

TOWN OF NEW HARTFORD  
INLAND WETLANDS AND WATER COURSE COMMISSION  
APPLICATION FOR PERMIT

All  
Mail

1. Applicant(s) Name: Peter Mangin 138 Camp Workcoeman Rd New Hartford  
Home Address: H Stony Hill Ct Summit, NJ 07901  
\* Business Address: 11 Stony Hill Ct Summit, NJ 07901  
Phone - Home: 201 410-6118 Business: 908 273-3338  
Email Address: pbmangin@hotmail.com

Applicant(s) interest in land (owner, lessee, option holder, etc.) owner  
\*\*If applicant is not the owner, then the owner's consent, duly acknowledged, to the proposed activity, must be attached to the application.

2. Owner(s) If same as applicant, so state.

Owner(s) Name: Same  
Home Address: \_\_\_\_\_  
Business Address: \_\_\_\_\_  
Phone - Home: \_\_\_\_\_ Business: \_\_\_\_\_  
Email Address: \_\_\_\_\_

3. Location of Proposed Activity: 138 Camp Workcoeman Rd New Hartford  
Assessor's Map #: 076A Block #: 112 Parcel #: 0766 Zone: R4

\*\*Detailed description or plot plan may be submitted.

Area (acres): 2.8 Square Feet, if less than 2 acres: \_\_\_\_\_  
Total acreage of wetlands on property: \_\_\_\_\_

4. Description of the proposed activity: Repair Concrete Steps To Lake and install a handrail. Break up and remove rocks close to shoreline that are a hazard

5. Alternatives considered by the applicant and why the proposal to alter wetlands set forth in the application was chosen: None

6. Names and addresses of adjacent property owners within 100 feet. \*\*Information can be obtained at the Assessor's Office. \_\_\_\_\_

7. Any other information: \_\_\_\_\_

20-08-03  
9-2-2020

Cash

**YOU MUST ALSO SUBMIT:**

- 9 Copies of a Site Plan showing existing and proposed conditions in relation to wetlands and watercourses.
- 9 Copies of all other documents pertaining to the application.
- \$120.00 Application Fee.
- Completed DEP Inland Wetlands Activity Report.

The undersigned warrants the truth of all statements made in conjunction with this application and consents to inspections of the site.

*Peter Mangin*  
Applicant's Signature

Peter Mangin  
Print or Type Name

The undersigned owner(s) of record consent to the submission of this application and to inspections of the Site.

*Peter Mangin*  
Owner's Signature

Peter Mangin  
Print or Type Name

.....  
FOR COMMISSION USE:

Receipt Number: \_\_\_\_\_ Date Received: \_\_\_\_\_

Amount Paid: \_\_\_\_\_



# Town of New Hartford, CT

## Property Listing Report

Map Block Lot

06A-112-066

Bldg #

1

Sec #

1

PID

2613

Account

00015500

### Property Information

Property Location	138 CAMP WORKCOEMAN ROAD
Owner	MANGIN PETER B
Co-Owner	na
Mailing Address	11 STONY HILL CT SUMMIT NJ 07901
Land Use	1013 SFR Water
Land Class	R
Zoning Code	R4
Census Tract	3061

### Photo



### Sketch



Neighborhood	10
Acreage	0.8
Utilities	Well,Septic
Lot Setting/Desc	Rural Level
Book / Page	0182/0995
Fire District	1

### Primary Construction Details

Year Built	2009
Building Desc.	SFR Water
Building Style	Cape Cod
Building Grade	Average + 10
Stories	1.5
Occupancy	1.00
Exterior Walls	Wood Shingle
Exterior Walls 2	NA
Roof Style	Gable
Roof Cover	Asphalt
Interior Walls	Drywall
Interior Walls 2	NA
Interior Floors 1	Hardwood
Interior Floors 2	NA

Heating Fuel	Gas
Heating Type	Forced Air
AC Type	None
Bedrooms	02
Full Bathrooms	2
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	5
Bath Style	Average
Kitchen Style	Average
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Gar	
Fireplaces	

### (\*Industrial / Commercial Details)

Building Use	Residential
Building Condition	A
Sprinkler %	NA
Heat / AC	NA
Frame Type	NA
Baths / Plumbing	NA
Ceiling / Wall	NA
Rooms / Prtns	NA
Wall Height	NA
First Floor Use	NA
Foundation	NA

Peter Mangin  
138 Camp Workcoeman Road  
pbmangin@hotmail.com  
(201) 410-6118

Repair concrete dock and steps and improvement of waterfront with removal rocks in shallow water.

- There are four steps to the lake indicated by the dashed lines. Two are beginning to fall apart and are in need of repair. It's possible some work might be needed on the other two.
- I would like to add a handrail to the steps. Currently it presents a hazard for older guests and, in the coming years, will for me. A handrail will make it much safer entering/exiting the lake via the steps.
- I would like to fill in a small section on each side of the steps to fill a "gap", again for safety reasons
- Once the lake level is dropped the repair of any issues to the dock itself
- The breakup/removal of various rocks that are close to shore and just inches below the surface. Two rocks at the end of the dock are in slightly deeper water. One is approximately a foot or less below the water line, the other slightly deeper. These rocks are, to me, dangerous and I have the scars to prove it.

