

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

July 1, 2020

Present for the online web conference was Chair Hannon, Commissioners Fox, Isner, Statchen, Tulin, Wolf and Alternate Commissioners Berlandy and Bryk. The Assistant Town Planner was also present. The meeting was called to order at 7:00 p.m.

Present in the Council Chambers were Commissioner Statchen and Assistant Town Planner Rutherford, all others were present online.

NEW BUSINESS

Colt Highway LLC – 299 Colt Highway

Regulated activity within upland review area to construct garages for existing multifamily rental community. Ben Tripp, Metro Realty Group, asks if the Commission has any questions as a result of the site walk. Assistant Town Planner Rutherford asked for confirmation from the applicant they will epoxy/sealant coat the garage floor for the southernmost garage building. Mr. Tripp responded he does not see the benefit but if the Commission feels is a benefit and would like them to do, they will agree. The Commission commented they feel it would be beneficial from a safety point given the garage location. Further discussion took place regarding this and the Commission and applicant agreed to a concrete penetrating sealer rather than an epoxy coating. It was also suggested to change out silt fence for silt sock for this garage location. Tom Daly, P.E., Milone & MacBroom, responded they have no objection to the request and will update the plans. It was recommended that the stone edge be installed along the drip edge of the garage. Mr. Daly agreed to update the plans to accommodate the request.

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

VOTED: To make the determination that the Colt Highway LLC application for regulated activity within upland review area to construct garages for existing multifamily rental community at 299 Colt Highway is nonsignificant in nature and does not require a public hearing.

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

VOTED: To approve the Colt Highway LLC application for regulated activity within upland review area to construct garages for existing multifamily rental community at 299 Colt Highway as presented and on file in the Planning Office with the following conditions:

1. The westernmost garage building floor shall be sealed with a concrete penetrating sealer;
2. Install stone edge along the drip edge of all the garage buildings;
3. Silt fence shall be changed to silt sock for the westernmost garage building; and
4. Garage lease shall prohibit the storage of hazardous material.

Show-Cause Hearing – 1179 Farmington Avenue

Cease and Desist Order for conduct of regulated activity without a permit for property located at 1179 Farmington Avenue. Attorney William Galske represented the property owner. The have received a second Cease & Desist order which was issued regarding Planning & Zoning items and correspondence from the Army Corps of Engineers. George Logan presented an

update/overview on his investigative work at the site and provided photos to describe the features of the site. He is working on their response to the Army Corps and then he will work on getting more information to the Commission in advance of the next meeting.

Show-Cause Hearing – 19 Canterbury Lane

Cease and Desist Order for conduct of regulated activity without a permit for property located at 19 Canterbury Lane. Ian Cole, Soil Scientist, spoke on behalf of the property owners. Two danger trees and one hazard tree were recommended for removal by a tree service hired by the property owner. The trees were removed. Mr. Cole described other activity that took place. The site is stable and there are no erosion control concerns. He reviewed his report and recommendations for restoration. There was some discussion regarding reminders to contact the Town prior to conducting activity within the Conservation Easement area, extending the plant survivability reporting from two years to three years and casting straw over the disturbed area to protect the soil.

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

VOTED: To approve the Ellen Siuta restoration plan dated June 29, 2020 written by Ian T. Cole, Professional Registered Soil Scientist/Professional Wetland Scientist for 19 Canterbury Lane as presented and on file in the Planning Office with the following conditions:

1. Cast straw over the disturbed area; and
2. Restoration Recommendation No. 7 - Monitoring shall be increased from two years to three years.
3. A wetland seed mix will be used if no natural regeneration is visible at the first monitoring period.

PLANNER'S REPORT

69 Forest Hills

Assistant Town Planner Rutherford provided a status update and used photos to show progress. Restoration is progressing and staff will continue to monitor.

275 Talcott Notch

Assistant Town Planner Rutherford provided a status update, using photos to show current conditions.

41 Woodruff Road

Assistant Town Planner Rutherford provided a status update and provided photos to show the overall planting condition.

MINUTES

Meeting Minutes

06-17-20

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

VOTED: To approve the June 17, 2020 Inland Wetlands meeting minutes with the correction noted to Page 1 - Show Cause Hearing - 1179 Farmington Avenue.

06-24-20

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

VOTED: To approve the June 24, 2020 Site Walk notes.

The meeting adjourned at 8:58 p.m.

SJM

DRAFT