

**New Hartford Inland Wetlands Commission  
TOWN OF NEW HARTFORD, CONNECTICUT  
REGULAR MEETING MINUTES  
Wednesday, November 3, 2021 at 7:00 PM  
Town Hall, 536 Main Street, 2nd Floor Conference Room, New Hartford**

**PRESENT:** Chairman James Hall, Anne Hall, Karl Hermonat, Wayne Ryznar, Gerald Tabaka, and Wetlands Agent Mike Lucas.

**ABSENT:** Steve Unger.

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. Mazuronis, Edward G Jr. and Christine M. - Map 09A- Block 105 – Lot 42A – 39(A) Aquatic Road – Tear down and Rebuild of a Single-Family Home.**

The legal ad was noted as having run the requisite two times in the Hartford Courant on October 27, 2021 and October 29, 2021. Additionally, Mr. Lucas reported having received the certificate(s) of mail serving as evidence that the abutting properties received notice of the public hearing.

Principal Engineer Tom Grimaldi of R.R. Hiltbrand Engineers, accompanied by his clients Edward and Christine Mazuronis, appeared before the Commission regarding this application. Mr. Grimaldi submitted a copy of the approval from Farmington Valley Health District on this project. He reminded the commission that this parcel was .97 acres, noting the septic system was across the street from the subject site. Mr. Grimaldi reviewed one of the sheets of the site plan depicting existing conditions, noting the location of the two dwelling units at this property. He noted that the dwelling unit to be removed and replaced was closest to the lake. Mr. Grimaldi noted that all of the impervious surfaces were depicted on the plans and referred commissioners to the paved walkway leading directly to the lake, explaining that it will be removed.

Mr. Grimaldi reviewed the Demolition Plan. He noted that this plan included all that was to be removed including the paved walkway leading to the lake, the dwelling close to the lake, and the associated patio. Mr. Grimaldi noted that a drainpipe with a point source discharge, water laterals, a portion of the force main, the pump chamber, and a tent structure will all be removed. He pointed out the location of the only three trees to be removed as part of this development, noting that all others will remain.

Mr. Grimaldi then reviewed the layout plan, with the planned plantings included on that as well as a new access drive. He noted that a new retaining wall will be added at the lake side of the property, utilizing boulders from the top of the site. He noted the locations of concrete retaining walls that will be part of a walkout basement for the proposed dwelling. The locations of the concrete walkway, porous pavement, flagstone walkway, and a 24' wooden ramp were reviewed. Mr. Grimaldi explained that the wooden ramp will be anchored to the lake wall.

Mr. Grimaldi noted that the plans included a landscaping plan that was developed in consultation with a landscaper, with non-invasive native plantings being included.

The erosion and sedimentation control plan was reviewed with Mr. Grimaldi indicating efforts were made to really minimize grade changes. He noted that a "no go" zone was shown on the drawings and described where the sediment log runs along the area, with an orange construction fence located between it and a woven geotextile fence between the lake and the work areas. He noted that erosion control blankets will be added everywhere to ensure stabilization. Mr. Grimaldi described the redundancy that he has included in the plans to ensure that there would be no problems with erosion.

Some of those items included stone check dams, temporary sediment traps with a stone berm running around it, standpipe with pumping area, seeding of the temporary loam stockpile, and construction entrance for access road. Mr. Grimaldi reviewed the utility plan, noting that the design will reduce the amount of net runoff. He noted that the plan, as designed, will promote groundwater recharge.

Ms. Hall questioned the footing drains. Mr. Grimaldi noted that the footing drains are going out to grade and the roof leaders are going into a drywell. He explained that the footing drains will daylight outside of the buffer area and will include a crushed stone pad that will be installed on top. He noted that a vermin screen will also be on top of it.

Mr. Ryznar praised the erosion control measures included in the plan, noting the amount of precipitation experienced this past year. Mr. Hall questioned the construction schedule. Mr. Mazuronis indicated that construction would begin in the spring.

The hearing was open to the public.

Skip Sly of 57 Aquatic Road questioned the location of the temporary stockpile for the earth that will be excavated during construction. Mr. Grimaldi noted the planned location.

Valerie Wentworth of 35 Dilliston Road questioned the composition of the access road. Mr. Grimaldi noted that there will be a woven geotextile fabric laid eight to ten feet wide with three to four inches of 1½" aggregate. Ms. Wentworth questioned how runoff would be prevented after the removal of the boulders. Mr. Grimaldi explained the area would be seeded. He noted that the boulders had just been piled on top of topsoil where they exist in their current spot. She was pleased that the pine tree was being preserved.

Mr. Sly questioned whether there were plans to replace the lake wall as he recalled an application several years ago to do so. Mr. Grimaldi indicated that there were no current plans to do so, explaining that his firm had reviewed it and there was nothing wrong with it presently.

Judith Harmon of 31 Aquatic Road questioned the plan for the boulders. Mr. Grimaldi indicated that they would be used for a 3' high retaining wall, with either grass or plantings. Ms. Harmon reported the history of problems with silt with any type of construction and questioned how that would be presented with this project. Mr. Grimaldi noted that all areas will be loamed, seeded, and stabilized with erosion control blankets. He reviewed the phasing plan that is also included.

**MOTION:** Mr. Ryznar, Ms. Hall second, to close the public hearing; unanimously approved.

## **2. PENDING APPLICATIONS:**

**A. Mazuronis, Edward G Jr. and Christine M. - Map 09A- Block 105 – Lot 42A – 39(A) Aquatic Road – Tear down and Rebuild of a Single-Family Home.**

**MOTION:** Mr. Ryznar, Mr. Tabaka second, to approve the application in the matter of Edward G. and Christine M. Mazuronis - Map 09A- Block 105 – Lot 42A – 39(A) Aquatic Road – Tear down and Rebuild of a Single-Family Home, subject to the standard conditions, and the condition that there is continual and ongoing observations by the town's wetlands enforcement officer working with Mr. Grimaldi and the applicants during the construction of the project; unanimously approved.

Following the vote on the motion, Mr. Hall urged any resident who may have concerns about the lake or wetlands in town to feel free to bring them to the commission at one of their regular meetings.

## **3. NEW APPLICATIONS:**

None.

**4. MEETING MINUTES – October 6, 2021:**

**MOTION:** Ms. Hall, Mr. Tabaka second, to approve the October 6, 2021 minutes; motion approved with Mr. Hall, Ms. Hall, Mr. Ryznar, and Mr. Tababka approving while Mr. Hermonat abstained.

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

Mr. Lucas indicated that there were no pending enforcement matters.

**6. CORRESPONDENCE:**

The proposed 2022 meeting calendar was reviewed. The October meeting will be held on Tuesday, October 4<sup>th</sup>, as Yom Kippur falls on the typical meeting day, the first Wednesday of each month.

**MOTION:** Mr. Tabaka, Ms. Hall second, to adopt the 2002 meeting calendar as discussed; unanimously approved.

**MOTION:** Ms. Hall, Mr. Hermonat second, to adjourn at 7:44PM; unanimously approved.

Respectfully submitted,  
Pamela A. Colombie  
Recording Clerk