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TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

June 20, 2018

Present were Chairman Hinze, Commissioners Amato, Hannon, Isner, Simpson, Statchen, Wolf and Assistant Town Planner and Clerk. The meeting was called to order at 7:47 p.m. by Chairman Hinze.

OLD BUSINESS

New Horizons, Inc. – 37 Bliss Memorial Road

Regulated Activity within wetland and upland review area for construction of 22 unit congregate housing building with associated driveway, parking and storm drainage (including underground detention). The public hearing was closed at the June 6, 2018 meeting.

Commissioner Isner moved and Commissioner Hannon seconded the following resolution:

Whereas the Farmington Inland Wetlands and Watercourse Commission (Commission) received an application to permit a regulated activity to construct a 22 unit congregate housing building with associated driveway, parking and storm drainage (including underground detention) at 37 Bliss Memorial Road (a.k.a. 1 Bliss Memorial Road) within the 150 foot upland review area as shown on the plans entitled "New Horizons Village, Inland Wetlands Submission, 37 Bliss Memorial Road, Unionville, CT" dated May 1, 2018; and revised May 30, 2018;

Whereas the Commission conducted a site walk on May 10, 2018 and May 12, 2018, accepted the application at its May 2, 2018 meeting and found the application to be complete, received a petition from neighboring property owners with the requisite number of signatures requesting a public hearing for the application dated May 15, 2018, and made a determination that the activity is significant at its May 16, 2018 meeting and scheduled a public hearing for June 6, 2018; and

Whereas, the Commission conducted a properly noticed public hearing on the request in accordance with state and local regulations on June 6, 2018, where all interested parties were heard; and

Whereas the Commission evaluated the proposal in accordance with its regulations, specifically Section 7 of the Farmington Regulation for Inland Wetlands.

Now therefore be it resolved that the Commission finds that the proposed activities, displayed on the engineered drawings entitled "New Horizons Village, Inland Wetlands Submission, 37 Bliss Memorial Road, Unionville, CT" dated May 1, 2018; and revised May 30, 2018 are in conformance with the requirements found in Section 8 of the Inland Wetlands Regulations; and

Be it further resolved that the Commission finds that there are no feasible and prudent alternatives to the proposed regulated activity, within the upland review area, to construct a

proposed 22 unit congregate housing building with associated driveway, parking and storm drainage (including underground detention); and

Therefore be it finally resolved the Commission approves said activities within the 150 foot upland review area, with the following conditions:

1. All sediment and erosion control measures shall be implemented in accordance with the approved plans.
2. Notify the Planning Department once all erosion control measures are in place and prior to the start of any construction activity for staff to review and inspect the installation of the erosion control.
3. Engineering comments dated June 6, 2018 shall be addressed to the satisfaction of Town staff prior to the start of any work.
4. Final plans shall be submitted to the Planning Department prior to the start of any work.
5. That the owner agrees to the implementation of an Integrated Pest Management plan for the maintenance of the yard and gardens within the regulated area.
6. Invasive species shall be removed, by hand or with light equipment, from planting areas for a period of at least five years, once the new plants have been installed.
7. All proposed wetland buffer planting material shall be native species. A three year warranty shall be provided on all plant material. Annual reports on the health of the plant material shall be provided to the Town Planning office prior to November 1st of each year following the installation of the plants.
8. Snow removal shall not be pushed directly into a wetland or the detention basin / watercourse.
9. All areas of fill shall use a soil composition similar to that which is already on site.
10. The CT DEEP shall be contacted regarding the nearby Natural Diversity Data Base areas of concern. CT DEEP response letter shall be provided to the Town Planning office prior to the start of construction.
11. Long Term Maintenance Plan shall be required for the storm sewer system. Maintenance reports shall be submitted to the Town Planning Department annually by January 31st of each year confirming maintenance activities completed.
12. A Conservation Easement shall be put in place as recommended by the Conservation Commission in their minutes of the June 20, 2018 meeting.
13. WQS2 shall have riprap installed at the outlet.

NEW BUSINESS

Matthew and Corey Hunton – 128 Woodpond Road

Regulated Activity within lake and upland review area for retaining wall and patio work proposed near lake. Chair Hinze reads correspondence into the record from the Woodridge Association dated June 16, 2018. Dana Woods, Landscaper, provided clarification regarding trees to be removed; trees will be dropped in pieces and access to the rear yard will be around the north side of the house. Mr. Woods stated no hardscape will be located on the lake embankment. Proposed work will be done during draw down and they will install silt fence and hay bales around the construction area. When asked about the disposition of stumps Mr. Woods responded they will be removed and hauled off site. They propose replanting and noted that although dirt will be put back in place the grade will not change.

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

VOTED: to make the determination that the Matthew and Corey Hunton application for regulated activity within lake and upland review area for retaining wall and patio work proposed near lake at 128 Woodpond Road was non-significant and did not require a public hearing.

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

VOTED: To approve the Matthew and Corey Hunton application for regulated activity within lake and upland review area for retaining wall and patio work proposed near lake at 128 Woodpond Road with the following conditions:

1. Appropriate erosion and soil control measures to be used throughout the demolition and construction process;
2. Consult with Staff during the execution of this project.

