

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

November 20, 2019

Present were Chairman Hannon, Commissioners Fox, Isner, Simpson, Statchen, Tulin, Wolf and Alternate Commissioner Bryk 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). Continued from the September 18, 2019 meeting. Attorney David Markowitz, represented the applicant, stated for the record they have reached an agreement with the Gerratana's at 11 Dorset Lane, the Intervenor Status has been withdrawn and they are in support of this project per the details of the agreement. A copy of the agreement has been submitted for the record. Attorney Markowitz reviewed details of a land swap with the owners of 5 Main Gate resulting in the saving of the pine trees at 6 Main Gate, easement agreement with 169 Main Street and easement for the retaining wall. Attorney Markowitz reviewed the updated wetland impact statement provided by Jennifer Beno, Soil Science and Environmental Services, Inc.

Brian Cunningham, P.E., Robert Green Associates, highlighted changes to the site plan; realignment of the private road, drainage details including the culvert out letting to a riprap apron and not a scour hole; culvert increasing in diameter to accommodate natural streambed material in the invert; stormwater quality chamber size and location changed; shifted retaining wall no. 1 on the southside of the roadway six feet closer to the road; traffic barrier added to top of wall; construction fence barriers will be used to protect the thirty-six inch white pine and forty-two inch beech tree root systems during construction in addition to other trees noted on the site plan; no-build area to the rear of Lot 2 was noted; and addition fifteen feet added to the conservation easement area on Lot 3; house location on Lot 4 moved away from conservation easement area; power will be run underground between the sidewalk and the roadway. Mr. Cunningham reviewed staff comments related to Inland Wetlands and provided handouts in support of his responses; approximately eleven engineering related handouts were provided at this meeting. When asked why the site plan does not show the limits of the upland review area, Mr. Cunningham responded he has revised plans at the office but has not submitted them yet.

Erich Baumgartner, P.E., Thornton Thomasetti, Inc., stated borings were done on either side of the culvert, he received a geotechnical report prepared by Welti Associates and the wall is almost fully designed at this point. Mr. Baumgartner provided a handout of the retaining wall design complete with plan, profile and wall section. When asked by the Commission about the appearance of the wall, Mr. Baumgartner responded the wall will have a stone veneer on the exposed face that is visible from the roadway.

Annie Shutts Mixsell, Connecticut Licensed Arborist, has submitted a letter for the record about protecting the root system of the white pines and 42-inch beech tree and provided clarification on how the distance/protection area is calculated.

Tom Ciravolo, 6 Main Gate, thanked the applicant for saving the pine trees but spoke in opposition to the application. He expressed concern with drainage and general environmental impact.

Elenor Reid, 48 Dorset Lane, asked for clarification on what trees will be saved.

The Commissioners asked for clarification of the retaining wall elevations and grading changes; if the arborist recommendations will be put on the plan; if native species are proposed; how the existing retaining wall at 169 Main Street will be held in place while the new wall is constructed; upland review limit not noted on the site plan; concern expressed with impact to the environment; concern expressed with the density of the development – especially with Lots 1 and 2 as compared to Lots 3 and 4; recommend keeping hearing open due to the volume of handouts provided at this meeting; work to address staff comments and provide plans that are as complete as possible. The applicant has no objection to continuing the hearing to the December 4, 2019 meeting.

At 8:50p.m. a motion was made and seconded (Isner/Wolf) and unanimously

VOTED: To continue this matter to the December 4, 2019 meeting.

NEW BUSINESS

Town of Farmington – 200 Batterson Park Road

Regulated activity within upland review area for the temporary bypass of the sewer pump station and rebuild of the sewer pump station. Assistant Town Planner Rutherford provided answers to questions generated from the site visit; the pump station was constructed in 1967 and has had a number of updates. It is now beyond updating and needs replacing. The above ground tank will be 500 gallons, will be double walled and have overflow/leak alarms. The existing generator is in good condition and is not scheduled for replacement as part of this project. Regarding sanitary sewer capacity, there have been no significant development since its construction and the pump station services a defined area with limited growth potential; efficiencies realized with the new pumps will accommodate any general needs for additional capacity. There was a brief discussion for clarification of the fence line.

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

VOTED: To make the determination that the Town of Farmington application for regulated activity within upland review area for the temporary bypass of the sewer pump station and rebuild of the sewer pump station at 200 Batterson Park Road was non-significant in nature and does not require a public hearing.

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

VOTED: To approve the Town of Farmington application for regulated activity within upland review area for the temporary bypass of the sewer pump station and rebuild of the sewer pump station at 200 Batterson Park Road.

Jack Kemper – 117 Waterside Lane

Regulated activity within upland review area to replace existing screened porch, construct two-story addition, add new screened porch and bluestone terrace. Mr. Kemper presented a site layout plan for 117 Waterside Lane commenting the town line runs through the property. The homeowner would like to convert the existing screen porch into a two-story living space and add a new porch. Mr. Kemper reviewed the erosion and soil control measures noted on the plan. The Commissioners asked clarifying questions but did not express concern with the proposed project.

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

VOTED: To accept the application of Jack Kemper for regulated activity within upland review area to replace existing screened porch, construct two-story addition, add new screened porch and bluestone terrace at 117 Waterside Lane.

The Commission does not feel a site visit is necessary.

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

VOTED: To make the determination that the Jack Kemper application for regulated activity within upland review area to replace existing screened porch, construct two-story addition, add new screened porch and bluestone terrace at 117 Waterside Lane is non-significant and does not require a public hearing.

2020 Meeting Schedule

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

VOTED: To adopt the 2020 meeting schedule as submitted.

ELECTION OF OFFICERS

Elect Chair, Vice-Chair and Secretary

Nomination and Election of Chair, Vice-Chair and Secretary.

Nominations opened for Chair with Commissioner Statchen nominating Commissioner Hannon for Chair. The nomination was seconded by Commissioner Fox.

There were no other nominations for Chair.

Assistant Town Planner Rutherford polled the Commissioners and all Commissioners voted in support of Electing Commissioner Hannon as Chair.

Nominations opened for Vice-Chair with Commissioner Hannon nominating Commissioner Isner for Vice-Chair. The nomination was seconded by Commissioner Statchen.

There were no other nominations for Vice-Chair.

Assistant Town Planner Rutherford polled the Commissioners and all Commissioners voted in support of Electing Commissioner Isner as Vice-Chair.

Nominations opened for Secretary with Commissioner Hannon nominating Commissioner Statchen for Secretary. The nomination was seconded by Commissioner Fox.

There were no other nominations for Secretary.

Assistant Town Planner Rutherford polled the Commissioners and all Commissioners voted in support of Electing Commissioner Statchen as Secretary.

PLANNER'S REPORT

5 Tasker's Pond

Assistant Town Planner Rutherford stated an inground pool is being installed at 5 Tasker's Pond under a Wetland Agent Upland Review application process. The appropriate erosion and soil control measures have been installed and inspected.

MINUTES

Meeting Minutes

10-16-2019

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

VOTED: To approve the October 16, 2019 Inland Wetlands meeting minutes.

Site Walk 11-17-19

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

VOTED: To approve the November 17, 2019 Inland Wetlands Site Visit minutes.

The meeting adjourned at 9:22 p.m.

SJM