#### Photos

- 1 and 2 show the steps to the lake
- 3 and 4 show the rocks near the bottom of the steps. I would like to have the two that are submerged broken apart and removed. The large rock above the water line would remain
- Photo 5 shows the rock at the immediate end of the dock while 6 shows one slightly further out.
- Photo 7 shows rocks a few feet from the shore line and photo 8 right on the shoreline

All the rocks, though some more than others, in my opinion present safety issues

I had an appointment to meet with a mason just over two weeks prior to the Inland Wetlands Sept 2 meeting, unfortunately he was not able to meet as planned. At this point I have not contracted with anyone to do the work

Peter Mangin

**Peter Mangin**  
**138 Camp Workcoeman Rd**  
**New Hartford, CT 06057**

### **Rock Splitting**

Drilling a series of holes with a rotary jackhammer, the number of holes dependent on rock size. There are two options for drilling:

- An air powered rock drill which requires a small amount of lubricant
- An electric drill with no lubricant, a significantly slower process

After the holes are drilled a rock splitting grout (Dexpan or Betonamit) is mixed and installed in the holes. After 48 hours the rocks are then manually split where the grout did not fully break them apart. The rocks will either be removed from the lake or moved to a location that is no longer in the area where swimmers enter the lake or boats are tied up or some combination of the two. They will not be moved to an area that interferes with either the Miner or Beecher waterfront.

### **Stairs/Concrete Pier Dock**

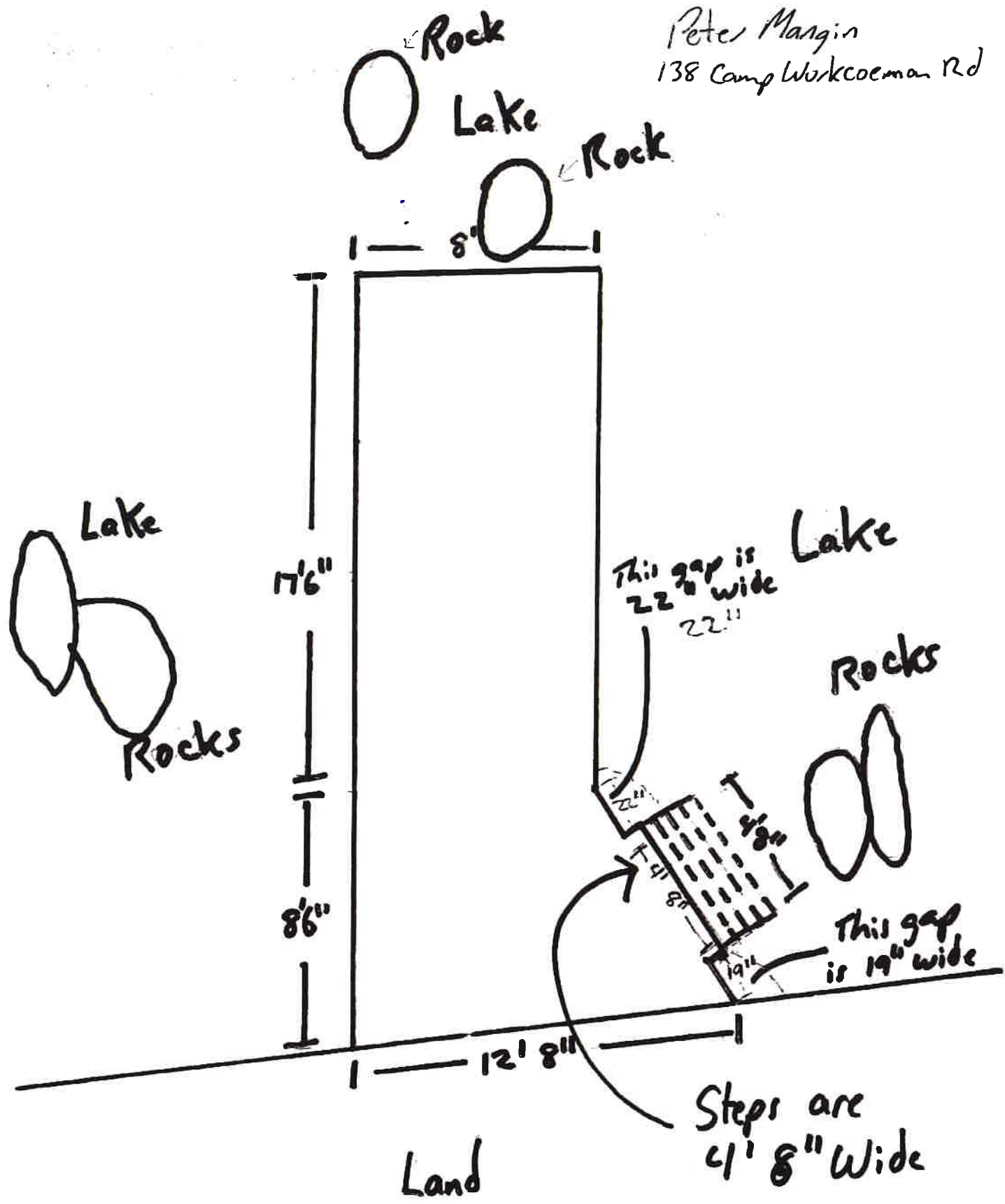
A mason came out on Friday October 2 to inspect the stairs. The bottom 2 stairs will definitely be replaced/repared and very likely a third stair also. The mason, I believe, will not install a handrail but will recommend someone who will after the steps are repaired.

