

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

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

ABSENT: Karl Hermonat and 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:

A. Peter B. Mangin – Map 06A – Block 112 – Lot 066 – 138 Camp Workcoeman Road – Repair Concrete Steps to Lake and Install A Handrail. Break up and Remove Rocks Close to Shoreline that are a Hazard.

The legal ad was read into the record with it being noted as having been run in The Hartford Courant on September 25, 2020 and October 2, 2020. Mr. Lucas later reported that the Certificates of Mail had been received, providing evidence that notices of the public hearing had been provided to the abutting neighbors.

Peter Mangin appeared before the Commission regarding this application. He reported that his contractor, Jarod Carroll, had described the rock removal involved drilling holes into them with a rotary jack hammer. Mr. Mangin described two methods for the drilling: one with an air-powered rock drill which utilizes a small amount of lubricant and the other with an electric drill without lubricant. He noted that the latter is a slower and longer process. Mr. Mangin noted that after the rocks are drilled, an agent known as Dexpan, is inserted which theoretically serves to aid the breaking up of stone. Mr. Mangin noted that Mr. Carroll had indicated that he would likely still have to go in and break up the rocks by hand.

Mr. Mangin described the options for what to do with the rocks after they are broken up including taking them out of the lake or moving them to an area where boaters and swimmers are not.

Mr. Mangin explained that he was also seeking approval for repair of the concrete steps leading into the water. He noted the bottom two to three steps needed to be repaired and/or replaced. Mr. Mangin noted that he was also seeking approval for repairs to the pier but explained that he would not yet have details until the lake is drawn down. Mr. Mangin reminded the Commission that his proposal included a fill area at the top of pier.

Mr. Lucas advised the Commission that he had included information on the product to be used in the drilling. He also noted that he had included a copy of a correspondence from neighbor Thomas Beecher of 142 Camp Workcoeman Road.

Mr. Tabaka questioned how the stairs would be formed. Mr. Mangin indicated the steps would be a combination of rocks and mortar.

Mr. Mangin noted that his proposal included a handrail on the steps, too.

Ms. Hall questioned whether the area between the dock and the steps would be filled in, too. Mr. Mangin indicated that he would like to level the top stair with the pier. Ms. Hall questioned

whether there was a good area to relocate the rocks within the lakebed. Mr. Mangin noted that there was indeed an area on his property line where he could tuck the rocks under a larger rock while still keeping them on his property and away from his neighbors. Ms. Hall opined leaving the rocks in the lakebed rather than removing them as a better option environmentally. Mr. Unger questioned how close the stones would be to the neighbor's property. Mr. Mangin noted that he has already consulted with that neighbor and would be taking great care to avoid being even close to the property line.

Mr. Ryznar questioned the method by which the broken rocks would be moved. Mr. Mangin indicated that while he was unsure of how the contractor would do it, he assumed they would be relocated manually as it would be very difficult to use equipment to do so.

The hearing was open to the public.

Mr. Beecher spoke in favor of the application, opining that the proposed work will improve safety and agreed with the proposed locations of the broken stone.

MOTION: Ms. Hall, Mr. Ryznar second, to close the public hearing; unanimously approved.

B. Joseph R. & Colleen A. Welker – Map 06A – Block 112 – Lot 064 – 130 Camp Workcoeman Road – Site Plan Addition and Subsurface Sewage Disposal System.

The legal ad was previously read into the record with it being noted as having been run in The Hartford Courant on September 25, 2020 and October 2, 2020. Mr. Lucas later reported that the Certificates of Mail had been received, providing evidence that notices of the public hearing had been provided to the abutting neighbors.

Joseph Welker, accompanied by Professional Engineer Rob Colabella of Laurel Engineering, appeared before the Commission regarding this application. He explained that his proposal included enlarging the existing 1920s cottage. Noting that the parcel is mostly vegetated and forested, Mr. Welker explained that the plan was to keep it that way as much as possible. He noted that he has consulted with the neighbors and intended to maintain the tree canopy and understory condition.

Recalling an approval from this commission received for a small-stacked wall in 2016, Mr. Welker explained that all of the vegetation along the 120' of lake frontage was preserved. He explained that viewing the parcel from the lake, the house is essentially unseen.

Mr. Colabella reviewed the site plan, noting that one-third of the expansion along with the two new rain gardens is in the review area. He noted that the basement was limited to a crawl space to limit the disturbance.

