

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

March 6, 2019

Present were Chairman Hannon, Commissioners Isner, St. James, Simpson, Statchen, Wolf and Alternate Commissioner Tulin and Assistant Town Planner and Clerk. The meeting was called to order at 7:00 p.m.

Alternate Commissioner Tulin appointed to vote on behalf of Commissioner Hinze.

NEW BUSINESS

Winding Trails, Inc. – 50 Winding Trails

Regulated activity within upland review area to construct sidewalk and drainage improvements in the picnic area. Scott Zenke was present to answer any additional questions from the Commission. The Commission did not have any additional questions but confirmed Engineering comments have been submitted for the record and asked if the applicant has an issue addressing them. The applicant does have an issue addressing Engineering/staff comments.

Upon a motion made and seconded (Isner/Wolf) it was unanimously

VOTED: To approve the Winding Trails, Inc. application for regulated activity within upland review area to construct sidewalk and drainage improvements in the picnic area as submitted and on file in the Planning Office with the condition of approval that the applicant work closely with Planning Staff throughout the construction process.

The Metro Realty Group Ltd. – 1 & 11 Munson Road and 97, 101 & 103 South Road

Regulated Activity within upland review area for proposed parking lot and infrastructure to support proposed medical office building. Kyle Richards, Director, Metro Realty Group, introduced the proposed medical office building project at the corner of Munson Road and South Road for a 63,000 sq. ft. medical office building. Tom Daly, P.E., Milone & MacBroom, presented site development details shown in plan set dated March 4, 2019. Five parcels combine to create the site and only a small portion of the northwest corner is located within the upland review area of a finger wetlands area off site. Mr. Daly provided additional detail regarding soil erosion and sediment control and stormwater drainage plans. Megan Raymond, MS, PWS, Milone & MacBroom, reviewed her Wetland and Watercourse Site Investigation dated February 27, 2019 which is a supplement to her report dated December 5, 2018. There are no wetlands on site and the proposed site development activities should have no direct impact to offsite wetlands. The Commission asked for clarification on relocating the sanitary sewer line; proposed changes in grade regarding the retaining wall and parking lot diverting stormwater from the larger off-site wetlands. Mr. Daly provided clarification in response. Additionally, he offered to also submit an integrated pest management plan as submitted for their other development sites in the area.

Upon a motion made and seconded (Statchen/Simpson) it was unanimously

VOTED: To accept The Metro Realty Group Ltd. application for regulated activity within upland review area for proposed parking lot and infrastructure to support proposed medical office building.

After a brief discussion it was determined that a site visit would not be necessary.

Upon a motion made and seconded (Isner/Tulin) it was unanimously

VOTED: To make the determination that The Metro Realty Group Ltd. application for regulated activity within upland review area for proposed parking lot and infrastructure to support proposed medical office building is non-significant and does not require a public hearing.

Show-cause Hearing – 275 Talcott Notch Road

Cease and Desist Order for conduct of regulated activity without a permit for property located at 275 Talcott Notch Road. Eric Davison, Davison Environmental, was present to answer any questions regarding the revised restoration plan. Assistant Town Planner Rutherford spoke with the northerly property owner about the encroachment onto their property and he is in agreement with the proposed restoration plan. The Commission asked about timing for implementation of the plan. Mr. Davison responded April / May depending on the weather. They should be done by June 1, 2019. There was a brief discussion about the monitoring period requirements and clarification that it is included in the notes on the plan. If the weather becomes an issue there will be flexibility but that they should stay in touch with Town staff. The expectation is that the majority of the work will be done by June 1, 2019. An update will be provided to the Commission the second meeting in May.

Upon a motion made and seconded (Statchen/St. James) it was unanimously

VOTED: To approve the restoration plan in connection with regulated activity without a permit for property located at 275 Talcott Notch Road with the condition that the property owner / Davison Environmental work closely with Town staff throughout the restoration implementation process regarding any adjustments to the plan and/or timing of implementation.

Show-cause Hearing – 41 Woodruff Road

Cease and Desist Order for conduct of regulated activity without a permit for property located at 41 Woodruff Road. The Cease & Desist Order remains in effect. Assistant Town Planner Rutherford provided an update; she has received restoration plan from Ian Cole, Soil Scientist, dated March 2, 2019. Assistant Town Planner Rutherford reviewed the plan details. Comments were made about the need to bring topsoil back into the site; the plantings seem sparse and the notes suggest two-year monitoring period after installation; area behind the home proposed to be graded. Discussion included requesting three-year monitoring period; timing of implementation and completion of restoration by mid-May. If there are issues they need to communicate with staff. An update will be provided at the May 15, 2019 meeting.

Upon a motion made and seconded (Statchen/Simpson) it was unanimously

VOTED: To approve the restoration plan dated March 2, 2019 in connection with regulated activity without a permit for property located at 41 Woodruff Road with the condition that the

property owner / Ian Cole work closely with Town staff throughout the restoration implementation process regarding any adjustments to the plan and/or timing of implementation.

PLANNER'S REPORT

Raym-Co – 62 Spring Lane

Assistant Town Planner Rutherford was contacted by the landscaping consultant with a request to remove a few stumps within the upland area. The few stumps, in the upland area close to the road, are in an area planted with “No Mow” seed mix. They mow this area twice a year to promote germination and regrowth. The stump removal includes grinding and the grindings will be used on-site as mulch and in the wildlife brush in the northeast corner of the property. Davison Environmental was consulted about the request and they concur with this approach. The Commission had no objections.

MINUTES

Meeting Minutes

Upon a motion made and seconded (Isner/Statchen) it was unanimously

VOTED: To approve the February 20, 2019 Inland Wetlands meeting minutes.

The meeting adjourned at 8:12 p.m.

SJM