As mentioned previously I would like to 1) fill in the "gaps" between the top step and the dock, using a combination of stone and concrete and 2) if necessary, repair any issues the mason finds with the dock after the lake has been lowered. Any repairs would only be done in areas where the lowered water permits and would be done without any equioment/machinery in the lakebed.

Thank You,

Peter Mangin

Peter Margin  
138 Camp Workcoeman Rd



Peter Mangin  
138 Camp Werkkoeman Rd

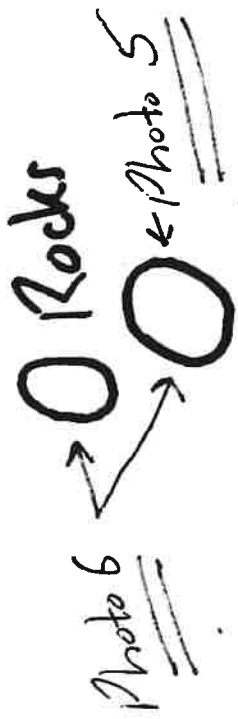


Photo 7

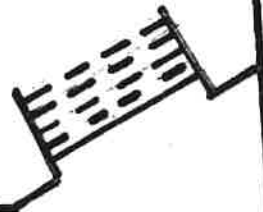


Photo 8

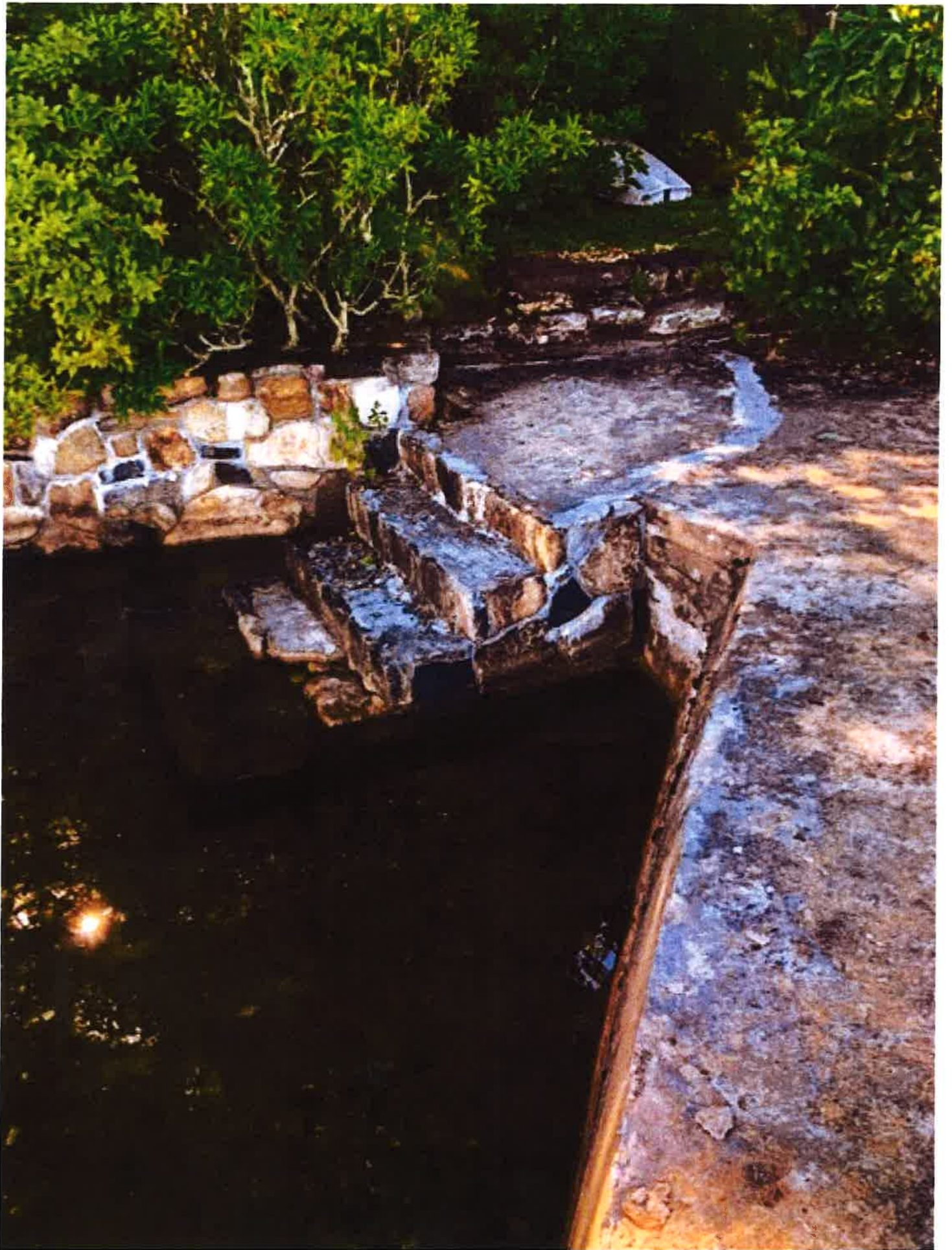


Rocks

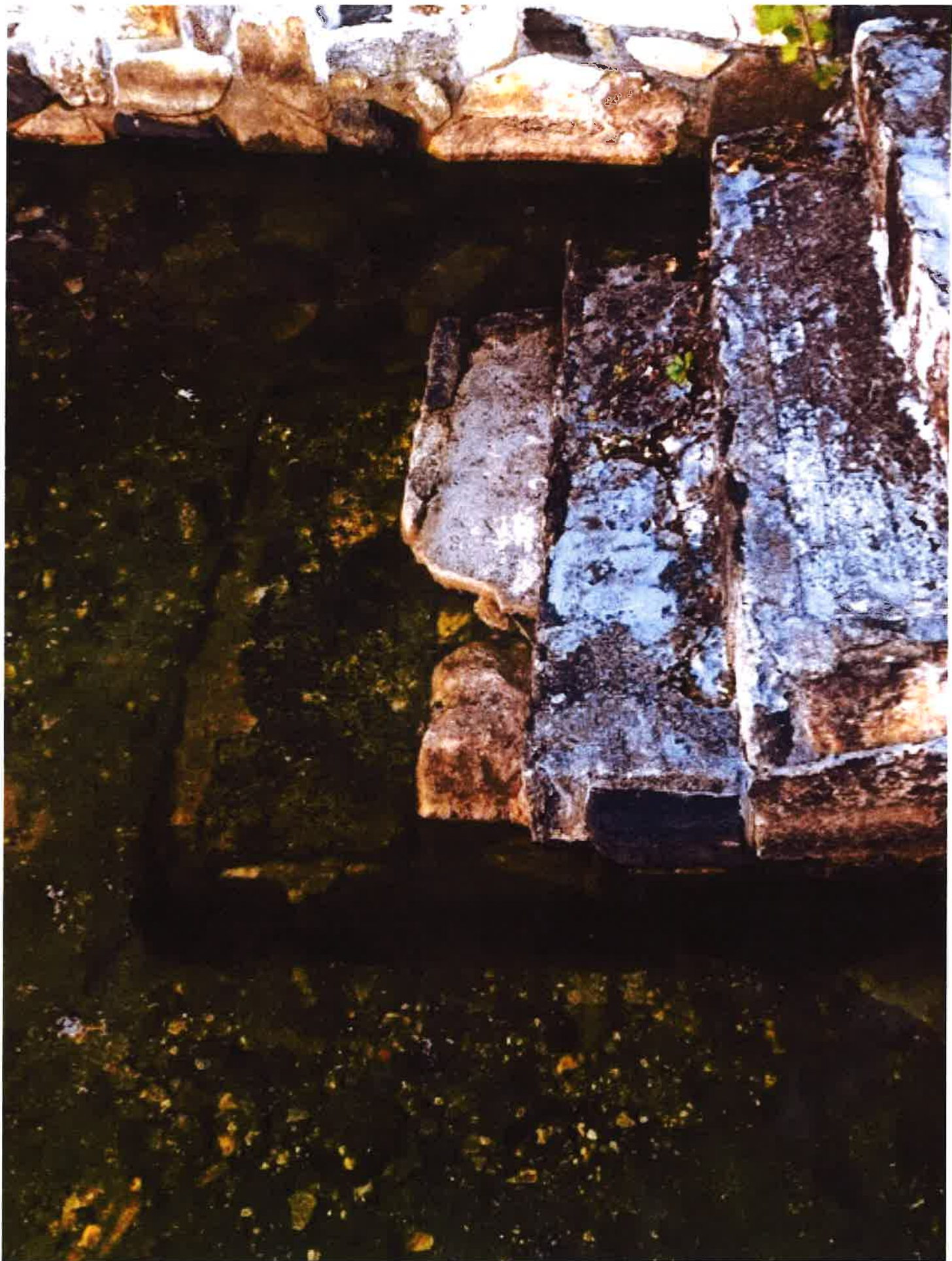
Photo 3 and 4

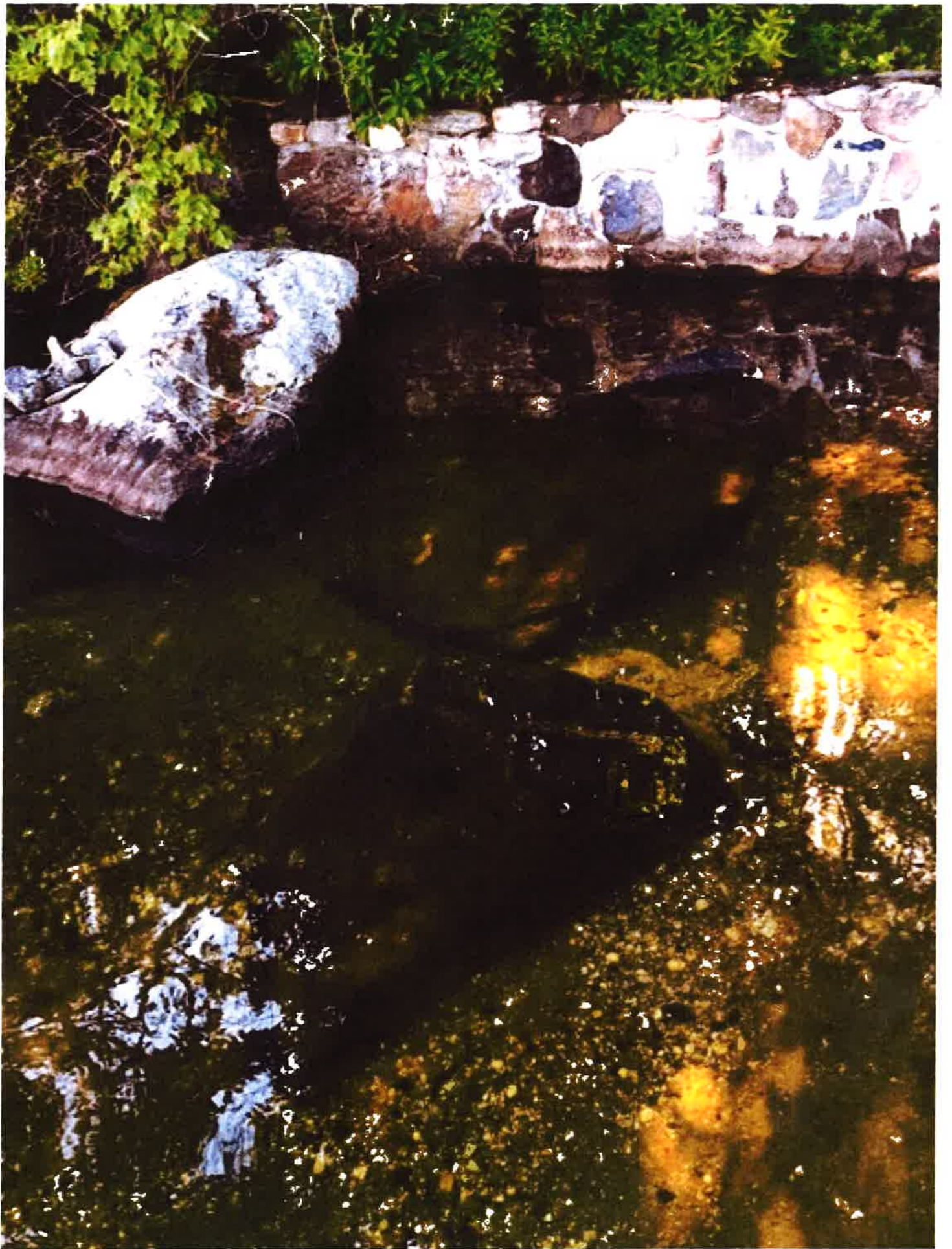