Mr. Unger questioned whether the raingarden, proposed at twenty to thirty feet from the lake, would take the runoff from the new development. Mr. Colabella referred to his stormwater calculations, noting that it had been sized for an event larger than a 25-year storm. He noted that it will not be piped directly into the lake but will be allowed to flow over the Mountain Laurel vegetation along the lake's edge.

Mr. Ryznar questioned the functionality of the existing rain garden. Mr. Colabella explained that the one labeled as Rain Garden #1 was a new improvement but was being proposed in a spot already functioning as a bowl due to the existing contours. Mr. Ryznar questioned the work sequence, specifically when the raingarden would be installed. Mr. Colabella indicated that the raingardens would likely be first to be installed. He indicated that silt fence could be added around the raingarden during the construction.

The hearing was open to the public.

Tom Beecher of 142 Camp Workcoeman Road spoke in favor of the application, noting the applicant intends to protect the trees and vegetation.

MOTION: Ms. Hall, Mr. Moscaritolo second, to close the public hearing on Joseph R. & Colleen A. Welker – Map 06A – Block 112 – Lot 064 – 130 Camp Workcoeman Road – Site Plan Addition and Subsurface Sewage Disposal System; unanimously approved.

2. PENDING APPLICATIONS:

A. Peter B. Mangin – Map 06A – Block 112 – Lot 066 – 138 Camp Workcoeman Road – Repair Concrete Steps to Lake and Install A Handrail. Break up and Remove Rocks Close to Shoreline that are a Hazard.

Mr. Hall opined that a small amount of lubricant with the proposed drilling would not be a problem. Ms. Hall and Mr. Ryznar shared their preference that the rocks, after broken up, be left in the lakebed.

MOTION: Mr. Unger, Mr. Ryznar second, to approve the application in the matter of Peter B. Mangin – Map 06A – Block 112 – Lot 066 – 138 Camp Workcoeman Road – Repair Concrete Steps to Lake and Install A Handrail. Break up and Remove Rocks Close to Shoreline that are a Hazard; unanimously approved.

B. Joseph R. & Colleen A. Welker – Map 06A – Block 112 – Lot 064 – 130 Camp Workcoeman Road – Site Plan Addition and Subsurface Sewage Disposal System.

MOTION: Mr. Ryznar, Ms. Hall second, to approve the application in the matter of Joseph R. & Colleen A. Welker – Map 06A – Block 112 – Lot 064 – 130 Camp Workcoeman Road – Site Plan Addition and Subsurface Sewage Disposal System, with the condition that raingardens should be established prior to any other construction on site; unanimously approved.

3. NEW APPLICATIONS:

A. Vassilios Metropoulos/Applicant – Pond Road Community Dock/Owner – Map 09A – Block 111 – Lot 001- 100 Pond Road – AFTER THE FACT PERMIT- Repair Community Dock.

Vassilios Metropoulos appeared before the Commission regarding this application. He explained that the site had a dock that had needed repair for quite a while. Mr. Metropoulos reported that he had replaced the wood and resecured the dock to make it stronger. He explained that he had used electric drills and power saws as there was also a generator. Mr. Metropoulos noted that the size of the dock remained consistent with the only change being a slight increase in the ladder. He noted that the piers had not been replaced. Mr. Metropoulos explained that the two steel rusty I-beams, that had previously functioned as the legs on the front of the dock, had been removed.

Ms. Hall questioned whether any work had been done directly in the lakebed. Mr. Metropoulos noted that some of the rocks had been moved but indicated the footings were the same.

Mr. Lucas reported having visited the site, noting that there was no evidence of lakebed disturbance.

MOTION: Mr. Ryznar, Ms. Hall second, to approve this application, after-the-fact, with the condition that the applicant/owner be advised that before work is done around the lake, a permit should be sought from the Town; unanimously approved.

4. OTHER BUSINESS:

None.

5. MEETING MINUTES – September 2, 2020:

MOTION: Ms. Hall, Mr. Tabaka second, to approve the September 2, 2020 Minutes; unanimously approved.

6. INLAND WETLANDS OFFICER'S ENFORCEMENT REPORT:

Mr. Lucas reported on the three Agent Approvals from the month of October, including a pergola on 23 Oriole Drive, a privacy fence at 80 Pond Road, and piers for a front porch at 10 Lynette Court.

7. CORRESPONDENCE:

None.

MOTION: Ms. Hall, Mr. Unger second, to adjourn at 8:11PM; unanimously approved.

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