

**New Hartford Inland Wetlands Commission
TOWN OF NEW HARTFORD, CONNECTICUT
SPECIAL MEETING MINUTES
Wednesday, April 4, 2018 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Chairman James Hall, Anne Hall, Karl Hermonat, Lou Moscaritolo, Nancy Schroeder Perez, Gerald Tabaka, and Steve Unger; Wetlands Officer Ruth Mulcahy.

ABSENT: None.

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. Ski Sundown/Owner – Robert Switzgable/Applicant – Map 045 – Block 136 – Lots 02A, 003 & 3-1 – 126 Ratlum Road and Associated Parcels – Water Line Extension Involving Ratlum Road, Reservoir Road & Farmington River Turnpike.

It was noted that the legal ad noticing this public hearing was advertised the requisite two times, January 26, 2018 and February 2, 2018, in a newspaper with local circulation. Additionally, proof of mailing to the abutting neighbors was also provided for the record.

George Andrews, PE, of Loureiro Associates, appeared before the Commission regarding this application.

Mr. Andrews reviewed the background of the project, the proposed activities that the project will include as well as the wetlands areas adjacent to the project. Mr. Andrews also reviewed the alternatives that were considered. He noted that the applicant has submitted a plan set, a drainage report, a copy of the application, as well as a copy of the diversion permit to the Department of Energy and Environmental Protection (DEEP) for authorization to divert the water from the MDC aqueduct to service this area.

Referencing his design plans, he described the site including the mountain, the lift, the lodge, the parking area, and the existing snow-making infrastructure that draws off the reservoir pond which receives its water through a diversion from Ratlum Brook. Mr. Andrews explained that his client is seeking to enhance the snow-making capability to enhance the experience at the mountain and to provide an opportunity for future expansion.

Mr. Andrews explained that the proposal includes tapping into an existing tap that formerly supplied New Hartford with water but had been previously abandoned due to the current well-system used in town. He noted that a pump station is necessary as is the construction of the pipe line.

Details of the drainage was also shared by Mr. Andrews. He noted that the discharge at the three sites is raw water and not treated with any of MDC's chemicals.

Mr. Andrews reviewed the location of the delineated wetlands. These include a small 575 square-foot wetland near the intersection of Farmington River Turnpike and Reservoir Road located near the proposed pump house. Another wetland complex located near the high point of Ratlum Road was noted as was the highest functioning wetland along the edge of Ski Sundown's parking lot. It was noted that the proposed activity is about 180' from this wetland.

Erosion controls such as silt fence or mulch socks will be utilized according to Mr. Andrews. He reviewed alternatives to the proposed design, and why they were dismissed.

Mr. Unger questioned when the applicant expects to receive a Diversion Permit from DEEP. Mr. Andrews explained that his firm had received a request for information and that the permit is likely to be received 30-60 days after that information has been provided to DEEP.

Ms. Hall questioned whether there was a designed culvert under Route 219 whereby the wetlands are functioning as a spreader for the first point of discharge near the pump station. Mr. Andrews confirmed, noting that the proposal also includes a level spreader just before that area to mitigate the possibility of erosion. Mr. Tabaka questioned the speed at which it will flow into the wetlands. Mr. Andrews shared his calculations for the flow, noting that he did not have them for velocity. He noted that with the 4" pipe wide open, the flow of the first one would be .35 cfs, the flow of the second one would be .8 cfs, and the last one would be .71 cfs. Mr. Andrews reminded the Commission that the 4" pipe would very likely be throttled back though.

The hearing was open to the public for comment.

Heather Joy of 416 Farmington River Turnpike questioned the size of the proposed pumphouse. It was noted that the size is proposed at 18'x13'. She also questioned how often the pumphouse would be running and how loud the sound from the pumphouse would likely be. Mr. Andrews explained that the duration of the pump would likely be dependent on weather conditions. He explained that the State's Diversion Permit included a request for up to 5,000,000 gallons per day but that typical run time would be five to six hours on any day that conditions are suitable to make snow.

With respect to noise level, Mr. Hall explained that aspect is not under the purview of this commission. However, Mr. Andrews explained that it is a pre-manufactured pumping concrete facility with a hardy door. Mr. Andrews explained that additional insulation can be added if there is a concern with noise.

MOTION: Mr. Unger, Ms. Hall second, to close the public hearing in the matter of Ski Sundown/Owner – Robert Switzgale/Applicant – Map 045 – Block 136 – Lots 02A, 003 & 3-1 – 126 Ratlum Road and Associated Parcels – Water Line Extension Involving Ratlum Road, Reservoir Road & Farmington River Turnpike; unanimously approved.

2. Jeff B. Steadman – Map 022 Block 019 Lot 019 – 210 Maple Hollow Road – River Bank Erosion Control.

It was noted that the legal ad noticing this public hearing was advertised the requisite two times, March 23, 2018 and March 30, 2018, in a newspaper with local circulation.

