

**New Hartford Inland Wetlands Commission  
TOWN OF NEW HARTFORD, CONNECTICUT  
REGULAR MEETING MINUTES  
Tuesday, April 4, 2023 - 7:00 PM  
Hybrid – Sessions Conference Room & Zoom**

**PRESENT:** Chairman James Hall, Ira Kline, Anne Hall, Steve Unger, Gerald Tabaka, Wayne Ryznar, Charles Blow, Wetlands Agent Mike Lucas, First Selectman Dan Jerram

Chairman James Hall called the meeting to order at 7:00PM.

**1. PUBLIC HEARINGS:** None

**2. PENDING APPLICATIONS:** None

**3. NEW APPLICATIONS:**

**A. Ed and Catherine McCann/ Owner – Map 04A – Block 112 – Lot 11-E / 608A West Hill Road. Tear down and rebuild single family home / new septic system.** Ed McCann, property owner states that they are intending to tear down the existing and rebuild to the same size. It is clarified that it is within the 100ft review, but nothing is actually within the wetlands. Working with an engineer for stormwater treatment including a rain garden. Septic to be replaced as recommended by FVHD so as not to rip the lawn up twice, but will be right on top of existing. Driveway will not be changing.

**MOTION:** Made by Mr. Ryznar to accept without a public hearing, but to get further information from the engineer, Second by Mr. Blow, all approve.

**B. Applicant: New Hartford Village, LLC / Tim Bobroske – Owner: New Hartford Market Place – Map 044 – Block 013 – Lot 020 / 173C Main Street. Development of 291 rental residential dwelling units, garages, a community center, a landscape / nursery facility, maintenance facility and barn.** Attorney Mark Ziogas, Clint Webb and Todd Clark speaking on behalf of the project. Mr. Webb elaborated that nothing is being done within the actual wetlands, and they've mapped the waterflow and how it may be impacted and made adjustments to the plans to prevent any change to the existing wetlands. Also details that most of the drainage will continue to flow the way it currently already flows. Only area that requires much adjustment for waterflow will be by the traffic circle. Ms. Hall questions if all proposed buildings will in fact be connected to water and sewer, and after being told that is the plan, stated she would like to see additional stormwater drainage or clarification on what happens with the drainage into the large wetlands area. She also states that she would like to see further detail on how during and after construction possible erosion and such will be dealt with. Mr. Bobroske states that it will be done in 7 stages to be able to manage and control any of those concerns. Ms. Hall states that she is concerned about the long term effects of developing the area. Mr. Clark details areas that address some of Ms. Hall's concerns. Mr. Tabaka asks for clarification on the purpose of the barn, Mr. Bobroske responds that barn would be for maintenance of a potential dog park, orchard, some type of agricultural use. He acknowledges that the barn may not even happen, but would rather have it on the plans as an option for the future. Mr. Ryznar questions which of the 5 wetland areas will be primarily responsible for discharge into the Farmington River. Mr. Webb says they will maintain the drainage system as it

currently runs naturally. Mr. Ryznar also questions if there is a way to test that the quality is unaffected as the project moves along. Mr. Webb states that there is going to be a baseline sample taken and tested, and have a plan to have ongoing testing occur as the project progresses. Mr. Ryznar asks what the hypothetical plan would be if tests start coming back with less-than ideal results, and Mr. Webb and Mr. Bobroske state that they are willing to work with the commission on that as any situation arises in the future. Mr. Webb also states that they will have additional details about the system next meeting and will hopefully have their baseline test done by then as well.

**MOTION:** Made by Ms. Hall to move forward with a consideration of significant impact, Second by Mr. Blow, all approve.

**4. OTHER BUSINESS:** None

**5. MEETING MINUTES:** March 1, 2023: Motion made by Mr. Unger to approve, Second by Mr. Blow, all approve.

**6. INLAND WETLANDS OFFICER'S ENFORCEMENT REPORT:** Waiting for a couple of applications believed to be agent determination at this stage – one on Marstan Trails for piers for a deck, second for River Run doing parking lot work. Ms. Hall mentions that she was sent a question about possible forestry on Dings road. Mr. Lucas says he will look into it.

**7. COORESPONDENCE:** None

**MOTION:** Made by Mr. Unger to adjourn, Second by Mr. Blow, all approve. Meeting adjourned at 7:53pm.