

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

February 18, 2015

Present were Chairman Hinze, Commissioners Amato, Forster, Hannon, Isner, Quigley and Radacsi and Alternate Commissioner Wolf and Assistant Town Planner and Clerk. The meeting was called to order at 7:08 p.m.

Chair Hinze read the legal notice into the record.

PUBLIC HEARING

Miss Porter's School – Lot 10 Mountain Road

Regulated activity within upland review area for improvements to athletic field located at Lot 10 Mountain Road (adjacent to 34 Mountain Road). Michael Bergin, CFO & COO, Miss Porter's School, introduced the project and reviewed the communications/meetings they have had with interested residents since the January 21, 2015 meeting.

Ken Costello, SMRT, reviewed the proposed upgrades to the field hockey field, including the expanded parking area, support building, spectator area and related drainage and landscaping. Mr. Costello reviewed the drainage plan which included relocation of one level spreader and the 50 foot radius around the level spreaders per the public health code. An overall watershed map was presented to show the three watershed systems that the site storm water drainage contribute to. The proposed parking area will be the only part of the site that contributes to the Mountain Road sub-drainage system.

Michael Klein, Soil Scientist & Biologist, stated he was hired to determine whether or not wetlands or watercourses were present on the site. No wetlands or watercourses are present on the site. He looked at the DEEP's Natural Diversity Database and there are no sensitive species in the area. Mr. Klein stated there are no direct wetland impacts related to this project. He presented the depth to water table map and reviewed the flow of drainage designed.

Commissioner Amato asked clarifying questions on the depth to water table. Commissioner Hannon asked about water in the drainage system and freezing temperatures. Commissioner Radacsi asked for clarification on the level spreaders and how the outlet is constructed. Mr. Costello reviewed the detail plan. Commissioner Quigley asked the lifespan of the turf and under system. Mr. Costello stated the turf wears over time and the drainage system is designed for the life of the field. Commissioner Quigley asked for confirmation that the maintenance manual recommends spot cleaning only with standard dish detergent. Mr. Costello responded yes. Commissioner Wolf asked about snow removal. Mr. Bergin responded they do not intend to clear snow from the field unless there is snow well into spring and the field is needed for practices. Commissioner Wolf stated he would like to see the snow removed from the site instead of stored on-site. Commissioner Wolf asked if the

volume of storm water flow is less due to the drainage design. Mr. Costello responded it would not change from the current condition because of the drainage design. Chairman Hinze asked clarifying questions on the location of fence and retaining wall. Mr. Costello commented the fence is on the property line. The retaining wall is a segmented wall. There was discussion about the wall being built up and filled from behind to avoid compaction of soils to the west of the field. He then asked if the applicant would agree to implement and Integrated Pest Management Plan for the areas of lawn outside of the synthetic turf field. Mr. Bergin responded yes. Chairman Hinze asked if the bamboo along the property line was invasive and if so, that a management plan be provided. Mr. Klein said he does not believe it is but they will check. He explained the running bamboo is invasive but clumping bamboo is not.

Harold Gorman, 24 Carrington Lane, read a letter into the record from a group of residents concerned about environment impacts of installing a synthetic field.

Robert Richer, 48 Mountain Road, expressed concern of contamination of his well regarding installation of a synthetic field.

Michael Cheshire, 22 Mountain Road, spoke in favor of the project commenting on the applicant's thoughtful approach to the project.

Terry Feder, 5 Carrington Lane, read a letter into the record about synthetic turf fields referencing the presence of urethane and lead.

Alexis Surovov, 25 Carrington Lane, asked for clarification on the under turf drainage storage system. Mr. Costello reviewed the plan. He commented on the testimony from the applicant regarding putting the project out to bid with three contractors, asking how they know what kind of turf will ultimately be installed. Dick Webb, SMRT, responded the bid packet specifies the type of turf.

Evan Cowles, 148 Main Street, stated that as a landscape architect he has designed a number of fields himself and this design plan looks very good.

Mr. Richer asked for information how the existing runoff is determined. Mr. Costello explained the information is based on the States requirement for storm water management and is based on 100 year storms and takes into account the existing conditions of the site.

Brie Quinby, 148 Main Street, stated the existing field has been at this site for decades and asked the public what chemicals have been used to maintain the field. She was in support of the synthetic field project. Mr. Bergin stated that going forward with the field improvements no chemicals will be used on the field.

Attorney Daniel Kleinman, Hinkley Allen Snyder, LLP, representing the applicant, stated his client gave thoughtful consideration to the project. They have received, reviewed and concur with the comments of the Engineering Department. The school held numerous meetings for

interested and concerned residents. There will be no adverse environmental impacts related to this project.

