

**New Hartford Inland Wetlands Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, July 6, 2022 at 7:00 PM
Town Hall, 536 Main Street, 2nd Floor Conference Room, New Hartford**

PRESENT: Chairman James Hall, Anne Hall, Ira Kline, Wayne Ryznar, Steve Unger, and Wetlands Agent Mike Lucas.

ABSENT: Gerald Tabaka.

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:

Thomas W. & Amy D. Beecher – Map 06A – Block 112 – Lot 067 – 142 Camp Workcoeman Road – Proposed Reconstruction of a Single Family Home. Installation of a Septic System.

Thomas and Amy Beecher appeared before the commission regarding this application. Mr. Beecher explained that his cottage was constructed in 1931 by his grandparents, reporting that Storm Isaias, in 2020, knocked down a bunch of trees damaging the roof. Mr. Beecher explained that the cottage has no heat, no foundation, and no well. He noted that he and his wife had met with Professional Engineer Dave Whitney at the site to explore what can be done while at the same time preserving as many trees and laurel and as much of the understory as possible.

Mr. Beecher noted that a mantis system would be utilized for the septic system and described the trees and the vegetation that would remain. Mr. Beecher referenced the plans, noting the location of the proposed dwelling. Ms. Hall questioned the excavation plans for the basement. Mr. Beecher indicated that he expected it to be mostly rock and that it would be trucked off site. Mr. Unger observed that the house would include a walkout basement. Ms. Hall questioned whether the gravel driveway would remain. Mr. Beecher noted the history of the driveway, explaining the berm that had been created to address the stormwater runoff. Mr. Unger questioned whether there were any plans for an asphalt driveway. Mr. Beecher indicated that there was not. Ms. Hall questioned whether there was any planned work near the lakefront. Mr. Beecher indicated that there was not but for the plunge pool. As there was none, Ms. Hall opined a public hearing was not necessary.

MOTION: Ms. Hall, Mr. Kline second, to accept the application in the matter of Thomas W. & Amy D. Beecher – Map 06A – Block 112 – Lot 067 – 142 Camp Workcoeman Road – Proposed Reconstruction of a Single Family Home. Installation of a Septic System, finding the activity as not significant; unanimously approved.

B. William B. & Mary H. Hall – Map 016 – Block 034 – Lot 5-1 – 322 Bruning Road – 1 Lot Subdivision. Installation of a Septic System.

Chairman Hall noted that neither he nor the secretary of the commission, Ms. Hall, were related to the applicants/owners.

Project Engineer Tom Grimaldi of R.R. Hiltbrand Engineering appeared before the commission regarding this application. Mr. Grimaldi reported his clients were seeking to carve out 5.1 acres from this 74.9-acre

parcel. He submitted the septic system approval from Farmington Valley Health District. Mr. Grimaldi reported the wetlands having been flagged by Soil Scientist Eric Davidson last fall, noting they were depicted in blue on the plans. Mr. Davidson also observed a vernal pool on the site. Mr. Grimaldi noted that a report was submitted by Mr. Davidson.

Mr. Grimaldi reviewed the plans, noting the area that will be used for a driveway and where the wetlands crossing will be. The disturbance will be a little more than 3000 square feet and will include a 30" diameter concrete culvert with a couple of precast headwalls, according to Mr. Grimaldi. He noted the overland flow from the highpoint that makes its way down to the vernal pool.

Mr. Grimaldi noted that the plan did not include removing the wetlands soil but instead includes a geotextile fabric that goes on top, covered by tailings with more fabric and more crushed stone and then 3 1/2" minus gravel and process angular.

Mr. Hall requested the vernal pool be included on the other plans, too. Ms. Hall questioned the nature of the wetlands. Mr. Grimaldi explained that it was an intermittent watercourse.

Based on the size of the disturbance for the driveway, 3000 feet in a wetland, there was a consensus to schedule the application for a public hearing. There was also a request that the soil scientist be present for the August 3rd regular meeting.

MOTION: Ms. Hall Mr. Ryznar. second, to accept the application in the matter of William B. & Mary H. Hall – Map 016 – Block 034 – Lot 5-1 – 322 Bruning Road – 1 Lot Subdivision. Installation of a Septic System, and to schedule a public hearing for the August 3rd regular meeting, finding the activity as significant; unanimously approved.

C. Matthew C. Norton – Map 028 – Block 015 – Lot 007 – 603 Steele Road – 1 Lot Subdivision, Construction of Single Family Dwelling. Installation of a Septic System.

Matthew Norton appeared before the commission regarding this application. He explained that he was looking to cut off a piece of land from his 14-acre property. Mr. Norton noted the proposed dwelling will be built into the hillside and will include a sod roof. Mr. Norton indicated the new 1500 square foot home will not have a basement.

Mr. Norton explained that his professional engineer, Brian Denno, was on vacation but could respond to questions of the commission. Ms. Hall questioned how much of the activity would be occurring directly in the wetlands and how much activity would be occurring in the upland review area. Mr. Norton noted the steep topography that falls off into the creek, explaining that there would be cut in the 15' slope. Mr. Norton's contractor reviewed the proposed elevations, noting the front side will be glass windows and the others will be covered.

