

**New Hartford Inland Wetlands Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, February 1, 2023 at 7:00 PM
Held Hybrid In Person & Via ZOOM**

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

ABSENT: Charles 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:

A. Kara & Christopher Oneglia/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 Petrocchia jointly appeared before the commission regarding this application. Made some adjustments to the parking lot that had been requested at the last meeting. Wetlands were flagged, report submitted to commission. Photos of site provided as well, taken earlier in the day. Ms. Hall asked for clarification as to why they didn't move the building out of the wetlands. Mr. Zirolli states that the owner would like to preserve the new paving that he has, as well as for recreational use. Ms. Hall asked how much material would need to be removed: approx 700 cubic yards total for the entire job, about half in the wetlands. Mr. Kline would like to clarify where the water flow will be directed with the disturbances. Mr. Zirolli states that the water will flow to a bio-swale off the side of the parking lot and side of the driveway with a rain garden and commission approved plantings. Ms. Hall states that she definitely sees engineering alternatives that could be considered, and not seeing good argument as to why the building should be in wetlands. Mr. Ryzner requests a site walk to see the location to better help make a determination.

MOTION: Mr. Ryzner makes a motion to do the site walk in warmer weather and continue to a second meeting. Ms. Hall seconds with the request that alternatives could be considered. 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. Recapped what was covered at the last meeting and added that a wetlands report was submitted to the commission since. No proposed activity on the existing lot, and approval received from the health department to place a septic on the portion to be broken off. Use of an existing wood road proposed for driveway on second lot to minimize wetland impact. Will leave existing pipes for drainage as they are in good shape.

MOTION: Ms. Hall makes motion to close public hearing, seconded by Ira Kline. Unanimous approval.

2. PENDING APPLICATIONS:

A. Kara & Christopher Oneglia/Owner – Map 006 – Block 003 – Lot 5-2 – 296 Ramstein Road – Proposed 60'x80' Barn/Workshop & Pumped Septic System & Proposed Driveway and Parking Area.
Voted to continue hearing.

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.

No further comment; motion to accept and approved application made by Ira Kline, seconded by Anne Hall, Unanimously approved.

3. NEW APPLICATIONS:

None

4. OTHER BUSINESS:

A. New Hartford Village/Applicant – Tim Bobroske – 173C Main Street – Preliminary Concept meeting to discuss Age Targeted/Senior Housing Project

Licensed Land Surveyor and Professional Engineer Wayne Zirolli, Todd Clark from Clark Excavation of Bristol and Clint Webb Environmental Consultant speaking/answering anything on the project. Main access road would have to cross wetlands. Will have more information from drainage engineer soon. Using wetlands for the road as it is not possible to meet town or DPT road regulations anywhere else. Ms Hall, recognizing this is a preliminary meeting for this project, pointed out to keep in mind the Farmington River not far off from this development, especially the commercial portion, for future meetings. Mr. Webb mentions the car wash specifically knowing it would be a concern, and notes that it does not dump into the stormwater drains with the technology currently used. He also addressed the parking lot drainage and that most is underground with only one open basin and will filter out. He's recommending the the engineers that it is a slow draining basin that holds back and releases to a stream by the Krohner property and that it includes an emergency shut off in the event of contaminants potentially being spilled. Mr. Ryznar requested statistics on the proposed drainage system for the parking lot and car wash to weigh the benefits and risks. Mr. Tabaka asks who would be responsible for the maintenance of the proposed systems, answer was car wash anticipated to be responsible for their portion of the system, but developing the plan for the rest.

5. Approve 2023 Meeting Schedule: Ms. Hall made motion to approve, Mr. Ryznar seconded, all approved.

6. Election of Officers: Ira Kline nominated to vice chairman, motion to approve made by Mr. Rynzar, seconded by Ms. Hall, all approved.

7. Commission discussed adding some language to the permits that clarify that other governmental bodies may require permits as well for a particular project

8. Notice of Timber Harvest – Mel harder for Daniel Raymond – Litchfield Tpke

9. Meeting Minutes: December 7th 2023: Discussion of the workings of the minutes. Motion made to approve December minutes with correction to entry in the November minutes by Ms Hall, seconded by Mr. Unger, all approve.

10. Inland Wetlands Officer's Enforcement Report: No enforcement action or calls in past month, only one agent approval for Hall Family Trust at 511 Town Hill Rd.

11. Correspondence: None

MOTION: Made by Mr. Kline to adjourn, seconded by Ms. Hall, all approve. Meeting adjourned at 8:55pm