

**New Hartford Inland Wetlands Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, October 2, 2019 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Chairman James Hall, Anne Hall, Karl Hermonat, Lou Moscaritolo, and Steve Unger; Inland Wetlands Officer Mike Lucas.

ABSENT: Nancy Schroeder Perez and 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:

A. Alan Valescchi Applicant/Owner – Map 09A – Block 105 – Lot 055 – 77 Beach Road – Remove and Replace Existing Stacked Rock Wall on Lakefront.

Mr. Lucas read aloud the legal ad, noting that the public hearing had been advertised in The Hartford Courant the requisite two times, once on September 20, 2019 and then again on September 27, 2019. Additionally, he confirmed that Certificate(s) of Mail had been received from the applicant, providing evidence that notice had been provided to the abutting property owners.

Alan Valescchi appeared before the Commission regarding this application. He explained that he was looking to replace, in kind, his stacked stone wall in the same location. Mr. Valescchi explained that the work will be done just as soon as practical, after the water has receded. He explained that his contractor will complete the work by hand and will not be utilizing any equipment for this work.

Ms. Hall questioned whether there would be much excavation with the project. Mr. Valescchi indicated that there would not be, explaining that once the rest of the wall is down, the contractor will square it off and the wall will be constructed from the same stones. Whatever excess material remains will be used elsewhere on the site, according to Mr. Valescchi.

Mr. Unger indicated that he had a chance to visit the site and could confirm that the project is likely to be undertaken as described.

The hearing was open to the public. No comment was received.

Ms. Hall explained to the applicant that Mr. Lucas would likely plan a discussion with him about erosion and sediment control on the site. Mr. Lucas confirmed that the natural drainage will not be altered and that he will meet with Mr. Valescchi to make sure everything is in place.

MOTION: Mr. Unger, Ms. Hall second, to close the public hearing; unanimously approved.

B. Eric Boswell, LEP/Applicant – Fortissimo LLC/Owner – Map 038 – Block 134 – Lot 3A-1 – 29 Industrial Park Road – Debris and Contaminated Soil to be Excavated from Three Areas.

Mr. Lucas previously read aloud the legal ad, noting that the public hearing had been advertised in The Hartford Courant the requisite two times, once on September 20, 2019 and then again on September 27, 2019.

Licensed Environmental Professional (LEP) Eric Boswell of Stantech appeared before the Commission regarding this application. Mr. Boswell explained that the site is in the Property Transfer Program and is a DEEP mandated clean-up. He noted that the remedial action plan has been prepared by an LEP and

that his company has been retained to manage the project. This will entail verifying that the contaminated soil is removed, and the clean-up is completed, according to Mr. Boswell. He noted that there are three areas involved in this clean-up, explaining that one crosses into a wetland area. Mr. Boswell explained that the soils being removed contain heavy metals, lead, copper, with one area containing pesticides. Mr. Boswell explained that the remediation includes removing soils down to a level of about three (3') feet and replacement with other similar soils and cover the top four to six inches with top soil. He noted that it will be reseeded to similar vegetation.

Ms. Hall questioned whether any grade changes were anticipated. Mr. Boswell indicated that there are not, explaining that there will be an attempt to match grades, noting that the plan is to take the contaminants out and replace with soil so as it appears that they were never there.

Ms. Hall shared her appreciation with the applicant using a conservation mix without having been requested to do so.

The hearing was open to the public.

Eric Begey, of 78 Holcomb Hill Road, questioned whether there would be any tree removal as part of this project. Mr. Boswell confirmed that there is some low shrubs and small diameter trees that will need to be removed along with a couple of trees along the driveway in order to provide access to the site. He noted that there will be excavators and dump trucks that are used for the project. He noted the staging area will be located on the driveway in front of the building.

Larry Greene, of 16 Prospect Street, questioned whether there was a series of tests that led to a discovery of contaminated soils in that location and what the possible impact is to the abutting neighbors. Mr. Boswell confirmed that there were tests to confirm the contamination. Regarding a possible impact, Mr. Boswell noted that he was unsure of what that would be given how confined the work area is.

Allison Greene, of 16 Prospect Street, questioned whether more information could be provided regarding the location. Mr. Boswell referenced the site plan, pointing out the location of the Eversource utility easement and the very steep slope. He noted the location of the wetlands in the northerly portion of the site.

Mr. Boswell explained that an additional notice will be provided to these neighbors regarding the remediation work, pursuant to the requirements of the Department of Energy and Environmental Protection. He noted that there will be an orange construction fence around the perimeter of the work area. Ms. Hall explained that the Commission held a public hearing as they noted there may be a lot of public interest in the application, not because they found there to be a likely significant impact to the wetlands.

Andrew Ossolinski, of 68 Holcomb Hill Road, questioned whether the remediation was being done as part of a plan to add an additional building. Mr. Boswell noted that his company has been retained by a former owner, successors of the old Union Pin company, who had an obligation to remediate. He was unsure about any future development plans.

MOTION: Ms. Hall, Mr. Hermonat second, to close the public hearing; unanimously approved.

2. PENDING APPLICATIONS:

A. Alan Valescchi Applicant/Owner – Map 09A – Block 105 – Lot 055 – 77 Beach Road – Remove and Replace Existing Stacked Rock Wall on Lakefront.

MOTION: Mr. Hermonat, Mr. Unger second, to approve the application in the matter of Alan Valescchi Applicant/Owner – Map 09A – Block 105 – Lot 055 – 77 Beach Road – Remove and Replace Existing Stacked Rock Wall on Lakefront; unanimously approved.

B. Eric Boswell, LEP/Applicant – Fortissimo LLC/Owner – Map 038 – Block 134 – Lot 3A-1 – 29 Industrial Park Road – Debris and Contaminated Soil to be Excavated from Three Areas.

MOTION: Mr. Unger, Mr. Moscaritolo second, to approve the application in the matter of Eric Boswell, LEP/Applicant – Fortissimo LLC/Owner – Map 038 – Block 134 – Lot 3A-1 – 29 Industrial Park Road – Debris and Contaminated Soil to be Excavated from Three Areas; unanimously approved.

3. NEW APPLICATIONS:

None.

4. OTHER BUSINESS:

None.

5. MEETING MINUTES – September 4, 2019:

MOTION: Ms. Hall, Mr. Moscaritolo second, to approve the September 4, 2019 Minutes; Motion passed with Mr. Hall, Ms. Hall, Mr. Moscaritolo, and Mr. Unger voting aye while Mr. Hermonat abstained.

6. INLAND WETLANDS OFFICER'S ENFORCEMENT REPORT:

Mr. Lucas provided an update on the beaver dam at 340 East Cotton Hill Road. He noted that the owner had reported having retained a trapper who subsequently found no further evidence of beavers at the parcel and would submit correspondence confirming the same. However, Mr. Lucas indicated that he had yet to receive that correspondence.

Mr. Lucas reported that he had provided an Agent Approval for 600 West Hill Road after conferring with the chairman. He explained that the owners had decided to extend their garage by two feet, noting that it extends one foot into the one-hundred-foot buffer area of the lake. He noted that very good erosion controls have been installed.

Mr. Lucas also provided an update on the single-family residence being constructed on Ramstein Road as well as the site visit conducted on the Town Hill Road parcel discussed at last month's meeting. Mr. Hall confirmed that there was no significant damage to the wetlands found during that site visit and that there would not be an enforcement action from the Town.

7. CORRESPONDENCE:

Mr. Lucas noted that he would email commissioners about the CACIWC annual meeting scheduled for November.

MOTION: Ms. Hall, Mr. Unger second, to adjourn at 7:40PM; unanimously approved.

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