximately 40' From Wetlands.

Mr. Hall explained that the Zoning Regulations and/or Building Code require that this propane tank be buried at least ten (10') feet from the building. Mr. Hall explained that Ms. Mulcahy had phoned him and he had directed her to use her best judgment with it. Jared Carroll was present for the meeting and explained that the work has been completed and that his equipment is still on site only because of the weather and wet conditions.

MOTION: Ms. Schroeder Perez, Ms. Hall, to recognize the agent determination made in the application of Jared Carroll/Applicant – Bakerville Library Assoc. Inc./Owner – Map 014 – Block 018 – Lot 003 – 8 Maple Hollow Road – 1,000 Gallon Buried Propane Tank Located 10' From Rear of Building. Approximately 40' From Wetlands; unanimously approved.

C. Collinsville Savings Society – Attorney William Tracy/Applicant – John Ciola/Owner – Map 022 Block 028 – Lot 9-1 – 69 Bruning Road – Soil Conservation and Site Stabilization.

Tom Grimaldi, Project Engineer with R.R. Hiltbrand and Associates, appeared before the Commission, noting that he was retained by the applicant. Mr. Grimaldi explained that the property had recently been transferred through a short sale. He reviewed drawings depicting the 3 to 3.5 acres that had been disturbed, noting as it has been about five years since it was last disturbed, and vegetation has regrown. Mr. Grimaldi reported his walking the property with Ms. Mulcahy and Attorney William Tracy. It was agreed, and noted on the drawings, that the area in the center of the disturbed area that contains 2"-3" caliper trees and dense vegetation should not be disturbed. Mr. Grimaldi explained the Stabilization Sequencing Area that is being proposed. Mr. Grimaldi noted the perimeter controls he has included.

Ms. Hall questioned whether the intent of the plan is to have permanent vegetation. Mr. Grimaldi confirmed. Attorney Tim Furey, appearing on behalf of Attorney William Tracy, noted that the owner has both the means and expertise to handle the work being proposed in the .13 acres in the upland review area.

Mr. Hall requested that Mr. Grimaldi provide additional drawings to reflect the location of the piles that were part of the original Cease and Correct Order issued on this property.

MOTION: Ms. Schroeder Perez, Ms. Hall second, to accept the application in the matter of Collinsville Savings Society – Attorney William Tracy/Applicant – John Ciola/Owner – Map 022 Block 028 – Lot 9-1 – 69 Bruning Road – Soil Conservation and Site Stabilization, deeming there to be significant activity, schedule a public hearing for the next regular meeting; unanimously approved.

MOTION: Ms. Hall, Mr. Hall second, to add to the agenda as Item 3D *William Mascano/Applicant – William Mascano/Owner – Map 025 Block 139 Lot 066 – 96 Arrowhead Drive – To Construct 30'x50' Garage/Barn*; unanimously approved.

D. William Mascano/Applicant – William Mascano/Owner – Map 025 Block 139 Lot 066 – 96 Arrowhead Drive – To Construct 30'x50' Garage/Barn.

William Mascano appeared before the Commission regarding this application. He explained that he drives a very large truck for a mobile tool business. He provided drawings with the proposed building, noting that the maps were not to scale.

Mr. Mascano explained that he has consulted with Farmington Valley Health District who had advised him to obtain his wetlands approvals first.

MOTION: Ms. Schroeder Perez, Ms. Hall second, to accept the application in the matter of William Mascano/Applicant – William Mascano/Owner – Map 025 Block 139 Lot 066 – 96 Arrowhead Drive – To Construct 30'x50' Garage/Barn, deeming the activity as insignificant; unanimously approved.

4. MEETING MINUTES – March 1, 2017:

MOTION: Ms. Hall, Ms. Schroeder Perez second, to approve the March 1, 2017 Minutes; Motion passed with Ms. Schroeder Perez, Ms. Hall, Mr. Unger and Mr. Hall voting aye while Ms. Wexler abstained.

5. INLAND WETLANDS OFFICER’S ENFORCEMENT REPORT:

No report given.

6. CORRESPONDENCE:

It was noted that Commissioners had been provided with copies of the status reports on the Carpenter Road Bridge.

7. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

A. Silas Kinsey/Owner – Map 007 – Blok 023 – Lot 020 – 98 Kinsey Road – Application for Declaratory Ruling - Pond Cleaning.

Mr. Carroll appeared before the Commission regarding this application. Ms. Mulcahy noted that she visited the site and observed two culverts on either side of the road and that the area appeared to be more of a stream than a pond. Mr. Carroll presented with a google sketch explaining that in 1964, at the time that Kinsey Road was built and Route 202 was built, it had been filled in somewhat and noted what remains of the pond.

Ms. Hall noted that she does not see an existing pond but instead sees existing wetlands. Mr. Hall explained that there is fear that there may be some threatened or endangered species in that area and that this work will likely require a full-scale application. Ms. Mulcahy noted that they would need a soil scientist. Ms. Hall recommended a detailed wetlands map before any work is done in the area.

Mr. Carroll explained that he thought that what was being sought was a determination as to whether it is a farm pond. Mr. Hall explained that if the body of water was part of an operating stock farm and the farm had been maintained over the years for the stock or for irrigation, that would probably be an agricultural use, provided that it was not on a stream.

Mr. Carroll noted that Mr. Kinsey has receipts from the Bakerville Lumber Company from cleaning those ponds in the 1970s, evidence that they were maintained at some point, and referred to the Regulations, his property would qualify as an active farm as the hay fields have always been maintained, maple syrup is made, and the property has horses on it. Mr. Hall noted that while it may be a farm, and the Commission may find that the ponds have been part of the farm’s operation, but a determination cannot be made without a complete application.

MOTION: Ms. Hall, Ms. Schroeder Perez second, to adjourn at 7:57PM; unanimously approved.

Respectfully submitted,

Pamela A. Colombie
Recording Clerk