

HAND OUTS: Inland Wetlands – January 6, 2021

Prestige Builders LLC Application

Garrett Homes LLC Application

Listing of Links for Application Site Plans, Stormwater Report and Wetlands Report for Garrett Homes LLC

(Please note that hardcopies of all documents are available by request in the Land Use Office.)

Minutes – December 2, 2020

**TOWN OF NEW HARTFORD
INLAND WETLANDS AND WATERCOURSE COMMISSION
APPLICATION FOR PERMIT**

1. Applicant(s) Name: Prestige Buildings LLC
Home Address Member, Elaine Santoro, 29 Loomis Heights, New Hartford, CT 06057
Business Address 280 Main Street, 2nd Floor, New Hartford, CT 06057
Phone – Home 860-379-0132 Business 860-379-0132
Email Address: _____
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 application.

2. Owner(s) If same as applicant, so state.
Owner Name: Same
Home Address _____
Business Address _____
Phone – Home _____ Business _____
Email Address: _____

3 Location of Proposed Activity: 280 Main Street, New Hartford, CT 06057
Assessor's Map No. 044 Parcel No. 21A Zone C
**Detailed description or plot plan may be submitted

Area (acres) 1.2 Square Feet, if less than 2 acres _____
Total acreage of wetlands on property None

4. Description of the proposed activity:
A: The existing drain pipe near Building #2 (a/k/a 280-B and 280-C) is not sloped adequately and is not large enough to accommodate heavy rainfall. The proposal is to reroute the water through a larger pipe around the building.
B: The existing sanitary pipe for 280-B is positioned in such a way as to cause freezing of effluent during cold weather. The proposal is to reposition the existing pipe.

5. Alternatives considered by the applicant and why the proposal to alter wetlands set forth in the application was chosen.
A: Applicant considered replacing the existing pipe in the same location but with a greater pitch. That alternative was rejected as too problematic because the existing pipe is underneath 280-B, making the work cost-prohibitive and impractical
B: Applicant considered wrapping the pipe with an electrical heater, but that alternative was rejected as both unsafe and impractical because the pipe is underground

6. Names and addresses of adjacent property owners within 100 feet. ** Information can be obtained at the Assessor's Office.
283 Main Street, 044-013-17A, PNL Nutmeg LLC, 2100 Ross Ave Ste 2900, Dallas, TX 75201
29 ac on the north side of Rte 44, 044-013-17C, State of Connecticut, 79 Elm Street, Hartford, CT 06106
256 Main Street, 044-137-21E, Anastopoulos LLC, 284 West Lake Street, Winsted, CT 06098

7. Any other information
Owner/Applicant Attorney Thomas A Santoro, Esq., 105 Timber Lane, Collinsville, CT 06019
860-795-4656, tsantoro.esq@gmail.com

1-6-2021

**TOWN OF NEW HARTFORD
530 MAIN STREET - TOWN HALL
NEW HARTFORD, CT. 06057**

**INLAND WETLANDS COMMISSION
(860-379-7677)**

The Hartford Courant

December 10, 2020

PURCHASE ORDER 78402

Please publish the following legal notice two times in the **Zone 5** section of your newspaper Thursday, December 24, 2020 and again on Thursday, December 31, 2020:

**NOTICE OF PUBLIC HEARING
TOWN OF NEW HARTFORD
INLAND WETLANDS COMMISSION**

The Inland Wetlands Commission will meet at a Special Meeting on Wednesday, January 6, 2021 at 7:00PM for a Virtual Meeting on Zoom for the following Public Hearing(s): Note:

Prestige Buildings, LLC – Map 044 – Block 137 – Lot 21A – 280 Main Street – Reroute Water Through a Larger Pipe Around the Building.

At this public hearing, interested persons may appear and be heard and written communications received. Copies of the application are available for inspection in the Land Use Office in New Hartford Town Hall, 530 Main Street, New Hartford, CT.

Dated this 10th day December, 2020
By James Hall, Chairman
Inland Wetlands Commission

Please forward an affidavit of publication to the Inland Wetlands Commission, ATTN: Laura White, P.O. Box 316, 530 Main Street, New Hartford, CT. 06057.

