

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

June 17, 2020

Present for the online web conference was Chair Hannon, Commissioners Fox, Isner, Simpson, Statchen, Tulin, Wolf and Alternate Commissioner Berlandy. The Assistant Town Planner and Clerk were 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. Tom Daly, P.E., Milone & MacBroom, oriented everyone to the 299 Colt Highway site plan; pointing out the wetland boundary, upland review boundary line and distances to catch basins. There will be little increase to the percent of impervious surface because the garages will be located mostly on existing parking spaces. Some drainage system modifications will be made to accommodate the construction of the garages. The Commissioners asked for clarification on the pitch of the garage roof and what is proposed for roof runoff. Ben Tripp, Metro Realty Group, responded the garage roof will pitch to the rear of the building and that they are not proposing to install gutters. Mr. Daly suggested placing cut stone along the drip edge. There was discussion regarding the garage floor and the storage of hazardous material. The applicant responded they could add language into the lease agreement that the storage of hazardous material is prohibited. The Commission commented it may be appropriate to epoxy coat garage floors closest to wetlands.

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

VOTED: To accept the Colt Highway LLC application for regulated activity within upland review area to construct garages for existing multifamily rental community at 299 Colt Highway.

The Commission will conduct a site walk June 24, 2020.

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. Assistant Town Planner Rutherford presented photos while explaining investigative work/trenching conducted by George Logan at the site today. A surveyor was due to be on site the next day and will locate wetland flags and elevations on the survey. Attorney Galske was present for questions. The Commissioners are withholding questions until more information is available. Mr. Logan will also work near the pond edge and write a report which will be provided to the Commission of his findings.

Show-Cause Hearing – 69 Forest Hills Drive

Cease and Desist Order for conduct of regulated activity without a permit for property located at 69 Forest Hills Drive. Assistant Town Planner Rutherford provided a photo status update on the restoration. The homeowner is making progress clearing brush. A survey will be done depicting the conservation easement and the location of the septic system.

PLANNER'S REPORT

40 Two Mile Road

Assistant Town Planner Rutherford stated the owner would like to convert an existing deck into a three-season room and construct a new deck adjacent to the existing deck. No mechanical digging will be necessary and earth disturbance is limited to the digging of piers. The Commission was asked to confirm this activity could be approved as an as of right activity.

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

VOTED: To make the determination that the 40 Two Mile Road regulated activity within the upland review area to construct deck is permitted as of right per Section 4.B.2. of the Town of Farmington Regulations for Inland Wetlands and Watercourses.

19 Canterbury

Assistant Town Planner Rutherford received a call from the property owner. They hired someone to remove some trees and they were stopped and told wetlands were present and a permit is needed. The homeowner had obtained a wetland permit in 2005 for an addition to their home; wetlands were placed in a conservation easement area which is marked with medallions on posts. The Planning Office will be issuing a Notice of Violation and the matter will be placed on the July 1, 2020 agenda.

Updates

Progress updates for 275 Talcott Notch and 41 Woodruff Road will be provided at a future date.

MINUTES

Meeting Minutes

06-03-20

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

VOTED: To approve the June 3, 2020 Inland Wetlands meeting minutes.

The meeting adjourned at 8:07 p.m.

SJM