

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

September 4, 2019

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

PUBLIC HEARING

Jason Levesque – Lot 9A1 Main Gate

Application for regulated activity within watercourse, wetland and upland review area to construct road with related improvements for four parcels at Lot 9A1 Main Gate (adjacent to 6 Main Gate). Brian Cunningham, P.E., Robert Green Associates, LLC, presented proposed improvements to Main Gate and development of four proposed new homes. The private road will have a sidewalk and a forty-foot diameter cul-de-sac. In response to comments from the Commission's site walk they have located two specimen trees on the site plan; one white pine and one beech tree. Sanitary sewer and public water will be extended up the private road. Mr. Cunningham reviewed the details of the storm water system proposed in the private road. As required, he assessed the existing twenty-four-inch pipe and found it does not meet the Town's standard for fifty-year storm events. He noted this was the same finding of the previous subdivision approval for this parcel. The grade of Main Gate off Main Street will be raised, and a new thirty-inch pipe will be installed; with related intermediate riprap scour hole and streambed reshaping. Also, during the site walk the applicant was asked to consider relocating the conservation easement line to the top of slope at the rear of lots 3 and 4. The adjustment will be made on their next map revision.

Mr. Ciravolo, 6 Main Gate, asked general questions about the application.

Chair Hannon clarified that this Commission only has purview over wetland and watercourse related impacts of the proposal.

Attorney David Baram represented Mr. & Mrs. Gerratana at 11 Dorset Lane. They hired an engineer, Stephen Trinkaus of Trinkaus Engineering LLC, to review the proposal. Attorney Baram reviewed the details of Mr. Trinkaus' letter dated August 31, 2019 for the record. The letter is part of the record file.

Theresa Anzaldua, 50 Dorset Lane, listed various wildlife she and her neighbors have observed in their area.

Greg Gerratana, 11 Dorset Lane, expressed concern with the impact the proposal will have on their land and suggested a 75-foot vegetated buffer be imposed on Lots 1 and 2.

Marie Dudley, 52 Dorset Lane, said she went to the Town years ago about things she wanted to do to her property and was denied and is surprised anything can be done on this property

Joseph Belkin, 58 Dorset Lane, stated the proposed work will have an adverse effect on the pond.

Patrick Ginter, 54 Dorset Lane, reiterated comments regarding the impact to the area, including impact to water quality, wetlands and wildlife.

Commissioner Statchen asked for outlet clarification/protection; retaining wall elevations; if the applicant is amenable to a vegetated buffer on Lots 1 and 2; why a sidewalk is proposed; clarification on how stormwater runoff is handled for each lot; and clarification on the storm drainage system proposed. Mr. Cunningham responded they have not requested the wall detail at this time; the sidewalk is a requirement of the subdivision regulations; and an underground culvert system is proposed on each lot to handle roof runoff for the new homes. Mr. Cunningham also reviewed the storm water drainage system proposed in the roadway. Mr. Levesque responded that he would consider a planted buffer easement area but likely something less than 75 feet as suggested by Mr. Gerratana. Commissioner Isner suggested continuing the public hearing so the applicant could provide information regarding the specifics of the wetland and watercourse area of impacts and to discuss reasonable and prudent alternatives which would limit impacts. Commissioner Simpson requested clarification as to how the 30-inch culvert will outlet to the existing watercourse. Commissioner Wolf was also in favor of continuing the public hearing to provide the engineers additional time to discuss/review comments regarding the plans. Commissioner Berlandy commented on the retaining wall proposed on the adjacent property. Mr. Levesque responded they are in discussion with that property owner. There was a brief discussion regarding stormwater analysis; stormwater depth calculation was done for a fifty-year storm event and is approximately 3.4 feet lower than the adjacent driveway and garage elevation. Mr. Cunningham was asked to calculate the stormwater depth for higher storms. Chair Hannon requested detailed description of how the 30-inch pipe will be constructed/installed; retaining wall on the adjacent parcel, if no agreement reached what is the impact to the design; the underground systems proposed on each parcel, can they also include basement sumps if needed; retaining wall detail clarification. Commissioner Statchen also suggested they investigate whether the proposed location of the wall five feet away from a row of pines will not adversely affect the trees. Commissioner Isner commented in addition to the letter from Mr. Trinkaus dated August 31, 2019 and staff comments dated September 4, 2019, there are revised plans and the July 30th Soil Science and Environmental Services, Inc. report for additional information; Commissioner Isner further commented to the applicant a lot of information has come forth and the Commission has the good fortune of support of Town staff for review of the documents and suggests the applicant work closely with Town staff moving forward because the Commission considers staff comments. Chair Hannon clarified to the applicant and public present that the hearing will be held open so that additional information can be provided by the applicant and the public will have an opportunity to comment/ask questions.

At 8:39 p.m. a motion was made and seconded (Wolf/Statchen) it was unanimously

VOTED: To continue the Jason Levesque – Lot 9A1 Main Gate public hearing to September 18, 2019.

NEW BUSINESS

Mark Zommer – Westwoods Golf Course

Regulated activity within upland review area to install shed/beverage service. Mr. Zommer presented his proposal to install a beverage service structure approximately twenty-feet off the asphalt cart walkway. As presented at the last meeting by Assistant Town Planner Rutherford

the proposed structure is 8' x 12' and 10' tall. The structure will be located in the upland review area and Mr. Zommer stated it will be painted to match the main building.

Upon a motion made and seconded (Wolf/Statchen) it was unanimously VOTED: To approve the Mark Zommer application for regulated activity within upland review area to install shed/beverage service structure at the Westwoods Golf Course, 14 Westwoods Drive.

PLANNER'S REPORT

Dana Hinman – Lot 8520 Mountain Lane

Assistant Town Planner Rutherford provided an update on the condition of the site. Staff has been monitoring the erosion and sedimentation control measures at the site. It had not been corrected so staff had to resort to cancelling the footing/foundation inspection the contractor had scheduled until the issue was corrected. At the end of last week the E&S was corrected and staff was able to inspect. The foundation install is moving forward. Staff is receiving weekly reports on the site as requested.

12 Northeast Road

Staff had been working with the owner/contractor of 12 Northeast Road regarding bringing in approximately 3,000 cubic yards of material to create a more usable front yard. A report from a soil/wetland scientist was requested as it appeared wetlands may be present due to the presence of wetland plants, in addition to a detailed site plan, etc. No further information was received until an application to the Town Plan & Zoning Commission was submitted for a special permit to bring in the fill. With it was a statement that no wetlands were found on-site. When Assistant Town Planner Rutherford told them an application would first need to be made to the Inland Wetland Commission, the applicant ask her to confirm with the Commission if they would consider this to be a customary use for a residential property or if a wetland permit is necessary from the Commission. After a brief discussion it was the consensus of the Commission that an application is required.

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

VOTED: To make the determination that to bring in approximately 3,000 c.y. of fill is well in excess of incidental use for a residential property. Anchor Engineering Services, Inc. is required to submit an application to the Inland Wetlands Commission for a permit to bring in approximately 3,000 c.y. of fill and regrade the front yard at 12 Northeast Road.

The Commission cited concerns with erosion and potential impacts to the adjacent watercourse. They noted that the application should include erosion control and construction / fill sequence, the fill slope should include a reverse bench, note how stormwater will be attenuated prior to reaching the neighbor's property, and information on the fill material – type and where it is coming from.

MINUTES

Meeting Minutes

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

VOTED: To approve the July 24, 2019 Inland Wetlands meeting minutes.

The meeting adjourned at 8:58 p.m.

SJM

DRAFT