Jeff Steadman appeared before the Commission regarding this application. He explained that he is seeking approval for an erosion control mitigation project spanning approximately 200' along the Nepaug River, just north and west of the Nepaug River Bridge on Route 219. Mr. Steadman explained that this project is designed, funded and will be overseen by the United States Department of Agriculture Natural Resource Conservation Service. He noted that the professional engineer that has designed the proposal will be on site throughout the duration of the entire project which will likely last about a week.

Mr. Steadman explained that the project is a spruce tree revetment, wherein spruce trees are laid down on an embankment, intertwined and then cabled into the bank itself as a means of erosion control. The work will include some excavation along the river bank but will occur sometime between June 30th and September 30th when the river is at its lowest level.

Ms. Schroeder Perez questioned how long the revetment lasts and whether the trees themselves decompose. Mr. Steadman confirmed that decomposition does indeed occur which is one disadvantage

but that it is deemed the least intrusive riverbank protection. He noted that the this type of plan does necessitate maintenance in the form of additional trees and/or tightening of cables.

Ms. Hall noted that ideally the trees result in being buried from the silt that gets caught traveling through the stream, becoming part of the bank.

Ms. Hall questioned whether the cabling from this proposed work could be used in a later addition of more trees. Mr. Steadman confirmed.

Ms. Hall questioned what will be done with the material removed from the site. Mr. Steadman noted that according to the design engineer, no material will be taken out as all of it will be used on site to shape the bank. Ms. Mulcahy questioned the stone that Mr. Steadman had previously requested to remove. Mr. Steadman indicated that he does not need to take any out and reported that six boulders will be placed in the middle of the river to divert the water as part of the design.

The hearing was open to the public for comment.

Jim Steadman of 53 Carpenter Road reported that he had undertaken the same type of project with the USDA about seven years ago just prior to Hurricane Irene. He noted his concerns at the time with his Christmas Tree farm in the valley and remarked how successful the project had been. Mr. (Jim) Steadman explained that a rope mesh is likely included in the design along with the call for installation of wildlife habitat/river restoration shrubs that work especially well in the erosion control plan.

Mr. Hall questioned whether Mr. (Jeff) Steadman would object to an approval including a condition that riverbank plantings similar to those of the Jim Steadman project. Mr. (Jeff) Steadman indicated that he had no objection with that as a condition of approval.

MOTION: Ms. Schroeder Perez, Mr. Unger second, to close the public hearing in the matter of Jeff B. Steadman – Map 022 Block 019 Lot 019 – 210 Maple Hollow Road – River Bank Erosion Control; unanimously approved.

2. PENDING APPLICATIONS:

A. Ski Sundown/Owner – Robert Switzgable/Applicant – Map 045 – Block 136 – Lots 02A, 003 & 3-1 – 126 Ratlum Road and Associated Parcels – Water Line Extension Involving Ratlum Road, Reservoir Road & Farmington River Turnpike.

Ms. Hall reminded the Commission that a public hearing was scheduled for this application as it had been deemed that there would likely be public interest in the proposal but not because the Commission had concerns with the project's impacts to the wetlands.

MOTION: Ms. Hall, Ms. Shroeder Perez second, to approve the application of Ski Sundown/Owner – Robert Switzgable/Applicant – Map 045 – Block 136 – Lots 02A, 003 & 3-1 – 126 Ratlum Road and Associated Parcels – Water Line Extension Involving Ratlum Road, Reservoir Road & Farmington River Turnpike subject to the standard conditions; unanimously approved.

2. Jeff B. Steadman – Map 022 Block 019 Lot 019 – 210 Maple Hollow Road – River Bank Erosion Control.

Ms. Schroeder Perez opined that as it was necessary to address the erosion of this river, the proposal appears to be a natural fit to accomplish that. Ms. Hall concurred, noting that the current effects of the erosion are very evident, especially downstream.

MOTION: Ms. Schroeder Perez, Mr. Moscaritolo second, to approve the application of Jeff B. Steadman – Map 022 Block 019 Lot 019 – 210 Maple Hollow Road – River Bank Erosion Control subject to the

standard conditions as well as the condition that the project include riverbank plantings similar to those of the Jim Steadman project; unanimously approved.

MOTION: Ms. Schroeder Perez, Ms. Hall second to modify the agenda to add under *New Applications*, item 3F. *James Minor – Map 06A - Block 112 Lot 062 - 126 Camp Workcoeman Road – Install Trex Decking on Top of Existing Stone Dock*; unanimously approved.

3. NEW APPLICATIONS:

A. Mark Fairchild/Applicant – William E. Bartlett/Owner – Map 002 Block 002 Lot 12-10 – 2 Lynette Court – Driveway and One Half of Septic Trench in Upland Review Area.

Mark Fairchild appeared before the Commission regarding this application. He reported that he is seeking to purchase the lot having thought that it had already been an approved building lot. Mr. Fairchild explained that at the time of subdivision approval, the upland review area was limited to 50 feet but has subsequently been expanded to review for activity within 100 feet.

Ms. Mulcahy noted that copies of correspondence relative to this application has already been distributed to commissioners. She noted that she had the opportunity to visit the site but that at the time there was still snow cover. It was noted that the map included does not have all of the wetlands delineated. Mr. Fairchild confirmed that he has been in contact with a soil scientist the date of this meeting. Ms. Mulcahy noted that an updated site plan will be necessary as there has been a lot line revision since the original subdivision approval.

