

**New Hartford Inland Wetlands Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, March 1, 2023 at 7:00 PM
Via ZOOM**

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

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

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.

Wayne Zirolli, engineer for the project, recounted the site walk that most members of the commission were able to attend. Ms. Hall questions if any alternatives were considered as had been previously discussed. Mr. Ryznar, acknowledging that the desired use for the workshop is for vehicles, asks if there is any way to contain any spills that may happen so they don't leak into the outside environment. David Petrocia, the surveyor for the project, comments that the owner mentioned that the intended use of the building is for storing vehicles only, not working on them. Ian Cole, soil scientist, also reiterates that the same intentions were communicated to him. Mr. Zirolli mentions that there are spill prevention materials that can be kept on hand in the event of any spills if required. Shelley Lloyd, a resident of Pioneer Drive, questions why adjustments that have been previously requested to avoid impacting wetlands haven't been attempted, and what kind of precedent it would set for other residents in town if this project is approved.

MOTION: Motion made to close the public hearing, and all approve.

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.

Ms. Hall states that her issue with this is that it is their responsibility to conserve the wetlands, along with alternative locations available for the garage, but that they were not presented. Mr. Kline voices his agreement with Ms. Hall's assessment. Mr. Ryznar also agrees, noting that this commission has always tried to work with applicants, but is really uncomfortable disturbing wetlands when there are alternatives that are available to avoid doing so. Mr. Blow states that the rule is to generally not build on wetlands, so agrees with Ms. Hall's statements as well. Mr. Tabaka states that he believes other alternatives really need to be considered.

MOTION: Motion made to deny application due to impact on wetlands since there are at least three reasonable and prudent alterations to the plan which would reduce or eliminate any impact on wetlands, and which do not appear to have a negative impact on the purpose of the project, which is to store and do minor maintenance on classic cars. Elimination of the drive and grading to the north and east of the proposed building, moving the entire building, and possibly the drive, and grading some twenty-five feet west, or somewhat reducing the size of the proposed building. Motion is seconded, and all agree to deny the application.

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. Postponed to next meeting.

4. OTHER BUSINESS: Mr. Kline requests that the commission meets in person going forward, as every other board and commission in town seems to be doing again, and can do the hybrid in-person/zoom meetings. Ms. Hall and Mr. Hall voice their agreement.

5. MEETING MINUTES: February 1, 2023: Motion made to approve, seconded, all approve.

6. INLAND WETLANDS OFFICER’S ENFORCEMENT REPORT: Issued one agent determination for emergency septic repair at 319 Ramstein after reviewing with the health department.

7. CORESPONDENCE: None

MOTION: Made To adjourn, all approve. Meeting adjourned at 7:44pm.