

TOWN OF FARMINGTON  
INLAND WETLANDS COMMISSION

October 2, 2019

Present were Chairman Hannon, Commissioners Fox, Simpson, Statchen, Tulin, Wolf and Alternate Commissioner Berlandy and Bryk and Assistant Town Planner and Clerk. The meeting was called to order at 7:00 p.m. Robert Isner was also present as part of public attendance.

Richard Berlandy was appointed to vote for the currently vacant commission member position.

**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). Continued from the September 4, 2019 meeting. The applicant has requested a continuance to the October 16, 2019 meeting.

**NEW BUSINESS**

Anchor Engineering Services, Inc. - 12 Northeast Road

Regulated activity within upland review area to regrade/fill area south of existing driveway. Jason Manafort, 12 Northeast Road, stated since the last meeting he has submitted additional information as requested regarding erosion and sediment control plan, how the fill will be compacted for stability and to establish the new lawn area. Mr. Manafort commented he has decided to delay his project until after March 2020. The Commission asked some clarifying questions about this proposal.

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

VOTED: To approve the Anchor Engineering Services, Inc. application for regulated activity within upland review area to regrade/fill area south of existing driveway at 12 Northeast Road as on file in the Planning Office with the following conditions:

- a. Limit of grading shall be staked and installation of erosion control shall be completed by owner/contractor and inspected by town staff prior to the start of fill operations.
- b. Install a second row of erosion control at the base of the slope approximately 10 feet beyond the first row – installed to avoid impact to the trees to be saved.
- c. Field verify drip line for the 36-inch Oak trees and show on the site plan. All work is to be located outside of the drip line. Limit to be staked in field with tree protection fence.
- d. Topsoil stockpile area shall be shown on plan.
- e. The construction tracking pad is shown on the 2:1 portion of the existing slope. This needs to be relocated to a traversable portion of the slope where the construction vehicles will be travelling regularly.
- f. Provide information regarding the proposed fill material – soil gradation, origin, etc.
- g. Extend length of level spreader to adequately collect surface runoff from the proposed slope. The level spreader appears inadequate to appropriately attenuate the stormwater flow prior to it entering the watercourse on the adjoining property. Provide additional

methods to attenuate the stormwater runoff. Provide calculations to quantify the volume of storage in the level spreader. Storage of a 1-inch storm shall be provided.

- h. Install an erosion control blanket as part of the seeding of the slope.
- i. Six inches of topsoil shall be used on the slope as noted on the site plan.
- j. Embankment to be placed, seeded and erosion control blanket installed by October 20, 2019. Otherwise work can take place in 2020 between March 15<sup>th</sup> and October 15<sup>th</sup>.

#### Architectural Building Services – 8601 & 8602 Palazzo Drive

Private roadway connection to Plainville Avenue and grading for detention basin related to two-lot resubdivision. Robert Palazzo reviewed his re-subdivision site plan of Palazzo Drive. Mike Lambert, Harry Cole & Son, used the site plan to show the limit of wetlands and upland review area. The upland review area just touches their property line. Mr. Lambert reviewed details of how site drainage will be handled. The homes will have private septic systems and public water service. The applicant will apply for a permit from the Department of Transportation for the entrance on Plainville Avenue once they receive approval for the project from the Town. The Commissioners asked clarifying questions regarding the stormwater system.

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

VOTED: To approve the Architectural Building Services application for private roadway connection to Plainville Avenue and grading for detention basin related to two-lot re-subdivision as submitted and on file in the Planning Office with the following conditions:

1. Add the 150 ft upland review limit to the subdivision plan.
2. Increase the pipe culvert under Palazzo Dr. to a 12-inch pipe.
3. Temporary sedimentation basin should not be excavated to full detention basin depth to avoid siltation problems with the final basin configuration.
4. Perimeter erosion control for the basin shall be silt fence and straw wattle / silt sock.
5. Erosion control at the culvert inlet and pavement leek-off shall be silt sock with haybales.
6. Perimeter erosion control for each house lot shall be silt fence with haybales.
7. Construction tracking pad shall be 6-inches deep.