**TOWN OF NEW HARTFORD
INLAND WETLANDS AND WATERCOURSE COMMISSION
APPLICATION FOR PERMIT**

1. Applicant(s) Name: Garrett Homes LLC
Home Address 55 Proprietors Ln, Torrington CT 06790
Business Address 59 Field St, Suite 108, Torrington CT 06790
Phone - Home 860-280-5825 Business _____
Email Address: Matt@calitegroup.com
Applicant(s) interest in land (owner, lessee, option holder, etc.) option holder
**If applicant is not the owner, then the owner's consent, duly acknowledged, to the proposed activity, must be attached to application.

2. Owner(s) If same as applicant, so state.
Owner Name: Satan's Kingdom LLC
Home Address _____
Business Address 2155 E Main St, Torrington CT 06790
Phone - Home _____ Business _____
Email Address: _____

3 Location of Proposed Activity: 173 A Main St
Assessor's Map No. 44 Parcel No. 13-20 Zone C
**Detailed description or plot plan may be submitted

Area (acres) 1.76 Square Feet, if less than 2 acres 76,470
Total acreage of wetlands on property ~.33 acres

4. Description of the proposed activity:
9100 sf retail development w/proposed 35 parking spaces

5. Alternatives considered by the applicant and why the proposal to alter wetlands set forth in the application was chosen.
No wetlands will be altered under this proposal

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

7. Any other information

YOU MUST ALSO SUBMIT

- 9 copies of a site plan showing existing and proposed conditions in relation to wetlands and watercourses.
- \$120.00 Application fee. This fee includes the State 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.

MA Applicant's Signature Matt Escalzo Print or type name

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

Allan Bonghesi Owner's Signature Allan Bonghesi Print or type name

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For Commission Use:

Receipt Number. _____ Date Received _____
Amount Paid _____

Garrett Homes LLC/Applicant – Satan’s Kingdom LLC/Owner – Map 044 – Block 013 – Lot 020 – 173A Main Street – Retail Development With Proposed 35 Parking Spaces.

FOR REVIEW:

Application Site Plans

Stormwater Report

Wetlands Report

You can view "Application Site Plans" at:

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:a1bf81cb-c11c-4b95-8c48-fd44dad3345a>

You can view "C-RPT-2001420-STORMWATER-2020-12-08.pdf" at:

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:3e7dbd4a-7f8e-436f-9a8b-1f6d7d2df892>

You can view "Wetlands Report.pdf" at:

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:ecbe9a00-72f6-485d-981f-2a96ae012324>

**New Hartford Inland Wetlands Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, December 2, 2020 at 7:00 PM
VIA ONLINE PLATFORM ZOOM**

PRESENT: Chairman James Hall, Anne Hall, Karl Hermonat, Lou Moscaritolo, Wayne Ryzner, Gerald Tabaka, Steve Unger, and Wetlands Agent Mike Lucas.

ABSENT: Nancy Shroeder Perez.

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:

None.

3. NEW APPLICATIONS:

A. Prestige Buildings LLC – Map 044 – Block 137 – Lot 21A – 280 Main Street – 1. Reroute Storm Water Pipe Around Building. 2. Repair and Reposition Existing Sanitary Pipe.

Attorney Tom Santoro appeared before the commission regarding this application. He explained that his family's business was attempting to solve the runoff from the roof and onto the parking lot. Attorney Santoro explained that the building was built on the slab and a culvert was installed to handle the rainwater when the building was constructed in the 1970s. He explained that the site includes a pipe from the corner of the parking lot which discharges into the Farmington River. Attorney Santoro explained that approximately ten years ago, the system began not being able to accommodate all of the rain that flows toward the culvert. After consulting with an engineer, his family was advised that the pipe was not large enough nor pitched enough in order to handle the rain during a heavy storm. Attorney Santoro described the water as backing up, creating a very large puddle preventing ingress and egress from the building without getting wet. Several times, it appeared as if the water would flow into the building. He noted that freezing of the water can also pose a hazard.

Attorney Santoro explained that he was seeking to reroute the water in the front of the building and then along the side of the building to the river. Where the water comes out, a splash pad will be installed.

Mr. Hall advised Attorney Santoro to request that his engineer review how gas or oil spills will be trapped and prevented from reaching the river.

