

**New Hartford Inland Wetlands Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, August 2, 2017 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Chairman James Hall, Anne Hall, Lou Moscaritolo, Nancy Schroeder Perez, Steve Unger and Regina Wexler; Inland Wetlands Officer Ruth Mulcahy.

ABSENT: None.

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. Martin F. & Roberta R. Seifert – Map 04A – Block 112 – Lot 037A_38 – 704 West Hill Road – Removing Existing Dwelling & Replace with New Dwelling.

It was noted that the legal ad for this public hearing was advertised in a local newspaper the requisite two times. Additionally, Mr. Seifert provided proof of notice of this public hearing to the abutting neighbors.

Tom Grimaldi, Project Engineer, of R.R. Hiltbrand Engineers, accompanied by the applicants, Martin and Roberta Seifert, appeared before the Commission regarding this application.

Mr. Grimaldi reviewed drawings, including the demolition plan containing the locations of the lower house down by the lake, the upper house, and the shed. He noted the impervious surface depicted in blue as well as the approximate location of the septic system and the small cesspool for the upper house. Mr. Grimaldi explained that the trees shown in the darker color are those that shall remain and that the trees shown in the lighter color are those that will be removed for various reasons such as installing leach fields, to install the driveway and some that have been condemned by a licensed arborist. A letter from the arborist was submitted for the record. Mr. Seifert explained that the trees have been deemed too old. Mr. Grimaldi also noted the location of the boathouse down by the water. He noted that both of the houses will be raised and are proposed to be rebuilt. Mr. Grimaldi noted that he wanted to point out that Mr. and Mrs. Seifert worked very closely with the neighbors to reduce the height of the dwelling. He noted that what is proposed is a one-story dwelling with a walk-out basement. The existing home is a two-floor dwelling with a walk-out basement. Mr. Grimaldi reported that there is no increase to impervious surface and no increase to water run-off. He explained that Land Surveyor David Little mapped out the high-water mark of the lake and that the map has been recorded. Mr. Seifert explained that these results actually favor the landowner. Mr. Grimaldi reported that the proposal indicates a plan to move the house back approximately thirteen (13') feet back from the lake.

Mr. Grimaldi noted that they were able to get the septic tank seventy-five (75') feet back from the lake. He also reviewed the grading and sediment and erosion control plan. Mr. Grimaldi noted that the house was pulled back from the lake as much as possible in an effort to achieve the shallowest slopes for the driveway that they could. He noted that once the driveway is paved, it will be great. Prior to the paving, the driveway will be process aggregate.

Mr. Grimaldi noted the locations of check dams and silt fence. He then reviewed the erosion sedimentation control and phasing construction sequencing plans. Ms. Hall questioned what will occur with the area designated for the temporary stockpile. Mr. Grimaldi indicated that his plans only include seeding and mulching but that Landscape Architect Lisa Turoczi of Earth Tones has a more comprehensive plan for the site. Ms. Turoczi then reviewed plans she submitted entitled, "Section Views for Robin and & Martin Seifert 704 West Hill Road, New Hartford, CT Scale 1"=1'- Date June 29, 2017 Design by Earth Tones". She then reviewed the plan for after the completion of the house and the

driveway which should function to protect the lake. She noted that she has divided the project into chunks, addressing each section and what will be done with the runoff. Her plans included bio-swales and “No Mow” zones. Ms. Hall questioned what will occur should the lawn get mowed. Ms. Turoczi explained that there is a stone wall and the rain gardens would help. Mr. Moscaritiolo questioned whether the rain gardens need to be maintained. Ms. Turoczi explained that deadheading plants, weeding and cutting back of the plants are what is involved in the maintenance. She noted that the depression will hold for twenty years.

Mr. Hall questioned whether the driveway will be paved. Mr. Seifert noted that it would be eventually. Mr. Hall noted that once it is, it isn't necessarily a problem with silt and sediment washing into the gardens from the drive. Ms. Turoczi explained that if there was a heavy rain storm before it is developed, then the applicant may be required to go in and clean out the gardens. She noted that there will be a clean-out from the gutters.

The hearing was open to the public for comment.

Mr. Unger, noting that he is recusing himself because his property abuts the applicant's property, spoke in favor of the application.

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

B. Klaus Gorski/Applicant – Klaus J. & Carol J. Gorski/Owner – Map 023 – Block 034 – Lot 007 - 98 Bruning Road – Build a Three-Car Garage.

Klaus Gorski appeared before the Commission regarding this application. Mr. Gorski explained that he is seeking to construct a three-car garage on the front of the property and noted that a watercourse bisects the property. Mr. Gorski submitted a wetlands/watercourses delineation report from Davison Environmental dated July 27, 2017. He also submitted a revised survey of the property prepared by Land Surveyor Martin Post entitled, “Zoning Location Survey Prepared for Klaus J. & Carol J. Gorski Showing Property at 98 Bruning Road New Hartford, Connecticut Area = 84,828 Sq. Ft. = 1.947 Ac. Scale 1”=20’ July 29, 2017”.

Mr. Gorski provided proof of notice of this public hearing to the abutting neighbors.

Mr. Hall reported that there are a number of letters within the file generally supporting the application from the Atwood's, the Mubarek's, another nearby Atwood family, the Martin's and the Yabrowsky's. Mr. Hall explained that this Commission does not consider issues with respect to the Zoning Regulations.

Mr. Hall reported that he had visited the site and reviewed the proposed location for the garage. He indicated that the proposed location is well protected from the brook. He noted that there is a foundation there. Ms. Mulcahy explained that this application is an after-the-fact application.

