

**New Hartford Inland Wetlands Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, November 1, 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:

A. Jeffrey B. Steadman – Map 022 – Block 019 – Lot 004 – 210 Maple Hollow Road – River Bank Erosion Control. (Continued – Applicant failed to mail abutters notices.)

It was noted that the applicant did not provide notice of the public hearing to the abutting property owners and that the public hearing should be continued accordingly.

MOTION: Ms. Schroeder Perez, Ms. Hall second, to continue the matter in application of Jeffrey B. Steadman – Map 022 – Block 019 – Lot 004 – 210 Maple Hollow Road – River Bank Erosion Control; unanimously approved.

2. PENDING APPLICATIONS:

B. 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. (Continuance Requested by Applicant)

Ms. Mulcahy reported that the applicant had requested that this application be continued.

MOTION: Ms. Schroeder Perez, Ms. Hall second, to continue the matter in the application 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; unanimously approved.

3. NEW APPLICATIONS:

A. Louise M. Cooley/Applicant – Francis B. & Louise M. Cooley/Owner – Map 014- Block 007 – Lot 27-5 – East Cotton Hill Road – Proposed one lot Re-Subdivision of Parcel 5 – No Proposed Activities in any Wetland Areas or Within any 100 Foot Upland Review Areas. – Declaratory Ruling for a Subdivision with no Activity.

Ms. Mulcahy relayed the intended plan of the applicant, noting that there is a potential buyer for this parcel and that the house and associated building activity will occur outside of the wetlands and review area.

MOTION: Ms. Wexler, Ms. Schroeder Perez second, to refer the matter of Louise M. Cooley/Applicant – Francis B. & Louise M. Cooley/Owner – Map 014- Block 007 – Lot 27-5 – East Cotton Hill Road – Proposed one lot Re-Subdivision of Parcel 5 – No Proposed Activities in any Wetland Areas or Within any 100 Foot Upland Review Areas. – Declaratory Ruling for a Subdivision with no Activity to the wetlands agent for a declaratory ruling; unanimously approved.

B. Chris Smith & Linda Bell/White Hall Construction /Applicants – Linda Bell & Chris Allen Smith/Owner – Map 025 - Block 139 – Lot 067 – 76 Arrowhead Drive – Bury Propane Tank, Request to Remove Plywood Wall.

Ms. Mulcahy reminded commissioners that the applicants had been before them recently as they were rebuilding after enduring a house fire. She reported that during a visit to the site recently, she had noted the plywood wall that should really be removed. Ms. Mulcahy explained that the area between the activity and the stream has silt fence and that the site is stabilized.

MOTION: Ms. Schroeder Perez, Mr. Unger second, to refer the matter of Chris Smith & Linda Bell/White Hall Construction /Applicants – Linda Bell & Chris Allen Smith/Owner – Map 025 - Block 139 – Lot 067 – 76 Arrowhead Drive – Bury Propane Tank, Request to Remove Plywood Wall to the wetlands agent for a declaratory ruling; unanimously approved.

C. Terrance A. Russo – Map 014 – Block 008 – Lot 022 – 35 Birdsvie Avenue – Replace Existing Failed Septic System Located in the Wetlands With a new System Located out of the Wetlands.

The septic system way at 35 Birdsvie Avenue was described as being back in woods with commissioners recalling the large area of wetlands at this site. Ms. Mulcahy detailed the circumstances of this work and commissioners agreed that it was appropriate to refer it to her for an agent determination.

MOTION: Ms. Schroeder Perez, Ms. Hall second, to refer the matter of *Terrance A. Russo – Map 014 – Block 008 – Lot 022 – 35 Birdsvie Avenue – Replace Existing Failed Septic System Located in the Wetlands With a new System Located out of the Wetlands* to Ms. Mulcahy for an agent determination; unanimously approved.

MOTION: Ms. Schroeder Perez, Ms. Hall second, to add to the agenda the following applications under New Applications:

D. Frank N. and Maria C. Sollito – Map 024 – Block 033 – Lot 005 - 245 West Hill Road - Declaratory Ruling for a Timber Harvest, **E.** River Run Condominium Association – 220 Main Street – Repair/Replace Exterior Decks for Building #8, Units A/B, K/L, and **F.** Scott Goff – Map 022 – Block 028 – Lot 010 – 291 Maple Hollow Road – Installation of Standby Generator 4'x4' Pad and Propane Tank in Upland Review Area; unanimously approved.

D. Frank N. and Maria C. Sollito – Map 024 – Block 033 – Lot 005 - 245 West Hill Road - Declaratory Ruling for a Timber Harvest.

A representative from a lumber company out of Granby, retained to undertake a timber harvest at 245 West Hill Road, appeared before the Commission. He described the proposed work noting that the plan includes a harvest of fifty-five of the eighty-seven acres. The portable bridge that will be utilized to cross the brook was described. It was noted that the work will take place likely in winter provided that the season is cold enough.

MOTION: Ms. Schroeder Perez, Ms. Hall second, to determine that the activities described in the matter of Frank N. and Maria C. Sollito – 245 West Hill Road - Timber Harvest represent a permitted use as of right under Section 4.1A of the Town of New Hartford Inland Wetlands Regulations; unanimously approved.

E. River Run Condominium Association - 220 Main Street – Repair/Replace Exterior Decks for Building #8, Units A/B, K/L.

Dan Eddy, representative from River Run Condominium Association, appeared before the Commission regarding this application. He described the proposed work for the decks, noting that silt fence will be installed and the holes for the piers would be dug by hand.

MOTION: Ms. Schroeder Perez, Ms. Hall second, to refer the application in the matter of River Run Condominium Association - 220 Main Street – Repair/Replace Exterior Decks for Building #8, Units A/B, K/L to Ms. Mulcahy for an agent determination; unanimously approved.

F. Scott Goff – Map 022 – Block 028 – Lot 010 – 291 Maple Hollow Road – Installation of Standby Generator 4'x4' Pad and Propane Tank in Upland Review Area.

Scott Goff appeared before the Commission regarding this application. He explained the area of his property proposed for a new generator pad was in the upland review area. It was noted that Ms. Mulcahy could review and determine the appropriate precautions for this application.

MOTION: Ms. Schroeder Perez, Ms. Wexler second, to refer the application in the matter of Scott Goff – Map 022 – Block 028 – Lot 010 – 291 Maple Hollow Road – Installation of Standby Generator 4'x4' Pad and Propane Tank in Upland Review Area to Ms. Mulcahy for an agent determination; unanimously approved.

4. MEETING MINUTES – October 4, 2017:

The October 4, 2017 Minutes should include the following modifications:

In the eighth paragraph of the first page, the portion of text that reads, "...Consensus of most of the commissioners was that they don't have enough regulations and had concerns with the use of cement..." should instead read, "...Consensus of most of the commissioners was that they don't have enough information and had concerns with the use of cement...".

MOTION: Ms. Schroeder Perez, Ms. Hall second, to approve the October 4, 2017 Minutes as amended; unanimously approved.

5. INLAND WETLANDS OFFICER'S ENFORCEMENT REPORT

None.

6. CORRESPONDENCE

None.

7. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

A. Election of a Vice-Chairman for the Inland-Wetlands Commission.

While different commissioners were considered and encouraged during discussion of electing a Vice-Chairman, none were elected. The Commission agreed to delay action and discuss this again at a future meeting.

MOTION: Mr. Unger, Ms. Wexler second, to adjourn at 7:55PM; unanimously approved.

Respectfully submitted,

**Pamela A. Colombie
Recording Clerk**