

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

July 24, 2019

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

NEW BUSINESS

Winding Trails Inc. – 50 Winding Trails

Application for regulated activity within the upland review area of wetlands for expansion of office and related site improvements located at 50 Winding Trails. This application was accepted, and a determination of non-significance was made at the July 10, 2019 meeting. Scott Zenke provided an update that they have reviewed staff comments and there are no concerns with addressing all comments.

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

VOTED: To approve the Winding Trails Inc. application for regulated activity within the upland review area of wetlands for expansion of office and related site improvements at 50 Winding Trails as submitted and on file in the Planning Office with the following conditions:

1. Topsoil stock pile shall be located within the perimeter erosion control;
2. Consider directing the roof drains to the rear of the building to allow overland flow prior to reaching the pond; and
3. Depict the outlet from the dewatering device and secondary sediment removal/containment prior to discharge to the pond.

Jason Levesque – Lot 9A1 Main Gate

Application for regulated activity within watercourse and upland review area to construct road with related improvements for four parcels at Lot 9A1 Main Gate. This application was accepted at the July 10, 2019 meeting. The Commission conducted a site visit July 17, 2019. Brian Cunningham, P.E., stated the surveyor was not able to locate the two specimen trees on a survey in time for tonight's meeting. In addition, they continue to work on addressing staff comments.

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

VOTED: To make the determination that the Jason Levesque application for regulated activity within watercourse and upland review area to construct road with related improvements to four parcels at Lot 9A1 Main Gate is a significant activity and requires a public hearing. A public hearing will be scheduled for September 4, 2019.

The Commission came to consensus of significance in part due to the proposed installation of the new 30-inch cross-culvert and the potential to impact the watercourse and adjacent wetland area, and potential impact/proximity to adjacent residences.

599 Farmington Avenue LLC -599, 8244, 8245 Farmington Avenue

Regulated activity within upland review area to expand parking lot at 599, 8244, 8245 Farmington Avenue. This application was accepted, and a determination of non-significance was made at the July 10, 2019 meeting. Tom Daly, P.E., Milone & MacBroom, stated he has received the staff report and engineering comments and has no objection to addressing them. In response to a question of whether or not an Integrated Pest Management plan would be implemented, Mr. Daly stated there is an IPM plan in place for 599 Farmington Avenue and that Plan will be expanded to include the parking lot expansion area.

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

VOTED: To approve the 599 Farmington Avenue LLC application for regulated activity within upland review area to expand parking lot at 599, 8244, 8245 Farmington Avenue as submitted and on file in the Planning Office with the condition that the Integrated Pest Management Plan include the parking lot expansion.

Rock Builders LLC – Lot 10 Peggy Lane

Regulated activity within upland review area to construct new single-family house at Lot 10 Peggy Lane. This application was accepted at the July 10, 2019 meeting. A site visit was conducted July 17, 2019. Attorney Timothy Furey has reviewed all staff comments; he briefly reviewed wetland related comments and responded to them with the Commission. There was a discussion for clarification regarding conservation easement medallions and how they will be placed on posts along the edge of the easement area. Terry Rock provided information on what a settling pit is; a 4' x 4' or 6' x 6' dug area used while the well is being drilled. It is removed after the well is installed. Concern was expressed for the size of the hammerhead turnaround area. A discussion ensued regarding additional measures that could be put in place to protect the conservation easement area. Attorney Furey suggested added language to the conservation easement document to include respecting the upland review area. The Commission asked that an Integrated Pest Management Plan be implemented and provided to a future homeowner. Attorney Furey stated he has documents he can provide a future homeowner.

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

VOTED: To make the determination that the Rock Builders LLC application for regulated activity within upland review area to construct new single-family house at Lot 10 Peggy Lane is non-significant in nature and does not require a public hearing.

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

VOTED: To approve the Rock Builders LLC application for regulated activity within upland review area to construct new single-family house at Lot 10 Peggy Lane as submitted and on file in the Planning Office with the following conditions:

1. All engineering comments shall be addressed to the satisfaction of the Town Engineer;
2. An Integrated Pest Management Plan shall be implemented;
3. Adjustments to the turnaround area size shall be made if necessary, for emergency vehicle turning;
4. Add 150 ft upland review notice to the Conservation Easement language;

5. The Inland Wetlands Commission recommends to the Plan and Zoning Commission that the easement area instead be deeded to the Town as Open Space to enhance the adjacent Open Space Area, providing the remaining lot area is zoning compliant and that any remnant wetland area be placed in a Conservation Easement.
6. Conservation Easement medallions shall be placed along the Open Space / Easement Boundary

Dana Hinman – Lot 8520 Mountain Lane

Show-cause hearing for violating the Town of Farmington Regulations for Inland Wetlands and Watercourses and the approval dated May 24, 2012. Dana Hinman stated he had a surveyor flag the limits of clearing and installed silt fence for the new house construction. He will be clearing in stages. Chairman Hannon stated the May 2012 Condition of Approval No. 5 says Wood chip berms should be used for erosion control rather than sediment fence and hay bales. Mr. Hinman said he met at the site with staff regarding erosion and soil control measures and that it was requested silt fence and hay bales be installed. Assistant Town Planner Rutherford provided a summary of events and conditions of approval; and various requests made of the contractor. She and Bruce Cyr walked the site to find the silt fence not installed properly, evidence of scouring and silt on Talcott Notch. Photos of the site were provided for review. The silt fence should be toed in and the site stabilized prior to moving on with the project. Brian Cunningham, Robert Green Associates, agreed the silt fencing needs to be installed properly and asked if the Commission would permit him to inspect the installation. Assistant Town Planner Rutherford suggested weekly updates are provided to staff in writing with photos. A complete list of the conditions of approval are detailed in the May 24, 2012 approval.

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

VOTED: To permit Brian Cunningham, P.E., Robert Green Associates, inspect the silt fence installation.

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

VOTED: To Direct Dana Hinman correct the installation of silt fence; town staff shall inspect/approve its installation at Lot 8520 Mountain Lane. Brian Cunningham, P.E., Robert Green Associates, shall provide weekly reports to staff with photos.

Prior to any other work commencing on site additional erosion and soil control shall be installed and inspected by Town staff.

Mark Zommer – Westwoods Golf Course

Regulated activity within upland review area to install shed/beverage service. Mr. Zommer was not present. Assistant Town Planner Rutherford reviewed the proposal with the Commission; showing the proposed location and the limits of the upland review area. The proposed structure is 8' x 12' and 10' tall.

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

VOTED: To accept the Mark Zommer application for regulated activity within upland review area to install shed/beverage service at Westwoods Golf Course.

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

VOTED: To make the determination that the Mark Zommer application for regulated activity within upland review area to install shed/beverage service at Westwoods Golf Course was non-significant in nature and does not require a public hearing.

PLANNER'S REPORT

Central Connecticut Radio Control Club – Lot 8482 Meadow Road

Assistant Town Planner Rutherford stated the Club would like to install a seasonal temporary sun shade/canopy structure. The structure is approximately 18' x 30' and will be anchored with sand bag weights designed specifically for these structures. The Club leases the site from the Town and the proposal does not violate their lease agreement. After a brief discussion it was the consensus of the Commission that the proposal does not require a wetland permit.

Tanbark Trail Extension

The Commission was informed there is a pending special permit application with the Town Plan & Zoning Commission for blasting at Tanbark Trail Extension for installation of underground utilities.

MINUTES

Meeting Minutes

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

VOTED: To approve the July 10, 2019 Inland Wetlands meeting minutes.

The meeting adjourned at 8:40 p.m.

SJM