Nine Pond Street LLC – Lots 8680 and 8685 Pond Street

Regulated activity within wetlands and upland review area for clearing of the lots and construction of new home. Leslie Carlson stated for the record that Lot 8685 Pond Street has been removed from the scope of this application. The site plan has been revised to narrow the scope of work to Lot 8680 Pond Street (adjacent to 9 Pond Street). Soil reports had been submitted prior to the last meeting and were available for review. Mr. Carlson stated grading of Lot 8680 Pond Street can be used at 9 Pond Street; fill to be removed from Lot 8680 Pond Street is fill from the original development/construction of 9 Pond Street. All work proposed is within the upland review area.

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

VOTED: To make the determination that the Nine Pond Street LLC application for regulated activity within wetlands and upland review area for clearing of the lots and construction of new home on Lot 8680 (adjacent to 9 Pond Street) is non-significant and does not require a public hearing.

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

VOTED: To approve the Nine Pond Street LLC application for regulated activity within wetlands and upland review area for clearing of the lots and construction of new home on Lot 8680 (adjacent to 9 Pond Street) with the following conditions:

1. Silt fence and silt sock to be installed at the perimeter adjacent to the wetland.
2. Implementation of an integrated pest management plan; and
3. Address all engineering comments to the satisfaction of the Engineering Department.

Metro Realty Group LTD – 55 and 8859 South Road

Modification of prior approval for regulated activity in wetland and within upland review area related to construction of a medical office building at 55 and 8859 South Road. Kyle Richards and Tom Daly, P.E., Milone & MacBroom, were present.

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

VOTED: To approve the Metro Realty Group LTD application for modification of prior approval for regulated activity in wetland and within upland review area related to construction of a medical office building at 55 and 8859 South Road with the following conditions:

1. Silt Fence and silt sock to be installed at the perimeter adjacent to the wetland.
2. Implementation of integrated pest management plan.
3. Modify the Conservation Easement to account for the new limits of work.
4. All conditions from the original approval, granted in March 2017 remain in effect.
5. The retaining wall and generator pad must be designed by a structural engineer prior to the issuance of a building permit.
6. Noise attenuation to ensure compliance with the Town of Farmington Ordinance.

Calco Construction & Development Co. – 566 Plainville Avenue

Regulated Activity within upland review area for development of 15-lot subdivision at 566 Plainville Avenue. Bryan Panico, Project Engineer, Harry E. Cole & Son, represented the applicant. Mr. Panico reviewed site details including proposed open space. David Lord, Soil Resource Consultants, read his report dated June 20, 2018 into the record; it was his opinion that there were no viable vernal pools on site. Mr. Panico stated they have reviewed engineering comments and are confident they can address them without issue. The Commissioners asked for more information/clarification regarding the staff comments; Assistant Town Planner Rutherford highlighted comments related to the Inland Wetlands Commission purview. The Commission commented on the number of mature trees, the need for a conservation easement on a number of parcels and asked for clarification on the detention basins/drainage areas.

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

VOTED: 6 in favor, 1 abstention (Amato) to make the determination that the Calco Construction & Development Co. application for regulated activity within upland review area for development of 15-lot subdivision at 566 Plainville Avenue was non-significant and does not require a public hearing because there were no direct wetland impacts.

Big Sky Fitness – 94 Brickyard Road

Regulated Activity within upland review area for parking lot modification and expansion at 94 Brickyard Road; limited wetland impact for drainage improvements. Bryan Panico, Project Engineer, Harry E. Cole & Son, reviewed the proposed project; two tennis courts will be eliminated to add parking to the rear of the site. In addition, other parking lot modifications were proposed that will improve circulation. The Commission visited the site and commented on some debris that should be cleaned up; invasive species to be removed and access for buses. The Commission also asked for confirmation that the applicant would have no issue addressing engineering comments. Mike Lambert, Harry E. Cole & Son, provided clarification regarding water quality basins. The Commission recommended annual maintenance reports be submitted to staff.

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

VOTED: To make the determination that the Big Sky Fitness application for regulated activity within upland review area for parking lot modification and expansion at 94 Brickyard Road is non-significant and does not require a public hearing.

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

VOTED: To approve the Big Sky Fitness application for regulated activity within upland review area for parking lot modification and expansion at 94 Brickyard Road with the following conditions:

1. Erosion control measures should be increased to include a silt sock backed by a silt fence in areas adjacent to the wetlands or in areas that flow to the wetlands;
2. Areas of stock piled material observed adjacent to the wetland / watercourse during the site walk should be removed from areas immediately adjacent to the wetland / watercourse. Removal of the material shall proceed in a manner that avoids pushing material into the wetland / watercourse;
3. Long Term Maintenance Plan shall be required for the storm sewer system. Maintenance reports shall be submitted to the Town Planning Department annually by January 31st of each year confirming maintenance activities completed.;
4. Clean up litter;
5. Clean up invasive species;
6. Implement an integrated pest management plan; and
7. Address staff comments dated June 20, 2018 to the satisfaction of the Engineering Department.

PLANNER'S REPORT

No Planner's Report.

MINUTES

Meeting Minutes

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

VOTED: To approve the minutes of the June 3, 2018 site walk and June 6, 2018 meeting.

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

VOTED: 6 in favor, 1 abstention, to approve the minutes of the June 13, 2018 site walk.

The meeting adjourned at 9:35 p.m.

SJM