Ms. Hall requested that the applicant be provided with a copy of the correspondence from the neighbor so that he can answer and be ready to respond to the questions put forth in that. Mr. Hall noted that the record of the wetlands review at the time of the subdivision approval will be researched prior to this commission's next regular meeting.

MOTION: Ms. Schroeder Perez, Ms. Hall second, to accept the application in the matter of Mark Fairchild/Applicant – William E. Bartlett/Owner – Map 002 Block 002 Lot 12-10 – 2 Lynette Court – Driveway and One Half of Septic Trench in Upland Review Area and in that in the public interest, schedule a public hearing for the next regular meeting; unanimously approved.

B. LePore and Sons LLC/Applicant – Bernard Castellani/Owner – Map 002 – Block 002 – Lot 11-16 – 906 Tarringford East Street – Declaratory Ruling for a Two-Lot Resubdivision with No Regulated Activities.

Karl Nielson, Development Consultant for the applicant, appeared before the Commission regarding this application. He reminded the Commission that the subject site is part of a previously approved Open Space Subdivision. Mr. Nielson explained the history behind this type of subdivision and explained how this two-lot resubdivision is being proposed.

Professional Engineer Larry Edwards noted the location of the wetlands on the site, indicating that there is no activity within the review area nor any direct disturbances.

MOTION: Mr. Unger, Ms. Schroeder Perez second, that the Commission has examined the proposed activity in the matter of LePore and Sons LLC/Applicant – Bernard Castellani/Owner – Map 002 – Block 002 – Lot 11-16 – 906 Tarringford East Street, and issues a declaratory ruling that there is no regulated activity with regards to the proposed resubdivision; unanimously approved.

C. Klaus J. & Carol J. Gorski – Map 023 – Block 034 – Lot 007 – 98 Bruning Road – 20x32 Foot Accessory Structure. – Modification Application.

Klaus Gorski appeared before the Commission regarding this application to modify a previously approved proposal within an upland review area. It was noted that the applicant should provide additional information at the next meeting as well as full size rendering of the proposed activity.

MOTION: Ms. Schroeder Perez, Ms. Hall second, to accept the application in the matter of Klaus J. & Carol J. Gorski – Map 023 – Block 034 – Lot 007 – 98 Bruning Road – 20x32 Foot Accessory Structure. – Modification Application finding that the proposal does not include significant activity; unanimously approved.

D. James Steadman/Applicant – James E. Jr. & Kathleen B. Steadman/Owners – Map 022 – Block 016 – Lot 5-3 – 65 Carpenter Road – Barn Garage & Shop for Agriculture Purposes Only.

James Steadman appeared before the Commission regarding this application. He explained that the proposal involves a barn for storage for the Christmas Tree farm as well as a Christmas shop. It was noted that the proposed activity is within the upland review area of the wetlands. Mr. Steadman noted that he intends to install a slab foundation for the barn.

MOTION: Ms. Schroeder Perez, Mr. Unger second, to accept the application in the matter of James Steadman/Applicant – James E. Jr. & Kathleen B. Steadman/Owners – Map 022 – Block 016 – Lot 5-3 – 65 Carpenter Road – Barn Garage & Shop for Agriculture Purposes Only, finding that the proposed work does not include significant activity; unanimously approved.

E. Sarah Appletree – Map 045 – Block 136 – Lot 005 – 68 Ratlum Road – Declaratory Ruling – Timber Harvest.

Neither the applicant nor any designated representative appeared before the Commission regarding this application. Ms. Mulcahy explained that this application had been received via regular mail but to date has not been able to reach the applicant.

MOTION: Ms. Schroeder Perez, Mr. Moscaritolo second, to table the application in the matter of Sarah Appletree – Map 045 – Block 136 – Lot 005 – 68 Ratlum Road – Declaratory Ruling – Timber Harvest; unanimously approved.

F. James Minor – Map 06A - Block 112 Lot 062 - 126 Camp Workcoeman Road – Install Trex Decking on Top of Existing Stone Dock.

James Minor appeared before the Commission regarding this application. He explained that his proposal includes replacing the decking in the existing dock with a Trex material but that the stone piers will remain. He noted that there will be no machinery in or near the water.

MOTION: Mr. Unger, Mr. Tabaka second, to accept the application in the matter of James Minor – Map 06A - Block 112 Lot 062 - 126 Camp Workcoeman Road – Install Trex Decking on Top of Existing Stone Dock, finding that the proposed work does not include significant activity; unanimously approved.

4. MEETING MINUTES – January 3, 2018:

MOTION: Ms. Schroeder Perez, Ms. Hall second, to approve the January 3, 2018 Minutes; unanimously approved.

5. INLAND WETLANDS OFFICER’S ENFORCEMENT REPORT

None.

6. CORRESPONDENCE

None.

MOTION: Ms. Hall, Mr. Moscaritolo second, to adjourn at 8:20PM; unanimously approved.

Respectfully submitted,
Pamela A. Colombie
Recording Clerk