Attorney Santoro noted that the pipe that leads to the town's sewer system was not installed below the frost line. He explained that his family would like to have this pipe dug up and reinstalled at a depth below frost.

Mr. Lucas questioned whether the work relative to the sewer would go out to the main connection. Attorney Santoro estimated the section of pipe needing work as 15'.

Mr. Ryznar questioned how deep the sewer pipe would likely need to be installed. Attorney Santoro estimated it at three to four feet. Ms. Hall recommended that Attorney Santoro's

engineer be prepared with the estimated volume to be excavated and what will likely be done with it.

MOTION: Ms. Hall, Mr. Tabaka second, to accept Application Prestige Buildings LLC – Map 044 – Block 137 – Lot 21A – 280 Main Street – 1. Reroute Storm Water Pipe Around Building. 2. Repair and Reposition Existing Sanitary Pipe, and because of the storm drainage into the Farmington River, in the public interest, to schedule a public hearing for January 6, 2021; unanimously approved.

4. OTHER BUSINESS:

A. Missionary Servants of the Most Blessed Trinity – Map 022 – Block 029 – Lot 003 – 595 Town Hill Road – Notification of Timber Harvest.

Ms. Hall indicated that after reviewing the plans, the crossings appear to be planned according to best management practices. Mr. Ryznar agreed. Mr. Lucas noted that the forester had indicated a planned harvest of 250,000 board feet or 100 cords. Most of the harvest would be ash and hemlock, according to Ms. Hall.

The consensus of the commission was to refer this to Mr. Lucas for an agent determination.

B. Approve 2021 Regular Meeting Schedule.

The consensus of the commission was to approve the 2021 Regular Meeting Schedule with meetings being held on the first Wednesdays of each month.

5. MEETING MINUTES – October 7, 2020:

No action taken.

6. INLAND WETLANDS OFFICER'S ENFORCEMENT REPORT:

A. Agent Determination #20-10-04AD – 10/8//2020 – John F. Kearns III/Applicant – Clearlake LLC/Owner – 73 Marstan Trails – Removal of Diseased Trees.

Mr. Lucas noted that this application was for the removal of three large dead ash trees within the 100' review area. He explained that the stumps were not removed, and the buffer area was protected.

B. Agent Determination - #20-10-05AD – 10/28//2020 – Edward J. Smith/Applicant – Angela Stolfi/Owner – 102 Pond Road – Siding Repair; Repair Sheathing Below Grade, Backfill with Gravel.

Mr. Lucas explained the work was done on the far side of the house, away from the lake, although still in the review area. He indicated that hay bales will be used just in case.

C. Agent Determination - #20-10-06AD – 10/28/2020 – Edward J. Smith/Applicant – J T Smith Family Estate LLC. – 108 Pond Road – Repairs to Bathhouse Floor Frame and Floor.

Mr. Lucas explained that the frame and flooring of the boathouse would be done with only carpentry tools and not with anything invasive to the lake.

D. Agent Determination - #20-11-01AD – 11/9/2020 – Richard & Judith Abraham\ - 87 Beach Road – Installation of a Wall.

Mr. Lucas reported that a typo read, "installation of a wall" wherein it should instead read, "installation of a well".

E. Agent Determination - #20-11-02AD – 11/18/2020 – The New Hartford Land Trust, Inc. – 340 East Cotton Hill Road – Install Beaver Mitigation Device.

Mr. Lucas reported that the New Hartford Land Trust purchased this property which has notorious beaver problems. They have installed a mitigation device, according to Mr. Lucas. Ms. Hall noted for the record that while she is no longer a member of the Land Trust, she is still currently on a committee associated with them. She indicated that there were pictures taken during the installation of the device. Mr. Hall indicated that Mr. Lucas verified the Land Trust had secured the proper DEEP permits for managing the beaver. He noted that the device does not harm the beaver and merely frustrates their efforts to make the dam higher.

Mr. Lucas reported the CACIWC convention was the upcoming Saturday, December 5th and was being held remotely.

7. CORRESPONDENCE:

None.

MOTION: Ms. Hall, Mr. Unger second, to adjourn at 7:40PM; unanimously approved.

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