

**New Hartford Inland Wetlands Commission  
TOWN OF NEW HARTFORD, CONNECTICUT  
REGULAR MEETING MINUTES  
Wednesday, May 5, 2021 at 7:00 PM  
Via Online Platform ZOOM**

**PRESENT:** Chairman James Hall, Anne Hall, Karl Hermonat, Wayne Ryznar, Gerald Tabaka, Steve Unger, and Wetlands Agent Mike Lucas; Attorney Mark Branse.

**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. Norbrook Farm Brewery, LLC/Applicant – Randolph L Auclair & Joan M. Auclair, Trustees/ Owner – Map 007 – Block 003 – Lot 020 – Construction of a Farm Brewery.**

Mr. Lucas reported the legal ad having been published the requisite two times, once on April 23, 2021 and again on April 30, 2021. Additionally, Mr. Lucas noted the Certificates of Mail had been received serving as proof that notice of the public hearing was provided to the neighboring properties.

Professional Engineer and Licensed Land Surveyor Ken Hrica appeared before the Commission regarding this application. He noted his client, Norbrook Farm Brewery, LLC, was proposing a brewery on their 117-acre parcel located on Route 202 between Cotton Hill Road and Ramstein Road, directly across from Kinsey Road. He noted that five acres of cleared property will be utilized for the building, parking, and stormwater management.

Mr. Hrica reviewed the proposed site plan, noting that the Bakerville Brook runs through it. He noted that there was an associated wetlands with that, too. He noted the wooded buffer between the current open area of this site and the Bakerville Brook. Mr. Hrica indicated the old farm accessway the area from Route 202 and has a bridge over the brook. He noted that it will not be used as part of this proposal.

Mr. Hrica indicated that the proposal includes a production room and a tasting room. Beer will be brewed on the site. Mr. Hrica noted the parking areas and sidewalks as shown on the plan. He reported two raingardens being included in the proposed development. Formerly, the plans had the parking areas reflected as being paved. He noted that it had translated to 52,706 square feet of impervious surface on the site. The bulk of that was a 62-car parking lot in and around the building and then an additional 72-car overflow parking area to the east, according to Mr. Hrica. He reminded the Commission that a request had been made to reduce the amount of impervious surface, and after consulting with his client, a decision was made to utilize a porous asphalt parking area. Mr. Hrica recommended the Commission seek YouTube videos for examples on how such a system works. He noted that only 14% of the original site remains as impervious with this new design. The water from the main building facing the road will be directed to a water quality swale along the front property line, which has an overflow on the western end of that. A pipe comes out of that and flows into the wetland area to the south, according to Mr. Hrica. A raingarden on the eastern side will handle the runoff from the other portion of the roof. A third raingarden swale will capture water that naturally comes off of Route 202, which will be diverted around the pervious parking area.

Mr. Hrica explained that there was some grading in the upland review area. He noted that Landscape Architect Lisa Turoczi was being consulted for the landscaping. The plans were only recently forwarded to the town's engineer, according to Mr. Hrica.

Mr. Ryznar questioned whether there was any type of petroleum product included as part of the porous asphalt. Mr. Hrica confirmed, explaining that the binder itself that holds together the aggregate is petroleum-based. Mr. Ryznar questioned whether the applicant had considered merely ¾" stone for the parking. Mr. Hrica indicated that there is no evidence out there that the petroleum-based product in asphalt will cause any harm to the environment. He noted that this has been studied by the University of New Hampshire who are proponents of this product. Secondly, his clients need something that will provide for winter maintenance which will not be plowed up. Mr. Hall attested that he had in his personal life studied the porous pavement.

Ms. Hall questioned the likelihood of clogging the pavement. Mr. Hrica noted that the recommendation is to not use sand but to instead utilize salt or similar type substances.

Mr. Unger questioned the typical life expectancy of this porous pavement and how that compares against a traditional product. Mr. Hrica was unsure of the life span of the product. Mr. Unger questioned how pervious the product was. Mr. Hrica noted that there was some slope and opined that it was extremely pervious. He recommended the Commission go online and take a look at some of the videos. Ms. Toroczi noted that there are special vacuums that can be utilized.

Ms. Toroczi reviewed the planting plan. She noted the location of the bioswale which is lower than the buildings. Ms. Toroczi indicated that birch trees will be included. She noted that she only works with 100% native plantings. The building site will include a farmy, grassy meadow to the surrounding areas. The raingarden will include shrubs and perennials whereas the southeast raingarden will include a combination of trees, shrubs, and perennials. The westerly parking lot will blend with the natural landscape so that it will blend and the natural components surrounding the lot are repeated. A pollinator garden and paths will also be included in the landscaping, according to Ms. Toroczi.

The hearing was open to the public.

John Burdick of 164 Holcomb Hill spoke in favor of the application, noting that he was familiar with the work done of the applicant in neighboring Colebrook. He praised the environmental initiatives as part of the application.

Mr. Hall questioned whether the town's engineers have reviewed this application. Mr. Lucas indicated that Mr. Parsons had communicated his potential for a conflict of interest. Mr. Lucas suggested that a favorable recommendation from an outside peer review be considered as a condition of approval. Attorney Branse advised that such a condition could not be included, citing case law that would conflict with such an action.

Ms. Hall indicated her satisfaction with the amount of reduction in impervious surface through the use of porous pavement. Mr. Ryznar agreed.

First Selectman Dan Jerram spoke in favor of the application.

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

## **2. PENDING APPLICATIONS:**

**A. Norbrook Farm Brewery, LLC/Applicant – Randolph L Auclair & Joan M. Auclair, Trustees/ Owner – Map 007 – Block 003 – Lot 020 – Construction of a Farm Brewery.**

**MOTION:** Mr. Unger, Mr. Ryznar second, to approve the application in the matter of Norbrook Farm Brewery, LLC/Applicant – Randolph L Auclair & Joan M. Auclair, Trustees/ Owner – Map 007 – Block 003 – Lot 020 – Construction of a Farm Brewery; unanimously approved.

**3. NEW APPLICATIONS:**

**A. Town of New Hartford – Map 024 – Block 032 - Lot 010 – 395 Town Hill Road – Construction of a Trail Parking Area.**

Mr. Jerram reported that the Town was gifted a long-term lease on a 31-acre parcel of land on the northerly side of Town Hill Road and just recently, another 8 acres on Stub Hollow Road. He explained that the Town was seeking to construct a small, unpaved driveway on the southern side of the tract of land. Mr. Jerram shared a site plan for the two abutting pieces.

Mr. Jerram noted a small wetlands disturbance for the driveway, estimating it to be 3000 square feet. Mr. Jerram indicated that the lot would be limited to just about ten cars. Mr. Jerram indicated a small structure remains which will be utilized for maintenance equipment.

**MOTION:** Ms. Hall, Mr. Hermonat second, to accept the application in the matter of Town of New Hartford – Map 024 – Block 032 - Lot 010 – 395 Town Hill Road – Construction of a Trail Parking Area and in the public interest, to schedule a public hearing for the next regular meeting; unanimously approved.

**4. OTHER BUSINESS:**

None.

**5. MEETING MINUTES – April 7, 2021:**

**MOTION:** Mr. Tabaka, Ms. Hall second, to approve the April 7, 2021 minutes; unanimously approved.

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

Mr. Lucas updated the Commission on the enforcement activity undertaken on Cottage Street, noting that it has not occurred since the last meeting.

**7. CORRESPONDENCE:**

None.

**MOTION:** Mr. Ryznar, Ms. Hall second, to adjourn at 8:03PM; unanimously approved.

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