

**New Hartford Inland Wetlands Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, February 3, 2021 at 7:00 PM
Via Online Platform ZOOM**

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

ABSENT: Wayne Ryzner.

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

It was noted that the legal ad for the public hearing was published in a local newspaper twice: once on January 22, 2021 and then again on January 29, 2021. Additionally, Mr. Lucas noted that receipts for mailings on the public hearing had also been received.

Allan Borghesi appeared before the Commission regarding this application, noting that he was the owner and indicated that he intended to retain ownership of the parcel. Accompanying Mr. Borghesi was Professional Engineer Matthew Broutin of BL Companies and Matt Eucalito.

Mr. Broutin reviewed the currently undeveloped parcel, situated on a road controlled by the State of Connecticut Department of Transportation located some distance away from an intersection. He explained that the land slopes from Main Street back towards the wetlands. Mr. Broutin pointed out the area of the wetlands on the plan. He reported the building will be approximately 9000 square feet with 35 parking spaces, a reduction from the necessary 45 spots required per the Zoning Regulations, explaining a deferral was being sought. He pointed out the location of those spots should a deferral not be granted.

Mr. Broutin explained that the stormwater management plans were designed to maintain drainage patterns, to recharge ground water, and to provide water quality improvements. He indicated that currently all the water flows to the back and feeds the wetlands. Mr. Broutin noted that the design is to continue to feed those wetlands and try to protect that resource as it fits into the neighborhood and the wildlife that uses it. He explained how important it is that the water continue to flow that way to avoid drying up those wetlands. Mr. Broutin indicated that the elevation of the building is slightly higher to pitch water away from the building. In order to avoid an increase in water towards Route 44, an underground system will be added to eliminate any peak flow increase to Route 44, according to Mr. Broutin. The system is under the parking lot and connects to an existing drainage system of the abutters and eventually flows into the system in the street which flows into a nearby water system. Mr. Broutin noted that it was important to push the water in the right direction and to provide a treatment system so that it cleans the water before the discharge into either the wetlands or the DOT's system, it will comply with the stormwater regulations, which includes a standard of 80% TSS (total suspended solids) removal.

Mr. Broutin noted that with the plan's components, catch basins with deep sumps and hoods, the underground subsurface infiltration system with an isolator row, the above ground detention basin in the rear, all of the discharges from those waters mitigate deep flows and the water that leaves the devices will meet that standard of 80% TSS. Mr. Broutin noted that no work is within the wetlands and only falls within the upland regulated area.

Mr. Broutin reviewed the soil and erosion control plans. He confirmed that the wetlands will be protected as the plans include a construction entrance, several catch basins, a soil stockpile area with appropriate silt fence surrounding it, silt fence on perimeter of construction area, an erosion control blanket for steeper slopes, and straw bales between the proposed development area and the wetlands downhill. He noted that all of these devices would be installed prior to earth work and would be checked periodically through a schedule contained within their stormwater management report that was submitted to the Town and reviewed by the Town engineer. He noted that it would remain in place until the site was stabilized. Mr. Broutin reviewed the landscape plan, noting that there were a variety of trees and shrubs around the parking lot and within the islands.

With a portion of the stormwater management system being located on the adjacent property, Ms. Hall questioned how that would be maintained. Mr. Broutin explained how the first flush of rainwater will be caught into the catch basins that are located in parking lot, after which anything that gets beyond that gets trapped into isolator row. Ms. Hall noted that while the two adjacent properties are currently owned by the same party, ownership could change. Ms. Hall sought more information in this regard. Mr. Broutin indicated that there was a drainage easement in place.

Ms. Hall noted that currently the ground water from the adjacent property is moving through the subject property, to the stormwater basin, and into the wetlands. She questioned whether that water gets into the basin or goes around it. Mr. Broutin explained that if groundwater fills up that basin, there would be no room for the rainwater to be appropriately treated, detained, and then discharged into the wetlands. He explained that there is the appropriate separation of water for the basin so that any groundwater that is potentially flowing will not be interrupted by the proposed development. Ms. Hall questioned what would happen to it. Mr. Broutin indicated that it should move as it does currently at the elevation beneath. Mr. Hall questioned the surface water that currently flows through a very shallow swale at the back of the site. Mr. Broutin noted that part of the grade work that is being done off site will maintain a swale around the basin.

Ms. Hall noted that the town engineer suggested that the basin might be oversized and if smaller, might be able to be moved away from the wetlands. Mr. Broutin noted that the basin has been designed larger and more shallow to allow flexibility. He noted it does not fill up very much before it fills up and spills over to the pipeline. Mr. Broutin indicated that while it could be deeper and pushed back, it was designed the way it was to make it less intrusive to the neighborhood.

Mr. Tabaka questioned whether the treatment would take care of liquid pollutants, such as gas or oil. Mr. Broutin confirmed that it was addressed by the system, noting that the standard is not to catch every single drop as that would be almost impossible but grit and oil that gets washed off in that first rainfall. Mr. Broutin reported the DOT is also doing a separate review of these plans for his client's proposed connection to their drainage system.

Attorney Mark Branse, legal counsel for the Town, questioned whether the two properties sharing the drainage easement were held in same name or by the same entity. Mr. Borghesi noted that it was not. Attorney Branse noted that so long as the properties are held by different entities, it would be okay.

Mr. Unger questioned whether Mr. Broutin saw any advantage to shifting the storm basin in the rear as suggested by the town's engineer. He noted that after it is completed, it would be returned to a conservation seed mix and a wet basin seed mix so that it will in reality become another wet area that may be better for the deer, creatures, critters, and bugs that come down to the wetland area. Being flatter and more spread out might be a more attractive feature, especially to kids that may try to skate and play hockey or fish, according to Mr. Broutin.

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

2. PENDING 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.

MOTION: Ms. Shroeder Perez, Mr. Unger second, to approve 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; unanimously approved.

3. NEW APPLICATIONS:

A. Adam T. Clymer – Map 034 – Block 012 – Lot 6-04 0 30 Garrett Ridge Court – Dwelling.

Adam Clymer appeared before the Commission regarding this application. He explained that the proposal includes construction a portion of the driveway and part of the turnaround within the upland review area. Ms. Hall questioned whether the entire garage was within the review area. Ms. Shroeder Perez questioned whether the garage is 50' away from the wetlands. Mr. Clymer confirmed.

Ms. Hall indicated that she would like more information at the next meeting about an alternative for the garage, in terms of the driveway leading to the front of the garage rather than coming in to the side of the garage.

MOTION: Ms. Shroeder Perez, Mr. Hermonat second, to accept the application in the matter of Adam T. Clymer – Map 034 – Block 012 – Lot 6-04 0 30 Garrett Ridge Court – Dwelling, finding the proposed activity as not significant; unanimously approved.

4. OTHER BUSINESS:

None.

5. MEETING MINUTES – JANUARY 13, 2021:

MOTION: Mr. Unger, Ms. Hall second, to approve the January 13, 2021 minutes; unanimously approved.

6. INLAND WETLANDS OFFICER'S ENFORCEMENT REPORT:

Mr. Lucas reported that he had been contacted regarding a potential duck race on the Farmington River in April.

7. CORRESPONDENCE:

None.

MOTION: Ms. Hall, Mr. Tabaka second, to adjourn at 7:56PM; unanimously approved.

Respectfully submitted,
Pamela A. Colombie
Recording Clerk