

**New Hartford Inland Wetlands Commission  
TOWN OF NEW HARTFORD, CONNECTICUT  
REGULAR MEETING MINUTES  
Wednesday, September 6, 2017 at 7:00 PM  
New Hartford Town Hall  
530 Main Street, New Hartford, Connecticut**

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

**ABSENT:** Anne Hall.

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:**

None.

**2. PENDING APPLICATIONS:**

None.

**3. NEW APPLICATIONS:**

**A. Jay Buck/Applicant – Cathy McCann Buck/Owner – Map 09A – Block 105 – Lot 040A – 25 Aquatic Road – Repair Existing Stone Wall on Lake Shore. (Previous permit lapsed due to time constraints.)**

Jay Buck, accompanied by his wife Cathy McCann Buck, appeared before the Commission regarding this application. Mr. Buck indicated that he had secured a permit already on proposed repairs to an existing stone wall and patio at his cottage but explained that it had expired. It was noted that this current application appeared to be the exact application as before. It was also noted that no equipment would be brought down to inside the lakebed. The Commission indicated that they would like current pictures at the next meeting.

**MOTION:** Ms. Schroeder Perez, Mr. Unger second, to accept the application in the matter of Jay Buck/Applicant – Cathy McCann Buck/Owner – Map 09A – Block 105 – Lot 040A – 25 Aquatic Road – Repair Existing Stone Wall on Lake Shore deeming the proposed work to not be a significant activity; unanimously approved.

**B. Robert Eselby/Applicant – Sue E. & Robert F. Eselby/Owner – Map 006 – Block 003 Lot 4-4 – 44 Harmony Hill Road – Declaratory Ruling – Install Pipe to Improve Access to Hayfield/Firewood.**

Robert Eselby appeared before the Commission regarding this application sharing pictures of the intermittent stream located on the property. He noted that last week the brook was empty. He noted that he had installed a pipe behind his property about fifteen years ago in a different area for the same purpose. The proposed work included installing a pipe in order to access to his hayfield and firewood. Mr. Eselby indicated that the work would be completed during a dry time.

**MOTION:** Ms. Schroeder Perez, Mr. Moscaritolo second, to issue a declaratory ruling for an agricultural exemption pursuant to Section 4.1.a of the Wetland and Watercourses Regulations in the matter of Robert Eselby/Applicant – Sue E. & Robert F. Eselby/Owner – Map 006 – Block 003 Lot 4-4 – 44 Harmony Hill Road – Declaratory Ruling – Install Pipe to Improve Access to Hayfield/Firewood; unanimously approved.

**C. Dave Scaiscia/Applicant Phyllis W. Marcantonio, Trustee/Owner – Map 013 – Block 004 – Lot 19-6 – 279 East – 279 East Cotton Hill Road – Driveway Modification for an Existing Shared Driveway in an Upland Review Area.**

Dave Scaiscia appeared before the Commission regarding this application. He explained that he and his wife are seeking to purchase a lot at 279 East Cotton Hill Road, a property that shares a driveway. Mr. Scaiscia explained that he is seeking to alter where the access comes off the shared driveway, which is closer to the upland review area. Mr. Scaiscia shared photographs of the site.

**MOTION:** Ms. Schroeder Perez, Ms. Wexler second, to accept the application in the matter of Dave Scaiscia/Applicant Phyllis W. Marcantonio, Trustee/Owner – Map 013 – Block 004 – Lot 19-6 – 279 East – 279 East Cotton Hill Road – Driveway Modification for an Existing Shared Driveway in an Upland Review Area deeming the proposed activity to not be a significant activity; unanimously approved.

**MOTION:** Ms. Schroeder Perez, Ms. Wexler second, to amend the agenda to add the application of Jeremy R. Schaller/Applicant Jeremy R. Schaller and Karaan E. Brandt/Owner - 19 Shady Brook Road Extension – Map 015 – Block 028 – Lot 12D2 – 19 Shady Brook Road Extension – Tree House; unanimously approved.

**D. Jeremy R. Schaller/Applicant Jeremy R. Schaller and Karaan E. Brandt/Owner - 19 Shady Brook Road Extension – Map 015 – Block 028 – Lot 12D2 – 19 Shady Brook Road Extension – Tree House.**

Jeremy Schaller appeared before the Commission regarding this application. He explained that he has already built this 12'x16' tree house, roughly twelve feet off the ground. Mr. Schaller noted that a spat with a neighbor resulted in the neighbor complaining about the tree house that sits within an upland review area. There was a question whether the Commission has the authority to regulate activity that is in the air.

**MOTION:** Ms. Schroeder Perez, Ms. Wexler second, to refer for an agent determination the matter of Jeremy R. Schaller/Applicant Jeremy R. Schaller and Karaan E. Brandt/Owner - 19 Shady Brook Road Extension – Map 015 – Block 028 – Lot 12D2 – 19 Shady Brook Road Extension – Tree House; unanimously approved.

**4. MEETING MINUTES – August 2, 2017:**

**MOTION:** Mr. Unger, Mr. Moscaritolo second, to approve the August 2, 2017 Minutes; unanimously approved.

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

Ms. Mulcahy reminded the board that there is an application from the Town regarding the removal of the underground tanks at the Highway Garage under mandate by the State of Connecticut. She reported that the holding of the wastewater tank was initially going to be 2000 gallons but that the Town now seeks to install a 4000-gallon tank. The consensus of the Commission was that this was acceptable.

**6. CORRESPONDENCE**

None.

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

**A. Presentation of West Hill Dam Project by Martin Seifert.**

West Hill Pond Association President Martin Seifert appeared before the Commission to present information on the proposed repairs to leaks to the West Hill Dam. Mr. Seifert explained that the dam was originally constructed in 1876, with a dry laid stone on both sides. He explained that there will need to be a deep drawdown of approximately five feet as well as the use of a coffer dam. Pictures of the dam were shared. Mr. Seifert reported the cooperation between Barkhamsted and New Hartford. He noted that \$100K has been raised for this initiative.

**MOTION:** Mr. Unger, Mr. Moscaritolo second, to adjourn at 8:00PM; unanimously approved.

**Respectfully submitted,**

**Pamela A. Colombie**  
**Recording Clerk**