

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

PRESENT: Chairman James Hall, Charles Blow (7:15PM), Anne Hall, Ira Kline, Wayne Ryznar, Gerald Tabaka, Steve Unger, and Wetlands Agent Mike Lucas.

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:

None.

2. PENDING APPLICATIONS:

None.

3. NEW APPLICATIONS:

A. Kara & Christopher Onegla/Owner – Map 006 – Block 003 – Lot 5-2 – 296 Ramstein Road – Proposed 60’x80’ Barn/Workshop & Pumped Septic System & Proposed Driveway and Parking Area.

Licensed Land Surveyor and Professional Engineer Wayne Zirolli and Surveyor Dave Petroccia jointly appeared before the commission regarding this application. Mr. Lucas shared his screen so that the commission could review the plans. Mr. Zirolli explained his client was seeking to expand the existing shed, explaining that Mr. Onegla shares the property with his sister and was interested in being able to bring his construction and farm equipment to the property and be able to work on it. Mr. Zirolli reported the driveway as newly paved, which lent to his explaining why the location of the barn was chosen, noting his client did not want to move the shed forward to the existing paved driveway. Mr. Zirolli opined the wetlands as rivulets from the mountain runoff and not classic lowland wetlands. Mr. Hall questioned whether there was much grading expected behind the building. Mr. Zirolli noted that there was about 4’ of rise from the back of the proposed garage/barn to the rear edge of the parking lot.

Mr. Zirolli reviewed the septic system design, noting that it would be a forced main. Ms. Hall noted that much of the back parking area was within the designated wetland area and the entire building was within the upland review area. Mr. Zirolli confirmed. Ms. Hall questioned whether any work had been done on the site yet. Mr. Zirolli indicated that no work had yet been done on the site but for testing for the proposed septic system.

Ms. Hall noted that she would like to see alternatives to the proposal. Mr. Ryznar questioned the total area of wetlands disturbance. Mr. Zirolli explained how wetlands soils can be in New England during winter time. Mr. Hall questioned what plantings the wetlands included. Mr. Zirolli noted that the wetlands would not be known as wetlands as the area is not swampy. Mr. Hall questioned whether there were plans to install a base with the parking area or if it would just be smoothed off. Mr. Zirolli noted that it would be cleared, grubbed, and stripped of topsoil. He explained that approximately 8” of process stone would be laid and the area graded to drain around the north for the parking lot. The parking lot would drain into the rivulets, according to Mr. Zirolli. It was noted that the plans indicated the parking lot would be paved.

Ms. Hall questioned the amount of excavation, noting the underground propane tanks and the septic system. Mr. Zirolli estimated the amount as 300 to 350 cubic yards of excavation.

Mr. Blow questioned the proposed drainage. Mr. Zirolli indicated the plan included a swale on the east side of the proposed parking area and the north side of the driveway to the rear of the proposed parking area, to guide the runoff.

Ms. Hall suggested that alternatives ought to be shared. Mr. Hall made recommendations that the parking lot be unpaved and that more information be provided on how fluids will be handled. It was noted that MDC ought to be consulted on this project too.

MOTION: Ms. Hall, Mr. Unger second, to accept the application in the matter of Kara & Christopher Onegla/Owner – Map 006 – Block 003 – Lot 5-2 – 296 Ramstein Road – Proposed 60'x80' Barn/Workshop & Pumped Septic System & Proposed Driveway and Parking Area, finding the proposed activity as significant and scheduling a public hearing for the next regular meeting; unanimously approved.

B. Colby Engineering & Consulting, LLC/Applicant – Donald & Wendy Balducci/Owner – Map 017 – Block 230 – Lot 003 – 408 Niles Road – Subdivide Lot Off of Existing House.

Professional Engineer Bill Colby of Colby Engineering & Consulting appeared before the commission regarding this application. He explained that his clients were seeking to break off the current dwelling to a 2-acre lot from the proposed 8-acre lot. Mr. Colby noted that there was an existing wood road. He reported the proposed house was a 2-bedroom house.

Mr. Colby noted the proposal included 1350 square feet of wetlands disturbance for the new house. He reported that the utilities serving the dwelling will be above ground, on poles.

Mr. Colby assured the commission that he would obtain the wetlands soil report from his client. Ms. Hall questioned whether the existing culverts could be utilized. Mr. Colby confirmed, noting that there was Schedule 35 pipe that appear to have been there for a while.

MOTION: Mr. Ryznar, Mr. Kline second, to accept the application in the matter of Colby Engineering & Consulting, LLC/Applicant – Donald & Wendy Balducci/Owner – Map 017 – Block 230 – Lot 003 – 408 Niles Road – Subdivide Lot Off of Existing House, finding the activity as significant and to schedule a public hearing for the next regular meeting.

4. OTHER BUSINESS:

A. Approve 2023 Meeting Schedule.

It was noted that the April meeting conflicted with Passover and that the July meeting was mistakenly scheduled for a Friday. As a result, the commission was inclined to meet in January to discuss the meeting schedule.

5. MEETING MINUTES – November 2, 2022:

It was noted that the header of the Minutes for November 2nd read as a Special Meeting whereas the header should have indicated it as a Regular Meeting. Additionally, no resolution was indicated on the motion made 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*, as detailed at the bottom of Page 1 and continued onto Page 2.

The approval of the November 2, 2022 Minutes was deferred to the next regular meeting.

6. INLAND WETLANDS OFFICER'S ENFORCEMENT REPORT:

Mr. Lucas reported having issued an Agent Determination for commissioner Steve Unger for 706 West Hill Road for the replacement of a 10'x10' shed located 18' off the water's edge.

7. CORRESPONDENCE:

No correspondence was reported.

MOTION: Mr. Ryznar, Mr. Blow second, to adjourn; unanimously approved. The meeting adjourned at 7:47PM.

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