Ms. Hall questioned the planned septic system. Mr. Norton explained that it would be a pump system on the south side of the house. Mr. Hall noted the height of the retaining wall as slightly over 10'. Mr. Norton confirmed.

Noting that a significant portion of the house and the driveway being located entirely in the upland review area, the consensus of the commission was to schedule the application for a public hearing. The commission also agreed that additional information should be provided on stormwater drainage plan, a plan for the drainage for the retaining wall for the driveway, and a review by the Town's engineer.

MOTION: Mr. Ryznar, Mr. Unger second, to accept the application in the matter of Matthew C. Norton – Map 028 – Block 015 – Lot 007 – 603 Steele Road – 1 Lot Subdivision, Construction of Single Family Dwelling. Installation of a Septic System finding the proposed activity as significant; unanimously approved.

A site walk was planned for 603 Steele Road on Thursday, July 14th.

D. David J. Pergola – Map 04A – Block 112 – Lot 021-20 – 640 West Hill Road – Reface existing concrete retaining wall on lakefront with field stone. Erect new retaining wall and install permeable brick pavers over existing concrete.

David Pergola appeared before the commission regarding this application. He explained that he was looking to reface the existing +100' of lake wall with field stones. Mr. Pergola noted this would be accomplished by installing angle iron on the bottom below water during this year's deep drawdown. Mr. Hall questioned whether there would be any excavation. Mr. Pergola indicated that there would not be and that the work would be done by hand.

Mr. Pergola reported that the project also includes replacing 15'x25' grass area with brick pavers, and as part of that, to build a retaining wall. He noted that he also was seeking to install pavers over the existing concrete and stone, too. Mr. Pergola indicated that he had two 250 square-foot gardens on either side of the property that would capture rainwater.

As the commission discussed whether to schedule a public hearing, Mr. Unger indicated that he was unsure that this year was a deep drawdown. A request was made from the applicant for more information on the retaining wall and where the water will flow. More information on the permeable pavers was also sought.

MOTION: Ms. Unger, Ms. Hall second, to accept the application in the matter of David J. Pergola – Map 04A – Block 112 – Lot 021-20 – 640 West Hill Road – Reface existing concrete retaining wall on lakefront with field stone. Erect new retaining wall and install permeable brick pavers over existing concrete, finding the proposed activity as not significant; unanimously approved.

4. OTHER BUSINESS:

A. Castonguay Family Limited Partnership – Map 024 – Block 032 – Lot 008 – 311 Town Hill Road – Timber Harvest.

Mr. Hall reported that his son-in-law, who is also the husband of Ms. Hall, is the logger for this project. While the consensus of the commission was that they need not exist the room, Mr. Hall noted that he and Ms. Hall would refrain from any discussion of the matter but to answer questions on the planned work.

Mr. Unger questioned how many trees would be included and their locations. Ms. Hall indicated they had not been marked yet. Most of the trees would be ash and hemlock, according to Ms. Hall. She noted that mature hemlock trees are just sitting and are not regenerating with no new regrowth.

Mr. Lucas distributed copies of the application. Mr. Ryznar noted no issues with the matter and was familiar with the family and property and had confidence that the harvest would be executed correctly.

MOTION: Mr. Ryznar, Mr. Kline second, to find the proposed timber harvest of the Castonguay Family Limited Partnership – Map 024 – Block 032 – Lot 008 – 311 Town Hill Road, an as-of-right activity; Motion passed with Mr. Ryznar, Mr. Unger, and Mr. Kline voting in favor while Mr. Hall and Ms. Hall abstained.

5. MEETING MINUTES: February 2, 2022:

MOTION: Mr. Ryznar, Ms. Hall second, to approve the February 2, 2022 Minutes; unanimously approved.

6. INLAND WETLANDS OFFICER'S ENFORCEMENT REPORT:

Mr. Lucas reported having received a communication of a concern from the Bakerville Library Board regarding the activity going on near them on 1120 Litchfield Turnpike (Bakerville Package Store). Mr.

Lucas noted that he and Mr. Hall had visited the site and had no concerns with the activity occurring there and its proximity to the regulated area. Following that visit, the property owner brought in more fill prompting another report to his office and another visit by him to the site, according to Mr. Lucas. He requested that silt fence be installed. Ms. Hall questioned whether there was a septic system for the dwelling there. Mr. Lucas was unsure. Mr. Unger questioned the location to the wetlands. Ms. Hall noted that the Bakerville cemetery was behind it and the wetlands are near there. Mr. Hall noted that he was unsure whether that was a wetlands or a storm swale.

7. CORRESPONDENCE:

None.

MOTION: Ms. Hall, Mr. Tabaka second, to adjourn at 7:42PM; unanimously approved.

**Respectfully submitted,
Pamela A. Colombie
Recording Clerk**