Ms. Hall questioned whether there is a more feasible location for the garage. Ms. Mulcahy pointed to the location of the generator. Mr. Gorski explained that other locations would include much more grading. Other locations were questioned and reviewed.

Mr. Hall noted that the area to the west of the driveway is wet and that while the topo may not show, the area north of the driveway, away from the road, includes slopes that are remarkably steep. Mr. Gorski noted that the foundation will not include frost walls.

MOTION: Ms. Schroeder Perez, Ms. Hall second, to close the public hearing; unanimously approved.

2. PENDING APPLICATIONS:

A. Martin F. & Roberta R. Seifert – Map 04A – Block 112 – Lot 037A_38 – 704 West Hill Road – Removing Existing Dwelling & Replace with New Dwelling.

Ms. Schroeder Perez questioned whether a condition can be included that the rain gardens have to be maintained. Ms. Hall noted that her concern is whether the topography works even if the rain gardens don't and given the depressions as part of the gardens, she is satisfied. Ms. Wexler questioned whether a proviso could be included that the front yard is not to be mowed. Mr. Hall noted that he was inclined not to do that. Ms. Hall noted that she can't recall a time that this Commission has ever done that. Ms. Wexler pointed out how integral the "No Mow" was to the plan. Ms. Hall noted that there should not be any silt once the driveway is paved and opined that was critical to the design. Mr. Hall was hesitant to put a time line on paving the driveway but thought the Commission could recommend that it be paved expeditiously. Ms. Wexler cautioned in using the word "expeditiously" in that it is unenforceable. Mr. Unger questioned what the concern was. Mr. Hall explained the concern to be runoff of silt and sediment. Mr. Unger questioned why the approval would be based on the driveway being paved. Mr. Hall explained that if the driveway isn't paved, commissioners may be concerned with silt flowing into the lake. Ms. Hall noted that if the driveway is paved and the grading of the landscape plan is followed, it minimizes the chances of silt.

Discussion ensued regarding the regulatory power in when and how the Commission can require the driveway to be paved. Ms. Mulcahy explained that the Commission does indeed have the right to regulate the construction sequence.

MOTION: Ms. Hall, Ms. Schroeder Perez second, to approve the application in the matter of Martin F. & Roberta R. Seifert – Map 04A – Block 112 – Lot 037A_38 – 704 West Hill Road – Removing Existing Dwelling & Replace with New Dwelling subject to the standard conditions as well as the following:

1. Landscaping begins upon construction and completion of buildings, paving of driveway and retaining walls. All erosion control is maintained pursuant to the Landscape Plans until permanent vegetation is established; Motion approved with Mr. Hall, Ms. Hall, Ms. Schroeder Perez, Ms. Wexler, and Mr. Moscaritolo voting aye while Mr. Unger abstained.

B. Klaus Gorski/Applicant – Klaus J. & Carol J. Gorski/Owner – Map 023 – Block 034 – Lot 007 - 98 Bruning Road – Build a Three-Car Garage.

Ms. Schroeder Perez opined that it did not appear that there were any other prudent alternatives in terms of locations that this three-car garage could go. Mr. Hall disagreed, but acknowledged that it did indeed appear, from the wetlands perspective, to be the most prudent location.

MOTION: Ms. Wexler, Mr. Unger second, to approve the application in the matter of Klaus Gorski/Applicant – Klaus J. & Carol J. Gorski/Owner – Map 023 – Block 034 – Lot 007- 98 Bruning Road – Build a Three-Car Garage subject to the standard conditions; unanimously approved.

3. NEW APPLICATIONS:

Mr. Hall explained that a new application was submitted this date in the Stonegate subdivision. He noted that this is an existing lot in an existing subdivision. Mr. Hall explained that the upland review area setbacks changed since the creation of the lot. Ms. Mulachy explained that she would like to do an agent determination for this application. She noted that there are no changes to the lot.

MOTION: Ms. Schroeder Perez, Ms. Wexler second, to refer the application for an agent determination; unanimously approved.

Mr. Hall reported a recent agent determination that he had advised Ms. Mulcahy to make regarding the recent installation of a 1,000-gallon oil separator and 2,000-gallon holding tank to collect and treat floor drain wastewater from the Town of New Hartford's garage.

4. MEETING MINUTES - July 5, 2017:

MOTION: Mr. Unger, Mr. Moscaritolo second, to approve the July 5, 2017 Minutes; Mr. Hall, Ms. Hall, Ms. Schroeder Perez, Mr. Moscaritolo and Mr. Unger voting aye while Ms. Wexler abstained.

5. INLAND WETLANDS OFFICER'S ENFORCEMENT REPORT

Ms. Mulcahy provided a list of new houses since the beginning of her tenure a year and three months ago. She noted that the list is extensive and that new houses are popping up all over the place. She noted that she received an additional one today and expects to receive an additional one tomorrow, too.

6. CORRESPONDENCE

None.

7. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

Mr. Hall reported having visited the Carpenter Road Bridge site on August 1, 2017 which work had been suspended last fall. He noted that the present condition of the stream channel and the channel's banks are pretty much what they were prior to the commencement of work. Mr. Hall reported that Mr. Jerram had advised this date that LaRosa Construction intends to resume work soon. He noted that there is an existing permit issued for work at this site. Mr. Hall reported that Ms. Mulcahy will be reviewing this work. Mr. Hall confirmed that as of this date the site is stable.

MOTION: Mr. Moscaritolo, Ms. Schroeder Perez second, to adjourn at 8:26PM; unanimously approved.

Respectfully submitted,

Pamela A. Colombie
Recording Clerk