#### Connecticut Spring and Stamping Corporation – 48 Spring Lane

Regulated activity within upland review area to clear cut and perform earthwork to install impermeable Engineered Control to mitigate further degradation of groundwater quality at 48 Spring Lane. David Rusczyk, P.E., GZA GeoEnvironmental, Inc., provided a description of the work proposed that will meet the requirements of a Consent Order between the property owner and CTDEEP. An impermeable cap (Engineered Control) will be installed on the southeastern portion of the site over the footprint of an inactive leach field currently overgrown with trees and shrubs. He provided a sample of the material to be used. The Engineered Control will cover approximately 41,500 sq. ft. of area most of which is within the upland review area. Mr. Rusczyk stated clearing, grubbing and related earthwork for this project will not be performed within the wetlands. He estimated the project to take approximately four weeks. There was some discussion about runoff from the parking lot; how it will be diverted around the capped area; the applicant was asked if they had considered curbing the parking lot. Mr. Rusczyk responded they would consider it. There were some other general clarifying questions about the project.

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

VOTED: To accept the Connecticut Spring and Stamping Corporation application for regulated activity within upland review area to clear, cut and earthwork to install impermeable Engineered Control to mitigate further degradation of groundwater quality at 48 Spring Lane.

A discussion ensued regarding significance of the project. Since the work proposed is in response to a Consent Order with CTDEEP and was located not in a residential neighborhood most Commissioners felt it was appropriate to deem the application non-significant in nature and did not require a public hearing.

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

VOTED: 5 in favor to 2 opposed (Wolf, Tulin) to approve the Connecticut Spring and Stamping Corporation application for regulated activity within upland review area to clear, cut and earthwork to install impermeable Engineered Control to mitigate further degradation of groundwater quality at 48 Spring Lane as submitted and on file in the Planning Office.

It was the consensus of the Commission that no site visit is necessary.

### **PLANNER'S REPORT**

#### **Dana Hinman – Lot 8520 Mountain Lane**

Assistant Town Planner Rutherford provided an update on the condition of the site. Staff continues to monitor the erosion and sedimentation control measures at the site. Mr. Hinman was present and stated the site will be hydroseeded tomorrow so that the site is stabilized for the winter. Ongoing monitoring of the site will continue until seeding germinates. Mr. Hinman was reminded to continue submitting weekly reports until the site is stable.

#### **Wood-N-Tap – 1593 Farmington Avenue**

Assistant Town Planner Rutherford provided an update on the certificate of occupancy inspection process for the Wood-n-Tap. An as-built has been received and staff has been out to the site for inspection. As a result of the inspection, additional elements need to be addressed; furniture and fire pits have been installed on the lawn area and an irrigation pump has been located at the end of the retaining wall in the floodway. Mike Hamlin and Phil Barnett were present to answer questions. They reviewed a memo submitted by Mike Hamlin discussing the lawn activities and additional changes they would like to implement. They reviewed how they remove and secure furniture at other restaurant locations in the event of a storm. The irrigation pump is removable and will be stored indoors throughout the winter months. There was some discussion about the current use of the pump and that they are drawing directly from the river. Based on the current amount of water used per day they are below the threshold to require a DEEP permit. There was discussion for clarification, and it was requested the restaurant management staff check the DEEP Forest Fire Danger Report daily to see if it is safe to burn. After further discussion it was the consensus of the Commission to request an updated as-built showing the location of the pump and furniture and that they submit a plan addressing how these additional items will be removed from the floodway in the event of a storm and that no permit is required. Mr. Hamlin and/or Mr. Barnett shall report back with the map and operation plan for the November 6, 2019 meeting.

River Road – Trail Parking Area

The guardrail at the top of the slope between the parking area and the woods needs repair. There are gaps between sections of rail and footpaths have been worn to the river creating some erosion/runoff issues. New rails will be installed two to three feet into the parking area to stabilize the site. The gaps will be eliminated, and fisherman will be redirected to the ends of the run of rail. The Commission agreed that this is maintenance work and no permit is required.

898 Farmington Avenue

A small amount of remediation will be done at the back righthand corner of the retail building at 898 Farmington Avenue. The process will take one day and is close to the building. The work will take place in October. All work is outside of the upland review area.

Election of Officers

The Election of Officers will be placed on the next agenda. If the Commission would like it can be tabled until the November 6, 2019 meeting.

**MINUTES**

Meeting Minutes

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

VOTED: To approve the September 18, 2019 Inland Wetlands meeting minutes.

The meeting adjourned at 8:43 p.m.

*SJM*