

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

January 7, 2015

Present were Chairman Hinze, Commissioners Amato, Forster, Hannon, Isner, Quigley and Radacsi and Alternate Commissioner Wolf and Assistant Town Planner and Clerk. The meeting was called to order at 7:07 p.m.

NEW BUSINESS

PKT Development – 2 Bridgewater Road

Modifications to site plan including outside storage at 2 Bridgewater Road. Attorney Christian Hoheb explained his client is seeking a modification of prior approval to make some changes to site. Tom Daly, PE with Milone & MacBroom reviewed the request to not construct five parking spaces, construct a paved outdoor storage area next to the maintenance building, adjust the location of the dumpster pad and install two monument signs. The paved outdoor storage area will be fenced to provide a secure area to store items. Commissioners asked why the five parking spaces were not needed. Peter Fishman responded that because they are not adding onto the office building at this time they will not need as many parking spaces. When asked why the outdoor storage area was needed, Mr. Fishman stated there are some materials and equipment they prefer not to store in the maintenance building such as pavers and a trailer. Commissioner Isner asked for clarification on the modification to the landscape plan. Commissioner Radacsi asked for clarification on the flow of drainage for the area of the maintenance building. Commissioner Wolf asked for confirmation that the paved area proposed next to the maintenance building has already been installed and that no more pavement will be added. Mr. Fishman responded yes they already installed the bituminous pad and no more would be added. Commissioners asked if the parking areas not installed will become asphalt or lawn. Mr. Daly responded the five parking spaces will become lawn area. Chairman Hinze commented on the area behind the maintenance building where materials and equipment were stored adding he wanted assurance that the area will be cleaned up and become lawn as per plan approved. Mr. Fishman stated all of the equipment has been removed from behind the building and the materials will be moved as well. Commissioner Hinze commented on the four electric meters on the building expressing concern that the approval of this building was for use as a maintenance/storage building. Mr. Fishman explained separate meters were installed because the building has the potential to be divided; the second level could be used for office space as well as the garage area. He added that if there was any change to the use of the building he would come to the Commission with any kind of change. The Commissioners also expressed concern that no fuel be stored outside the building.

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

VOTED: To approve the modification of prior approval for site plan as per plan presented PKT Development, Inc. - Site Plan – Layout & Landscaping with a revision date of August 14, 2014 for property located at 2 Bridgewater Road with the condition that the outdoor storage area is

to be used as presented by the applicant and shall not be used for storage of bulk liquids, fuels or compost.

OLD BUSINESS

Calco Construction – 168 Coppermine Road

Application for regulated activity in wetlands and within upland review area for construction of 12-lot cluster subdivision located at 168 Coppermine Road. Chairman Hinze summarized that this application has been before them for five public hearings and was closed at the December 10, 2014 meeting. He suggested forming a subcommittee to work on forming a motion for consideration at the next meeting. The Commissioners then began general discussion of outstanding concerns with the application. Significant questions remain pertaining to groundwater elevation on the property. Concern with lack of vegetated buffer, as recommended by the third party consultant, to assure protection of wetlands from development activity. High groundwater flow identified at 334.7" which is above the elevation of the 6" outlet pipe. Questions regarding the basins retention ability in spring due to high ground water and standing water. Concern for low permeable barrier that will be cut with trenches for utilities and that this water will be diverted. Inconsistency/errors between the plan and profile plans create concern that there may be other errors. Concern that development is too dense for this site. Concern that there are too many outstanding questions. Likely several other prudent and feasible alternatives exist but have not been presented. The applicant failed to pay the fee for addition third party review. Concern for full understanding of increased run-off. Was infiltration truly maximized to assure no risk of increased flooding to an already stressed wetlands due to development to the north. Enhanced recharge evaluation recommended by Ed Pawlak was not done or at least not able to be reviewed by third party consultant. How can you have infiltration from a wet basin. Outlet of detention basin should be oriented toward the southwest to allow more complete recharge. Need for spring time evaluation of potential vernal pool. Basin location should be relocated further from wetlands to allow discharge water to cool prior to discharge to wetlands and to increase infiltration. Commissioner Hannon stated for the record that he has a Master's Degree in City Planning with an emphasis on water resource management control and an Environmental Law Degree. He commented he has had many classes in hydrology, sanitary engineering and geology.

Commissioners Hannon, Hinze and Wolf volunteered for the subcommittee and Commissioner Amato will serve as an alternate member if someone cannot attend.

OTHER BUSINESS

No Other Business

PLANNER'S REPORT

No Planner's Report

MINUTES

Upon a motion made and seconded (Quigley/Radacsi) it was

VOTED: 6 in favor, 2 abstentions (Isner/Forster) to approve the minutes of the December 10, 2014 meeting.

The meeting adjourned at 8:24 p.m.

SJM