

**New Hartford Inland Wetlands Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, January 6, 2021 at 7:00 PM
VIA ONLINE PLATFORM ZOOM**

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

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. 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.

Mr. Lucas read the legal notice into the record, reporting that it had been published the requisite two times in The Hartford Courant on December 24, 2020 and December 31, 2020.

Attorney Tom Santoro appeared before the commission regarding this application. Attorney Santoro reminded the Commission that the first part of the work involves repairs to the culvert in the corner of the parking lot, explaining that it collects water and pipes it into the Farmington River. He explained that the current conditions are not adequate to handle the heavy rainwater which pools up and begins to freeze, causing a tripping hazard. Attorney Santoro shared his concerns that without a repair, the water could flood the building. He noted that his engineer has indicated that the pipe is not large enough to remove the water at the rate that is necessary. Attorney Santoro explained that the proposal includes adding a catch basin and an oil separator.

Additionally, the pipe connecting to the sewer line is not pitched enough, according to Attorney Santoro. He explained that in cold conditions, the pipe freezes up leaving the bathrooms inoperable. Attorney Santoro explained the second part of the proposal was to replace a fifteen-foot section of the pipe.

Attorney Santoro reviewed the engineered plans to show the upgrades to the current conditions including the erosion controls. Ms. Hall questioned whether there was a maintenance plan prepared. Attorney Santoro indicated that he was agreeable to submitting one. Mr. Hall suggested Mr. Lucas could review and approve a maintenance plan. Ms. Hall recommended that regular cleanings of the system be included in any maintenance plan.

Mr. Lucas noted that the pipe from the parking lot drainage used to be a straight shot directly into the Farmington River. Ms. Hall noted that this plan was an improvement to an existing system and opined that most of the proposed work would fall under maintenance to a failed system.

In discussing a hypothetical situation such as a spill resulting from an auto accident in this area, Ms. Shroeder Perez questioned whether anything else could be added past to catch any overflow. Mr. Hall explained that it was a matter of volume and that with a catch basin the size of the one on the plan, twenty to thirty gallons would be captured. In the event of a spill, the fire department would be on site and would have emergency and hazmat equipment that could be used to stop the spill, according to Mr. Hall. Ms. Hall noted that the consistent problem is the catch basin's ability to catch sediment off the parking lot, noting that the only way a catch basin works is if it is cleaned up.

The hearing was open to the public.

First Selectman Dan Jerram spoke in favor of the application, noting that the Santoro family have been long-time property owners vested in the community and are trying to make an existing system better.

Mr. Jerram took the opportunity to swear in Mr. Unger as he was reappointed to the Commission.

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

2. PENDING 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.

MOTION: Mr. Ryzner, Ms. Hall second, to approve the application in the matter of 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, subject to the standard conditions and the following additional condition:

1. Catch basins cleaned out at least once annually and more frequently if Wetlands Enforcement Officer finds necessary;

unanimously approved.

3. NEW APPLICATIONS:

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

Professional Engineer Alan Borghesi appeared before the Commission accompanied by his client, a representative of the applicant. It was noted that the proposal included construction of a 9100 square foot building within the 100' regulated area. Mr. Borghesi noted that there was a drainage system across the street that runs under Route 44.

Mr. Lucas confirmed that he had emailed the plans to the commission. He reported that the plans had been provided to Lenard Engineering for a review of the design. Ms. Hall requested that the town engineer review for consideration of reasonable and prudent alternatives for both the detention basin and how the parking lot will work. She explained that it drains into something that drains directly into the Farmington River on one side. Ms. Hall noted that the detention basin is completely in the wetlands and shared her concerns with how those wetlands will be affected by the detention basin. Mr. Hall concurred, noting that he would like both the applicant's engineer and the town's engineer to comment on the potential disruption to surface and groundwater flow from the north across the back of the lot.

MOTION: Ms. Shroeder Perez, Mr. Hermonat second, to accept the application in the matter of Garrett Homes LLC/Applicant – Satans Kingdom LLC/Owner – Map 044 – Block 013 – Lot 020 – 173A Main Street – Retail Development with Proposed 35 Parking Spaces and finding the proposed activity to be significant and so that feasible and prudent alternatives can be considered, to schedule a public hearing for the February 3, 2021 regular meeting; unanimously approved.

4. OTHER BUSINESS:

None.

5. MEETING MINUTES – December 1, 2020:

MOTION: Mr. Unger, Ms. Hall second, to approve the December 1, 2020 minutes; unanimously approved.

6. INLAND WETLANDS OFFICER’S ENFORCEMENT REPORT:

Mr. Lucas reported the discovery of two large cranes at 722 West Hill Road recently, explaining that they were there for the purpose of removing a very large tree that had fallen into the water. It was noted that the dock was destroyed as a result. Mr. Lucas noted that the tree did not really cause any disturbance, explaining that it had luckily fell over the retaining wall.

Ms. Hall questioned the activity near Kinsey Road, having observed test pits. Mr. Lucas reported that there is some exploration in that area for a potential farm/agricultural/brewery type use. Ms. Hall questioned the activity occurring near the Nepaug River on the property on Route 202, opposite the Radwick plaza. Mr. Lucas indicated that the Town has continued to try to guide the owners of that property. Mr. Tabaka questioned whether Mr. Lucas was familiar with the new dock that was installed near Marstan Trails. Mr. Lucas confirmed that he would investigate it.

7. CORRESPONDENCE:

None.

MOTION: Ms. Hall, Ms. Shroeder Perez second, to adjourn at 7:43PM; unanimously approved.

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