

**New Hartford Inland Wetlands Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, November 2, 2022 at 7:00 PM
Held Remotely – Via ZOOM**

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

ABSENT: Charlie Blow.

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:

A. West Hill Beach Club, Inc. /Owner – Map 02A - Block 112 – Lot 46A – 730 West Hill Road – Rebuild Crumbling Lakefront Stone Wall (165').

Mark Stoffer from the West Hill Beach Club, Inc. appeared before the commission regarding this application. Mr. Stoffer reported the lake wall had been constructed 37 years ago and that approximately four years ago, some crumbling was noted. Although there have been repairs, including some mortaring, undertaken, it has since been determined that the wall needed to be replaced, according to Mr. Stoffer. He reported that the same mason, Jim Volovski of *Stoneman* of Canton, who had constructed the existing wall, has been contracted for the work.

Photographs of the existing lake wall were shared for the commission to review. Mr. Stoffer noted the sidewalk near the lake wall will remain. He noted that there will be no new stone brought in for this work. Mr. Stoffer confirmed that the rocks that are already there will be re-laid back into the wall and secured with mortar. Ms. Hall questioned whether any machinery will be utilized in the process. Mr. Stoffer reported that only the mortar mixing machine will be used, explaining that it would be located in the driveway away from the lake. He noted that the mortar mix will then be transported in buckets or a wheelbarrow down to the lake. Mr. Stoffer indicated that the repair could only be done following the drawdown of the lake, to allow the workers an area to work, noting that it was not necessary to wait for a deep drawdown for the repairs.

Mr. Unger questioned the type of mortar to be utilized and the duration of time necessary for the mortar to set. Mr. Stoffer noted that a commercial type of adhesive would be utilized and that his contractor had estimated the work to take three guys up to five days from start to finish. Mr. Ryznar questioned how long the wall was expected to hold up. Mr. Stoffer noted that the mason expected the wall to hold an additional thirty-seven years following the repairs.

MOTION: Mr. Unger, Mr. Ryznar second, to approve the pending application in the matter of West Hill Beach Club, Inc. /Owner – Map 02A - Block 112 – Lot 46A – 730 West Hill Road – Rebuild Crumbling Lakefront Stone Wall; unanimously approved.

B. Elizabeth & Lee Florian/Owner – Map 07A – Block 112 – Lot 01A – 375 Niles Road – Landscaping and Reconstruction of Buffer Area in Upland Review Area.

Lee Florian and Elizabeth Florian appeared before the commission regarding this application. Mr. Florian reminded the commission that they had removed the firepit and were planning to add drainage from up in the woods to either side of the wall.

Mr. Florian indicated the proposed work included adding a rain garden, removing invasive vegetation along the lake's edge, replacement and widening of the dock, and adding drainage. He explained that the dock supports within the lake would be similar with the replacement, noting that there will only be stones to support them with no excavation into the lakebed. Mr. Hall questioned whether new stones would be utilized. Mr. Florian confirmed that the existing stones would be utilized.

Ms. Hall questioned the excavation necessary for the raingarden. Mr. Florian described the raingarden being located in a bowl style with native plants and organic materials. Ms. Hall questioned whether the flow of water from the patio flowed already in a manner that it will lead to the raingarden. Mr. Florian noted that the patio has no mortar and is pitched slightly over to the woods/dock side. He noted that the plan was to divert the water by the wall. Ms. Florian noted that they have a French drain that goes to the left side of the wall to take care of the runoff. Ms. Hall questioned whether the French drain was new construction. Mr. Florian noted that it will be part of the wall construction. Mr. Hall questioned whether the drain was behind the wall. Mr. Florian confirmed. Ms. Hall noted that the French drain, the landscape wall, the patio, the dock and the rain garden were all new construction. Mr. Florian confirmed. Mr. Ryznar requested photographs be provided to the commission so that a better understanding of the project could be gained.

Mr. Lucas explained that back yard, the area between the dwelling and the lake, had originally been a heavily wooded, vegetated area sloping to the lake. He noted that a 3'/4' retaining wall has been installed creating a level area with a drain behind it diverting the water to either wooded side. Mr. Lucas reported a bluestone patio, set in stone dust, has also been installed. He noted that the invasive species will be replaced with native plantings within the overlay buffer zone. Mr. Lucas noted that the permit was an after-the-fact application as the owners had already done the work. Ms. Hall questioned Mr. Lucas on whether the French drain appeared to be working correctly. Mr. Lucas confirmed.

Ms. Hall questioned whether there was excavation necessary for the raingarden. Ms. Florian noted that the area planned for that had previously experienced the most significant erosion and that the grade in that location has since been raised. Ms. Hall questioned the maintenance plan for the raingarden. Ms. Florian explained that it has been planted already with mulch. Mr. Florian noted that there is silt fence in place and will remain there over the winter until the soils in that area settle. Ms. Florian noted that they had included which native plants were installed.

Mr. Kline questioned the current width of the dock. Ms. Florian noted it to be 3'5". Mr. Ryznar questioned the proposed width. Mr. Florian indicated that it would not be widened to more than 10'. Ms. Florian confirmed that there would be no excavation. Mr. Ryznar questioned whether all of the invasive species have already been removed. Mr. Florian indicated that the plan would be to cut them and stay vigilant with cutting them back. Ms. Hall suggested cutting them in the spring and with a paintbrush, applying organic vinegar-based herbicide on exposed remains.

MOTION: Mr. Kline, Mr. Ryznar second, to approve the application in the matter of Elizabeth & Lee Florian/Owner – Map 07A – Block 112 – Lot 01A – 375 Niles Road – Landscaping and Reconstruction of Buffer Area in Upland Review Area

3. NEW APPLICATIONS:

None.

4. OTHER BUSINESS:

None.

5. MEETING MINUTES – October 6, 2022:

MOTION: Ms. Hall, Mr. Ryznar second, to approve the October 6, 2022 minutes; unanimously approved.

6. INLAND WETLANDS OFFICER'S ENFORCEMENT REPORT:

Mr. Lucas reported that developer Tim Brobosky continues to develop the plans for the housing project on Main Street. Additionally, he noted that the Planning and Zoning Commission is scheduled to begin their discussion and public hearing on Wednesday, November 9th on a proposed text amendment to the zoning regulations to allow for additional units for the New Hartford House.

7. CORRESPONDENCE:

No correspondence was reported.

MOTION: Ms. Hall, Mr. Ryznar second, to adjourn; unanimously approved. The meeting adjourned at 7:33PM.

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