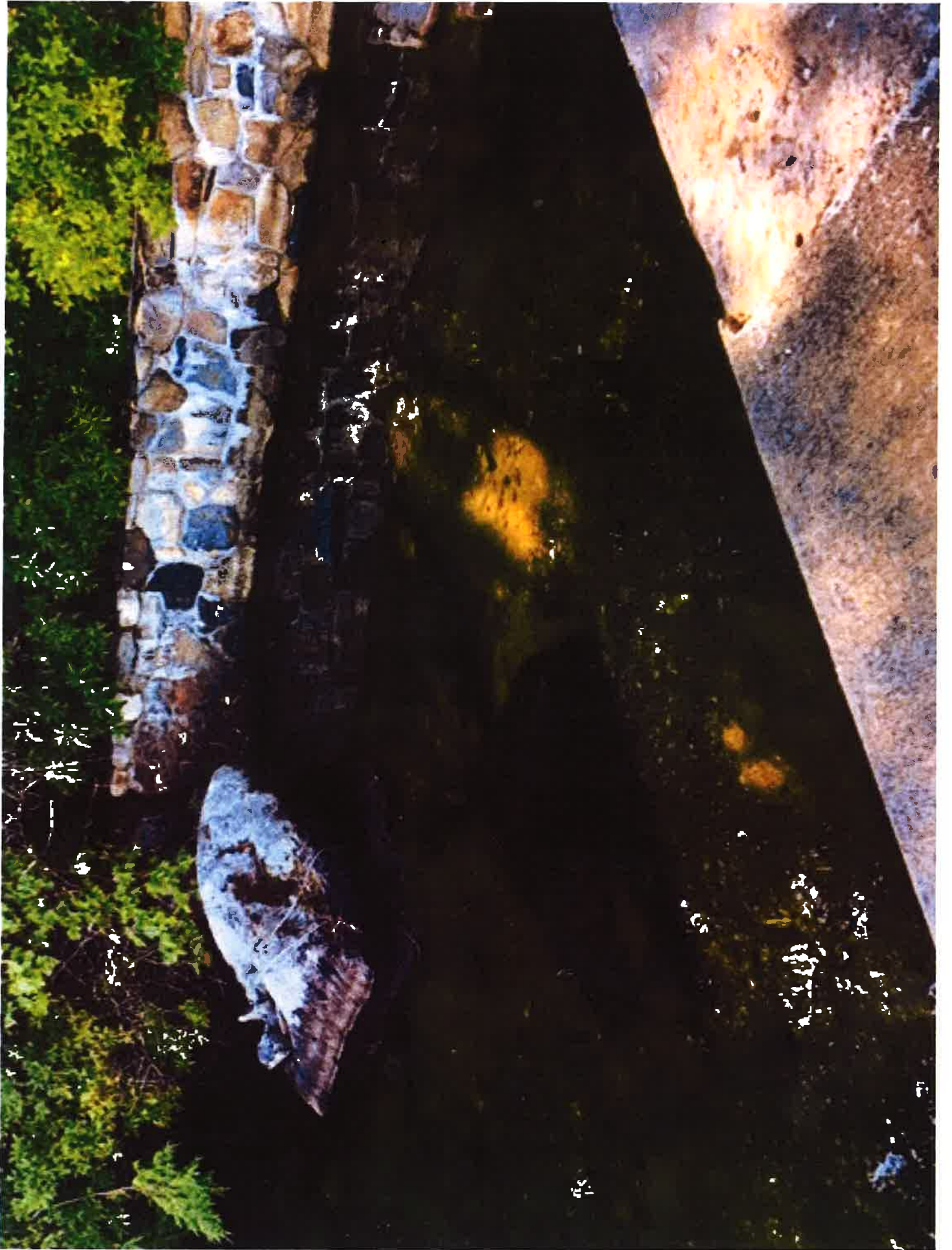
Land

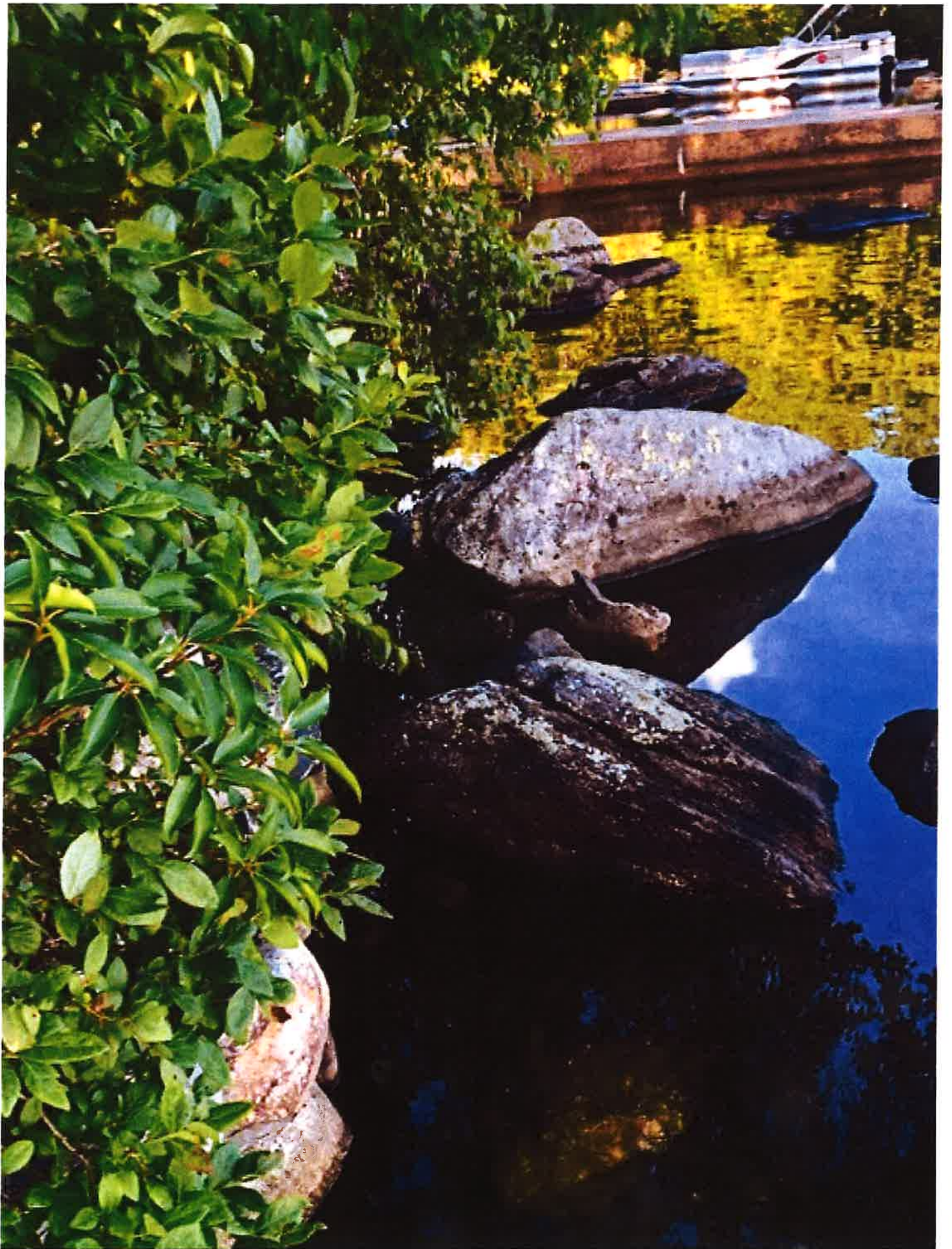












# BETONAMIT®

Instructions for use

BETONAMIT may only be used after the instructions for use and the safety regulations have been completely read and understood!

