

**New Hartford Inland Wetlands Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, October 6, 2021 at 7:00 PM
Town Hall, 536 Main Street, 2nd Floor Conference Room, New Hartford**

PRESENT: Chairman James Hall, Anne Hall, Wayne Ryznar (7:10PM) Gerald Tabaka, Steve Unger, and Wetlands Agent Mike Lucas.

ABSENT: Karl Hermonat.

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:

A. 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. He reported that approval had been received from the State of Connecticut Department of Public Health (DPH) for the septic system on September 28, 2021. Mr. Grimaldi noted that DPH had several minor comments that were very technical in nature. He noted that the Farmington Valley Health District (FVHD) had approved the proposed system too. Requirements from the FVHD included that Mr. Grimaldi be in the field during installation and that a surveyor's as-built be completed along with a stake-out of the system. Copies of those approvals were submitted for the record along with the revised plan following the comments received from DPH.

Mr. Grimaldi reviewed the topography of the site and how the proposed location was ultimately chosen. He noted the planned erosion controls. Ms. Hall questioned whether the system had any unusual maintenance requirements. Mr. Grimaldi noted that the recommendation on the pump is that it is serviced annually. He explained that it is a duplex pump system so if one pump goes down, there is a second pump that kicks in.

Noting that the system was designed to be near a steep slope, Ms. Hall questioned whether any work on that slope would be necessary. Mr. Grimaldi indicated that there would not be.

MOTION: Ms. Hall, Mr. Tabaka second, to approve 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; approved with Ms. Hall, Mr. Hall, Mr. Tabaka, and Mr. Unger voting in favor.

Mr. Ryznar arrived at this point in the meeting.

3. NEW APPLICATIONS:

A. Mazuronis, Edward G. Jr. and Christine M. – Map 09A – block 105 – Lot 42A – 39 (A) Aquatic Road – Tear Down and Rebuild of a Single-Family Residence.

Principal Engineer Tom Grimaldi of R.R. Hiltbrand Engineers, accompanied by his clients Edward and Christine Mazuronis, appeared before the Commission regarding this application. He noted that the parcel was .98 acres in size with West Hill Lake to the west of the site. Mr. Grimaldi reported that the home is dilapidated with portions of the roof caving in. Mr. Grimaldi indicated that the property had

another smaller home above the one they currently utilize. The septic system includes a pump that pumps up to the parcel across the road to an existing tank there which flows into leaching fields just below on that other property. Mr. Mazuronis confirmed the septic system had been replaced in 2006.

Mr. Grimaldi pointed out the location of the well that services both houses as well as a neighbor's house.

Mr. Grimaldi briefly reviewed the demolition plan, noting the location of the hard-scaped walkway that leads directly down to the lake. The layout plan, the composite plan, and the landscaping plan were also reviewed. He noted that the dwelling would be moved back from the lake some and relocated further away from the side yard boundary so that it will go from being 5' from the boundary line to 12.5' from the boundary line.

Mr. Grimaldi noted that the size of the home is being reduced, functioning to also reduce the impervious surface from 16% to 14.8% with the proposed work. He reviewed points of the planned stormwater management which would include putting roof water into a drywell system and to replace the walkway leading to the lake with a raised deck walkway.

Mr. Grimaldi noted the location of the access driveway during construction. He noted the location of the construction fencing 25' from the lake to prevent any type of activity there. The landscaping will all be handplanted, according to Mr. Grimaldi.

Ms. Hall questioned whether there were any plans to change the dock or water's edge. Mr. Grimaldi indicated that there were not. Mr. Grimaldi did confirm that the retaining wall would be extended.

Ms. Hall questioned whether there were footings for the ramp. Mr. Grimaldi indicated that there would likely be piers but that information from the architect was needed on that. He estimated the ramp might take eight piers.

Mr. Grimaldi noted the plans included a temporary sediment trap to protect any water coming from the access driveway as well as a dewatering standpipe with a pump settling area up by road. He noted that the boulders will be used for retaining walls on the western side of the house. Additionally, Mr. Grimaldi indicated that every disturbed area on the site would have erosion control blankets. He noted that there would be no hydroseeding or mulching.

Mr. Grimaldi noted that a very detailed construction sequence had been included in the plans which phases out the work and has maintenance detailed for all of the erosion control measures.

Ms. Hall questioned the amount of excavation necessary for the new home and the type of basement planned. Mr. Grimaldi confirmed that there was a walk-out basement proposed. He noted that the house is being raised, which will get the house out of the water table which and will aid in water constantly flowing from the footing drain.

Mr. Tabaka questioned the distance the house is being pushed back from the lake. Mr. Grimaldi noted that while the house currently sits at 48.7' from the lake, the new house will be located 50.8' from the lake.

MOTION: Ms. Hall, Mr. Ryznar second, to accept the application in the matter of Mazuronis, Edward G. Jr. and Christine M. – Map 09A – block 105 – Lot 42A – 39 (A) Aquatic Road – Tear Down and Rebuild of a Single-Family Residence, finding the proposed activity to be significant and to schedule a public hearing for the next regular meeting; unanimously approved.

4. MEETING MINUTES – September 1 , 2021:

MOTION: Ms. Hall, Mr. Ryznar second, to approve the September 1, 2021 minutes; Motion approved with Ms. Hall, Mr. Hall, and Mr. Ryznar being in favor while Mr. Tabaka and Mr. Unger abstained.

5. INLAND WETLANDS OFFICER’S ENFORCEMENT REPORT:

Mr. Lucas reported on two Agent Approvals issued. He noted that one had been issued on 158 Camp Workcoeman Road, which involved reconstruction of a 60 square-foot shed near the lake. Another approval had been granted for a new shed at 14 Willow Lane, located 65’ into the regulated area, according to Mr. Lucas.

Mr. Lucas provided an update on the maintenance work undertaken at the Home Depot detention pond. He noted all of the work was done by hand with machetes and chippers over a week’s time.

6. CORRESPONDENCE:

Mr. Lucas referred to copies of letters that had been provided to commissioners ahead of this meeting.

A. Martin and Robin Seifert – RE: Wetlands Permit #17-06-02.

Mr. Lucas referenced this correspondence as an extension of a previous permit.

B. Attorney Robin Pearson – RE: Wetlands Permit #21-02-1.

Because the revised plans by Dollar General had been reviewed by the Town’s engineer, Mr. Lucas did not send the most recent submittal to the engineer.

C. Wetlands Officer – RE: Wetlands Permit #21-02-01.

At the request of the attorney representing Dollar General to communicate to this Commission regarding the decision not to have the town engineer review the most recent submission, a letter had been prepared in this regard.

MOTION: Ms. Hall, Mr. Ryznar second, to adjourn at 7:37PM; unanimously approved.

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