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TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

July 25, 2018

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

Alternate Commissioner St. James was appointed to vote for absent Commissioner Wolf.

NEW BUSINESS

Michael Hamlin- 1593 Farmington Avenue

Regulated activity within wetlands and watercourse and upland review area for clearing, minor grading, vegetation removal, paving and other site improvements at 1593 Farmington Avenue. Chair Hinze stated that since the last meeting the Commission received the requested overlay showing existing and proposed work and they conducted a site walk. Phil Barlow, To Design LLC, stated they have received and responded to staff comments and submitted revised plans. Bryan Panico, Assoc. AIA, Harry E. Cole & Son, reviewed the existing site storm water treatment and proposed water quality improvements. The Commissioners asked for clarification on existing drainage and improvements proposed. Some commented that although they do not have an issue with what is being proposed they do not believe anything should be located in the floodway. Additional discussion with the applicant followed. The Commissioners also asked for clarification on the proposed location of the food truck.

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

VOTED: To make the determination that the Michael Hamlin application for regulated activity within wetlands and watercourse and upland review area for clearing, minor grading, vegetation removal, paving and other site improvements as submitted for 1593 Farmington Avenue is significant in nature and requires a public hearing.

A public hearing will be scheduled for September 5, 2018.

Safari Energy – 500 South Road

Discuss proposed installation of parking canopy solar panels at WestFarms Mall within the upland review area. Brendan Canavan, Safari Energy, stated they will be submitting an application to the CT Siting Council but would like to present the project to the Commission for feedback before they submit. They propose installation and operation of a solar energy system including solar parking canopies located on existing paved areas and some rooftop panels. The Commissioners asked clarifying questions about the structures, location of wetlands in proximity to the proposed work, method of installation, if trees will need to be removed and snow removal.

230 Farmington Avenue LLC – 220 and 230 Farmington Avenue

Regulated Activity within the upland review area for redevelopment of existing commercial property into a mixed-use development. Tom Daly, P.E., Milone & MacBroom, presented details of the existing wetland pocket at the western corner of the site. The existing building will be demolished and a multi-story residential building will be constructed within the site and three

separate retail/office/commercial pad sites are proposed along Farmington Avenue. Detached garage buildings and a maintenance building are proposed to the rear of the site. A wetland buffer planting plan is included in the plan set. No new discharge of stormwater will be diverted to the wetland area. Mr. Daly reviewed the plan to construct underground galleys. Peter Shea, Soil Scientist, Milone & MacBroom, stated the wetland pocket currently collects stormwater and sediment from adjacent parcels. The applicant plans to clean up the area and enhance the planted buffer between the proposed parking lot and the wetland. The Commission asked about snow removal and for confirmation that the applicant would be amenable to implementing an Integrated Pest Management Plan. The Commission also requested that Garage #4 be moved south away from the wetland.

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

VOTED: To accept the 230 Farmington Avenue LLC application for regulated activity within upland review area for redevelopment of existing commercial property into a mixed-use development at 220 and 230 Farmington Avenue.

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

VOTED: To make the determination that the 230 Farmington Avenue LLC application for regulated activity within upland review area for redevelopment of existing commercial property into a mixed-use development at 220 and 230 Farmington Avenue as submitted is non-significant and does not require a public hearing.

PLANNER'S REPORT

293 Talcott Notch Road

Assistant Town Planner Rutherford asked for feedback from the Commission on whether or not the following residential work is an accessory use of residential property and permitted under agent review. The owners of this site would like to install a pool, pool house and tennis court that would be used as a hockey rink in the winter. A portion of the tennis court as proposed would be located in the upland review area. Little fill would be required to achieve the necessary grade for the tennis court and the proposed improvements will be located in an existing lawn area. After further review of the site it was the consensus of the Commission that an agent review upland review wetland application process was appropriate for the proposed work.

MINUTES

Meeting Minutes

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

VOTED: To approve the minutes of the July 11, 2018 meeting and July 18, 2018 site visit minutes.

The meeting adjourned at 8:54 p.m.

SJM