**Always wear safety goggles when working with BETONAMIT!!!**

## Preparation

Please ensure the following equipment is available before starting work:

- ✓ BETONAMIT - The original
- ✓ Safety goggles and protective gloves
- ✓ 5 gallon plastic bucket
- ✓ Electric drill with mixing attachment (1/2")
- ✓ Hammer Drill or Air driven rock drill
- ✓ Drill bit 1/4"-1 1/2" (30-40 mm)
- ✓ Cool Water
- ✓ Tarp to cover holes, if temperature over 70 degrees F (21 degrees C)

## Work routine

As the first step, drill holes. The optimal spacing between the holes is 10 times the diameter of the hole. The holes should be clean and dry. Then put a full bag of BETONAMIT powder in the mixing bucket, add the correct amount of water and then mix with a 1/2" drill with mixing attachment until a pourable mixture is obtained. Pour mixture directly into the holes from the mixing bucket without delay. When mixed correctly with the right amount of water, BETONAMIT will be just barely pourable, like a thick paste

Do not plug the holes; covering with a tarp is advisable in rain or hot temperatures. For special applications, as well as for applications of BETONAMIT in holes larger than 1 1/2" (40 mm), consult the manufacturer.

Detailed information can be found on our website at: [www.betonamit.com](http://www.betonamit.com)

## Technical specifications

Temperature	5 °C 41 °F	10 °C 50 °F	15 °C 59 °F	20 °C 68 °F	25 °C 77 °F	30 °C 86 °F	35 °C 95 °F
Recommended hole diameter	30 - 40 mm 1 1/4" - 1 1/2"	30 - 40 mm 1 1/4" - 1 1/2"	30 - 40 mm 1 1/4" - 1 1/2"	30 - 40 mm 1 1/4" - 1 1/2"	30 - 40 mm 1 1/4" - 1 1/2"	30 - 40 mm 1 1/4" - 1 1/2"	30 - 40 mm 1 1/4" - 1 1/2"
Minimum hole depth	5 x Drill Ø	5 x Drill Ø	5 x Drill Ø	5 x Drill Ø	5 x Drill Ø	5 x Drill Ø	5 x Drill Ø
Maximum hole depth	6 m 20 ft.	6 m 20 ft.	6 m 20 ft.	6 m 20 ft.	6 m 20 ft.	6 m 20 ft.	6 m 20 ft.
Recommended hole spacing	10 x Drill Ø	10 x Drill Ø	10 x Drill Ø	10 x Drill Ø	10 x Drill Ø	10 x Drill Ø	10 x Drill Ø
Amount of water per 5kg   11 lbs	1.0 - 1.2 ltr. 34 - 40 oz.	1.0 - 1.2 ltr. 34 - 40 oz.	1.0 - 1.2 ltr. 34 - 40 oz.	1.0 - 1.2 ltr. 34 - 40 oz.	1.0 - 1.2 ltr. 34 - 40 oz.	1.0 - 1.2 ltr. 34 - 40 oz.	1.0 - 1.2 ltr. 34 - 40 oz.
Reaction times	24 - 72 hrs	10 - 60 hrs	14 - 48 hrs	12 - 36 hrs	6 - 24 hrs	4 - 16 hrs	2 - 12 hrs

# BETONAMIT<sup>®</sup>

Safety regulations

## Safety regulations

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1. Use BETONAMIT only in ambient temperatures between 40°F and max. 95°F. (5-35°C)
2. Do not use warm water. (max 68°F, 20°C)
3. Use only the correct amount of water: 34 - 40 fluid ounces per 5 kg BETONAMIT. (1.0 - 1.2 litres)
4. Stir the mixture by mechanical means whenever possible. (Poor mixing increases the risk of blow-out)
5. Use only drills with a diameter of 1¼" - 1½". (30-40mm)
6. The minimum hole depth is 5 times the hole diameter.
7. The holes must be clean and dry.
8. On hot days, fill the holes early in the morning.
9. Pour the BETONAMIT into the holes immediately after mixing.
10. Dilute leftovers with lots of water and dispose of them in compliance with local regulations.
11. Never look directly into the filled holes (risk of blow-out)
12. Close the workplace off against unauthorized access. (Blow-out or falling material.)
13. Do not pour the mixture into bottles or other closed containers. (risk of steam driven explosion).
14. Also pay heed to the risk warnings and safety instructions on the packaging. (GHS)

## Checklist for the safe use of BETONAMIT

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1. Am I wearing the mandatory safety goggles?
2. Is the diameter of my drill between 1¼" - 1½" (30-40mm)?
3. Have I placed the correct amount of water ready and available?
4. Is the mixing water temperature in the recommended ranges?
5. Is the ambient temperature between 40°F and max. 95°F (5-35°C)?
6. Is the temperature of the object to be demolished below 95°F (35°C)?
7. Can the fragments be displaced in at least one direction?
8. Can I rule out that the high expansion pressure may cause unwanted damage?

