

**New Hartford Inland Wetlands Commission  
TOWN OF NEW HARTFORD, CONNECTICUT  
REGULAR MEETING MINUTES  
Wednesday, September 1, 2021 at 7:00 PM  
Town Hall, 536 Main Street, 3<sup>rd</sup> Floor Conference Room, New Hartford**

**PRESENT:** Chairman James Hall, Anne Hall, Karl Hermonat, Wayne Ryznar, and Wetlands Agent Mike Lucas.

**ABSENT:** Gerald Tabaka and Steve Unger.

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. Clay & Susan Coppinger – Map 021 – Block 015 – Lot 39\_40 – 216 Carpenter Road – Single Family Dwelling, Septic System and Driveway Within a Regulated Area.**

Professional Engineer Michael Sherman, accompanied by Susan Coppinger, appeared before the Commission regarding this application. Mr. Sherman reported that an approval had been issued for a residence at this location in 2012 but due to the health problems of one of the owners, it had not been constructed. Among the changes since that time included the proposed size of the home. He noted that the approval received from the Farmington Valley Health District had also expired and that another approval was currently pending. Plans had been updated according to comments received from the sanitarian, according to Mr. Sherman. He noted that approval was expected by the end of this week. Mr. Hall recalled having seen this application before. Mr. Sherman confirmed this parcel as a building lot dating back to 1968, explaining the previous owners had a cabin here with no utilities including no electricity. He explained that the Assessor had this as an outbuilding.

Mr. Sherman noted the property currently had a two-track gravel driveway that leads into one track. He reported that as the driveway is extremely long, the town engineer had recommended that pullouts be added.

Mr. Sherman noted the site to be along the river, confirming that it was located in the one-hundred-year flood plain. He indicated that another permit from the Planning and Zoning Commission was necessary. Mr. Sherman explained that any fill that was put in place in the flood plain must be compensated. The area that will need to be mitigated was 26'x8', requiring three yards of topsoil. Mr. Sherman explained that the slight depression which will include planting of some seed in that area would function as a natural raingarden.

Mr. Sherman noted a slight swale behind the house will allow the stormwater to drain. He noted the swale would be located on the east side of the house. Mr. Sherman indicated the leaching field would be about 50' away from any type of watercourse or wetland. Addressing feasible and prudent alternatives, Mr. Sherman explained the designed challenges in keeping the house out of the regulated area. He noted that the buildable area is .40 acres in the center of the parcel. To move the house down the lot, the septic system would be into the floodplain. He noted that the topography was very steep outside of the area planned for the house.

Ms. Hall questioned the location of this parcel. Mr. Sherman confirmed that it was the first driveway past the Carpenter Road Bridge at the first rock face.

Noting the review area had evolved from 50' to 100' since the plans were first approved, Ms. Hall questioned whether the location of the proposed house had been modified. Mr. Sherman indicated it had not.

Mr. Hermonat questioned whether the driveway for the house was already existing. Mr. Sherman confirmed that the driveway was existing up to the location of the barn but that an area near the proposed house and associated turnaround will need to be completed.

Mr. Ryznar questioned the permitting process as it related to the proposed development area being located in a flood zone. Mr. Sherman noted that zoning was the next step in the process, and that a mitigation plan had been developed so that no storage volume is eliminated.

The commission discussed referring the application for an agent approval, noting that the proposal had been approved in 2012. It was noted that there was no work proposed for directly within a wetland.

**MOTION:** Mr. Hermonat, Mr. Ryzner second, to refer this application to Mr. Lucas for an agent determination; *unanimously approved.*

**B. Hitchcock Properties, LLC – Map 038 – Block 134 – Lot 15A – 31(A) Industrial Park Road – Septic System Repair / Replacement in New Location.**

Principal Engineer Tom Grimaldi of R.R. Hiltbrand Engineers appeared before the Commission regarding this application. Mr. Grimaldi explained that his client was pursuing a septic system replacement. He distributed copies of the existing conditions plan. Mr. Grimaldi reported that there are two companies occupying the space with two shifts over five days. Mr. Grimaldi noted that after several attempts to treat the failing system, the existing soils were not conducive to a repair as the existing leaching fields took up good ground penetration. He explained how the proposed location was chosen, describing the challenges with the underground utilities, existing drainage swale, and very steep slopes. He indicated the 6:1 slope present on either side of the flat area. After testing, Mr. Grimaldi noted the proposed area as having endless sand and gravel, with Charlton soil and no soil constraints.

Mr. Grimaldi reported Soil Scientist Eric Davidson had flagged the wetlands soil associated with the brook. A copy of Mr. Davidson's report had been distributed to the Commission. Mr. Grimaldi noted that as the crow flies, the closest point of any of the leaching field to the wetlands was 52' and the furthest point as 82' further north on the parcel. Mr. Grimaldi indicated the septic system as a very large one, reporting the industrial building produced 2400 gallons per day. The State of Connecticut Department of Health requires the system to be sized at 1.5 times that amount, according to Mr. Grimaldi. He noted that the proposed system will include 240 linear feet of 4'-high precast leaching chambers.

Mr. Grimaldi reviewed the erosion sedimentation control plan that includes minimal clearing. He indicated that there was currently no means to get on the slope but that the plan was for minimal clearing and to include geotextile fencing with a sediment log. The plan includes low stockpiles, according to Mr. Grimaldi. A detailed construction sequence was included to keep the contractor on track which shall include a preconstruction meeting with town staff and Mr. Grimaldi.

Mr. Hermonat questioned the elevation of the stream relative to the proposed septic system. Mr. Grimaldi indicated the site as 16' to 20' vertically above.

**MOTION:** Ms. Hall, Mr. Hermonat second, to accept the application in the matter of Hitchcock Properties, LLC – Map 038 – Block 134 – Lot 15A – 31(A) Industrial Park Road – Septic System

Repair/Replacement in New Location, finding the activity to be not significant, thereby not requiring a public hearing; unanimously approved.

**4. OTHER BUSINESS:**

None.

**5. MEETING MINUTES – July 7 , 2021:**

**MOTION:** Mr. Hermonot, Mr. Ryznar second, to approve the July 7, 2021 minutes; unanimously approved.

**6. INLAND WETLANDS OFFICER'S ENFORCEMENT REPORT:**

Mr. Lucas reported a rather quiet month and had no report otherwise.

**7. CORRESPONDENCE:**

None.

**MOTION:** Ms. Hall, Mr. Ryznar second, to adjourn at 7:38PM; unanimously approved.

Respectfully submitted,  
Pamela A. Colombie  
Recording Clerk