

**New Hartford Inland Wetlands Commission  
TOWN OF NEW HARTFORD, CONNECTICUT  
SPECIAL MEETING MINUTES  
Wednesday, August 12, 2020 at 7:00 PM  
VIA ONLINE PLATFORM ZOOM**

**PRESENT:** Chairman James Hall, Anne Hall, Lou Moscaritolo, Wayne Ryzner, Steve Unger, and Wetlands Agent Mike Lucas.

**ABSENT:** Karl Hermonat, Nancy Shroeder Perez, and Gerald Tabaka.

Chairman James Hall called the meeting to order at 7:05PM. The meeting was recorded digitally and copies are available through Town Hall.

**1. PUBLIC HEARINGS:**

None.

**2. PENDING APPLICATIONS:**

None.

**3. NEW APPLICATIONS:**

**A. Karen Smith/Applicant – Karen Gegenheimer/Owner – Map 09A – Block 105 – Lot 045 – 53 Aquatic Road – Rebuild Boathouse on Existing Footprint.**

Professional Engineer Michael Sherman of Laurel Engineering appeared before the Commission regarding this application. He noted that he was retained to assist with the septic repair at this site as well as to show the location of the rebuilt boathouse.

The Commission reviewed the plans. Mr. Sherman pointed out the regulated areas as well as the area that will have fill installed below the leaching system for the septic repair. He indicated that location was formerly wooded. Referencing the boathouse, Mr. Sherman noted that the replacement will be smaller than what had been there previously. He reported that 2½' piers will be installed under the proposed boathouse to support it whereas the previous boathouse had merely been on stacked concrete blocks.

Mr. Sherman noted that he called out on his plan to have the large rocks removed so that his client's boat can get into the boathouse. He explained that the owner needed 24" of depth in the water for the boat. He noted that currently there is about 15" of depth in that location. Mr. Sherman explained that in order to accomplish that, the proposal included excavation in the lakebed during the 8' drawdown. He noted that a water handling plan had been included with pump intake and pump outtake protection. The pump outtake protection will be up on the grass so that the water will be pumped into a barrel on top of the grass surrounded by crushed stone. He noted that the conditions will likely be frozen. The Commission reviewed the erosion control details including the pump outlet protection and the pump inlet protection.

Mr. Sherman noted that the septic repair currently underway was an emergency repair as the existing tank was made out of steel and it had deteriorated to the point that it was a cess pool. Ms. Hall questioned how much fill would be within the regulated area. Mr. Sherman noted that there was 6,632 square feet. Ms. Hall questioned if the majority of the septic system was not in the review area. Mr. Lucas confirmed. Mr. Unger questioned if the application at this site which was approved last year was for just the removal of the boathouse or for the removal and replacement of the boathouse. Mr. Hall noted that it was only for the removal. Mr. Lucas explained that merely removing the boathouse, which was a non-conforming use, was not considered abandonment.

Mr. Lucas reported that he had approved the septic repair as an agent determination as there had been a storm with most of the town being without power last week.

**MOTION:** Mr. Unger, Ms. Hall second, to set the application to rebuild the boathouse on the existing footprint Map 09A, Block 105, Lot 045 (53 Aquatic Road) for a public hearing at the next meeting, as there is public interest and finding the proposed activity as significant; unanimously approved.

**4. OTHER BUSINESS:**

None.

**5. MEETING MINUTES – June 3, 2020:**

**MOTION:** Ms. Hall, Mr. Moscaritolo second, to approve the June 3, 2020 Minutes; unanimously approved.

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

**A. Agent Determination #20-06-01AD – 6/4/2020 – Joseph R. & Colleen A. Welker – 130 Camp Workcoeman Road – Repairing and Replacing Existing Dock Boards.**

Mr. Lucas reported that an agent determination had been done on the dock boards at this location. He explained that the cuts had been done on shore and prior to taking up the old ones. Ms. Hall questioned whether anything had been done in the water. Mr. Lucas noted that there had not been.

**B. Agent Determination #20-06-02AD – 6/16/2020 – Matthew Sellitto/Applicant – Loreen D. Sellitto/Owner – 145 Maple Hollow Road – Burying a Propane Tank.**

Mr. Lucas noted that former consultant Rista Malanca had issued an agent determination for an expansion of a non-conforming structure about a year ago. He explained that he had issued a determination for the installation of an underground propane tank.

**C. Agent Determination - #20-07-01AD – 7/16/2020 – Joseph R. & Colleen A. Welker – 130 Camp Workcoeman Road – Expansion of a Non-Conforming Structure.**

Mr. Lucas reported that the property owners had added a shower to their cottage. He explained that the property owners had plans to do significant expansion but for now, it was just the addition of a shower. He noted that the structure was approximately sixty-five feet from the water.

**D. Agent Determination - #20-07-02AD – 7/16/2020 – Reverend Kevin P. Cavanaugh, Tr. – 624 West Hill Road – Expansion of a Non-Conforming Structure.**

Mr. Lucas noted that this property owner was expanding a sunroom and converting it into living space and adding a deck to that area, too. He explained that this cottage was approximately sixty feet from the water. Several trees were cut as part of this project, according to Mr. Lucas. He noted that he had been there to inspect the erosion controls. Ms. Hall questioned whether there was any excavation. Mr. Lucas noted that there was not although there will be a small foundation added as part of this development so there is excavation expected. Mr. Unger questioned whether a future application is expected. Mr. Lucas noted that there will not be as he had done an agent determination. Mr. Unger questioned the dimensions. Mr. Lucas did not have them available but indicated that he would get more information to the Commission regarding the dimensions.

**E. Agent Determination - #20-07-03AD – 7/28/2020 – Alfano Group, LLC – 11 Stonefield Way – New Dwelling.**

Mr. Lucas noted that there were wetlands delineated on the site plan for the new home being built. He noted that he would verify that the erosion controls are installed prior to the lot being

cleared. Ms. Hall questioned whether there would be any building in the review area. Mr. Lucas confirmed that there is proposed development approximately sixty feet from the wetlands. Mr. Hall requested that this application and the plans be brought before the full commission for review.

**F. Agent Determination - #20-07-04AD – 7/20/2020 – Marstan Trails Community Dock Association, Inc. – Removal and Replacement of Existing Shed & Light Landscaping.**

Mr. Lucas reported that an existing shed used in the community area is being replaced. Additionally, he reported that a stone retaining wall is also being constructed in an area where people store their kayaks. He opined that the grade would be raised six to twelve inches in an area that is approximately fifty square feet located about 60'-70' from the lake.

**7. CORRESPONDENCE:**

None.

**MOTION:** Mr. Ryznar, Mr. Unger second, to adjourn at 7:43PM; unanimously approved.

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