## ATTENTION: What is a blow-out?

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Failure to comply with the regulations, improper handling or conditions that are too warm may lead to a blowout. A blow-out is the sudden, explosive escape of BETONAMIT from the hole. Being hit in the face by the material escaping under high pressure can cause serious injury. For this reason, never look directly into the filled boreholes and wear protective goggles at all times when working with BETONAMIT.

After a first blow-out has happened, this repeats itself about 3-6 times, and can also occur in other boreholes. Close the work area down for all people for at least 3 hours.

## Immediate actions

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BETONAMIT is non-toxic but it is caustic like wet cement, a strong alkali. IF IT MAKES CONTACT WITH THE EYES: Rinse carefully with water for several minutes. If possible, remove the contact lenses if being worn. Continue rinsing. IF ON THE SKIN: Wash off with lots of soap and water. In cases of pain, injury or allergic reactions, seek medical advice immediately.

**Much more helpful information can be found on our website at [www.betonamit.com](http://www.betonamit.com)**

# Material Safety Data Sheet

## U.S. Department of Labor Occupational Safety and Health Administration

May be used to comply with OSHA's Hazard Communication Standard

29 CFR 1910.1200.

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### **Identity: Betonamit**

#### **Section I – Manufacturer / Importer**

##### **Manufacturer:**

KUBATEC BMT AG

Widaustrasse 3

FL-9491 Ruggell

Liechtenstein / Europe

office@betonamit.com | www.betonamit.com

##### **General distributor and importer for USA / Canada**

Windy Ridge Corporation

190 Ossipee Mountain Highway

Tamworth, NH 03886

Email: info@betonamit.net

Web: www.betonamit.net

**Emergency Telephone #:** 603-323-2323

**Information Telephone #:** 603-323-2323

**Date Prepared:** January 1<sup>st</sup>, 2018

#### **Section II - Hazardous Ingredients/ Identity Information**

**Hazardous Components:** Calcium Oxide (CaO) ~75% by weight. CAS #1305-78-8.

Permissible exposure limit per OSHA- 5mg per cubic meter of air. No skin designation per OSHA.

**Section III - Physical/ Chemical Characteristics**

**Boiling Point:** N/A Specific Gravity (H<sub>2</sub>O = 1): 3.1 Vapor Pressure (mm Hg): N/A

**Melting Point:** 2000 O C Vapor Density: N/A Evaporation Rate: N/A

**Solubility in Water:** Slight Appearance and Odor: Gray Powder, No odor

**Section IV - Fire and Explosion Hazard Data: Not Applicable****Section V - Reactivity Data**

**Incompatibility (materials to avoid):** None, but store in a dry place.

**Hazardous Decomposition or Byproducts:** None

**Hazardous Polymerization:** Will not occur.

**Section VI - Health Hazard Data**

Avoid ingestion, inhalation, eye contact and skin contact.

**Health Hazards:**

1) **Skin and Eye Contact:** Irritation and burn (Betonamit is caustic).

2) **Inhalation and Ingestion:** Alkali burns.

**Emergency and First Aid Procedures:**

1) **Skin Contact:** Rinse off with clean water.

2) **Eye Contact:** Flood with water and consult a physician immediately.

**Section VII - Precautions for Safe Handling and Use**

1) Wear safety goggles and rubber gloves and store in a dry place.

2) In case of spill, hose down with water.

3) Never fill into holes larger than 1 1/2" in diameter, to avoid blowout.

(See technical manual)

4) Read technical manual thoroughly before use. Copies at: [www.betonamit.net](http://www.betonamit.net)

**Section VIII - Control Measures**

**Eye Protection:** Safety goggles.

**Protective Gloves:** Ordinary rubber gloves.

**Respiratory Protection:** Ordinary dust mask is recommended.



## Michael Lucas

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**From:** Thomas Beecher <tbeecher@chlaw-ct.com>  
**Sent:** Monday, October 5, 2020 9:43 AM  
**To:** Michael Lucas  
**Subject:** Peter Mangin - 138 Camp Workcoeman Road

Good Morning Mike,

Please add this email to the Inland Wetlands Commission record for Peter Mangin's application:

Dear Members of the Inland Wetlands Commission,

My wife and I own the property at 142 Camp Workcoeman Road, which abuts the Mangin property on the north side. We fully support Mr. Mangin's application for a permit to repair and improve his steps leading into the water and to remove some rocks that have been pushed much closer to the dock and shore by the ice flow which, assisted by easterly winds, pounds the western shore as it begins to break up each year.

Regards,

Tom Beecher  
Tel. (860) 355-0374  
(W) (203) 744-2150