Commissioner Hannon asked the applicant to verify that this field will not have a crumb rubber sub-base. Mr. Webb showed the Commission samples of a short pile turf system designed specifically for field hockey play. This turf when installed is top-dressed with light sand. It is not a typical full-depth infill field which the high school has. He confirmed loose crumb rubber will not be used on this field.

Commissioner Wolf asked what the turf is made of. Mr. Webb described the short pile turf system; the fibers themselves are primarily polypropylene fibers. There is at the bottom of the fiber, a nylon material, so the fibers are essentially polypropylene and nylon. The backing material is typically polyurethane, liquid polyurethane material. Those are the components of the turf. The turf does not contain heavy metals and must be certified lead free. The State of Connecticut study in 2010, and recently reaffirmed, focused on heavy metals. Heavy metals are not present in the production or in the turf itself, the heavily metals were used as an additive in crumb rubber. The crumb rubber is recycled car tires. He explained the tire industry takes the rubber and they use some of the heavy metal additives to strengthen the rubber so it will last longer. The concern of the State is does the heavy metals that are in the crumb rubber, do they leachate into the soil. The clear consensus from the study is there is no elevated leachate to affect drinking water standards based on this loose form of crumb rubber. Mr. Webb said their project on Meadow Road is not using loose crumb rubber. Commissioner Wolf asked what was underneath the turf. Mr. Webb responded it is a paved base mat layer that is used to help in the shock attenuation. This is a base mat material that is used in running tracks, in synthetic turf fields, playground tiles, it's an encapsulated with polyurethane binder and glue. It is a similar sort of recycled rubber but this rubber is fully encapsulated in polyurethane and that it effectively protected it from UV degradation by the turf itself. Mr. Webb again stated it is not free flowing crumb rubber in the turf.

Chairman Hinze asked about a well noted on the plans. Mr. Costello it is an existing irrigation well that will be used for the support building.

The hearing was closed at 8:34 p.m.

The Commission took a break until 8:41 p.m.

Martin & Karen Wand – 85 Prattling Pond Road

Regulated activity in wetlands and upland review area for four lot cluster subdivision located at 85 Prattling Pond Road. Attorney Robert Reeve, Scully, Nicksa & Reeve, represented the applicant and stated that although the existing home is located on Prattling Pond Road the proposed new lots are located off Mountain Spring Road. William Aston, Buck & Buck, presented the site is zoned R80, is a total of 26.13 acres, has 4.45 acres of wetlands that were delineated by Michael Klein, and approximately 7.72 acres are located in the upland review area. The site slopes moderately toward Mountain Spring Road. A small portion of the site is designated flood plain and an area by the existing house is in the ridgeline protection zone.

The Farmington Valley Health District reviewed their plan and submitted a letter that septic systems can be built on the three new lots. Mr. Aston stated there is approximately twenty inches of soil on top of a hardpan layer which is the reason for the cluster subdivision. The plans note an historic trail they would like to preserve and include in the open space area. Approximately 13.7 acres of open space are proposed. Two of the new lots will share access off Mountain Spring Road. Mr. Aston showed the location of two proposed detention ponds stating they will be maintained by the property owners. He then reviewed the drainage plan and site plan. He noted they will crush stones from old stone walls for use on site. One tree in the Mountain Spring Road right of way has been preserved by relocating a driveway. Mr. Aston stated he is currently revising the plans to address Engineering comments.

Michael Klein, Soil Scientist & Biologist, stated he marked the wetlands on-site. The wetlands are mostly wooded and he also listed some vegetation in the wetlands. He provided details of the wetlands and drainage on the site. He commented the water table is close to the surface. Mr. Klein said there are no Natural Diversity Database reports for the site.

Commissioner Hannon asked the applicant to consider a different type of erosion control at discharge point due to steeper slope. Mr. Aston responded he is revising the plans. He was also asked to consider moving the rain garden to a location easier to maintain. Commissioner Hannon asked if excavation material will be taken off site. Mr. Aston responded they will use some on site. Commissioner Hannon asked for clarification on whether stone walls along Mountain Spring Road will be removed. Mr. Aston said yes and from the interior of the site. he added they are more like piled stones.

Commissioner Isner asked who the open space will be deeded to. Mr. Aston responded either the Town of Farmington or the Farmington Land Trust. He added the Town would like to have hazardous trees removed. Assistant Planner Dolphin clarified that conservation easement markers are a requirement of the regulations for open space.

Commissioner Radacsi asked about specimen trees. Mr. Aston said he did not see any in the proposed development area.

Commissioner Wolf asked if they will give up the third lot to keep all development out of the wetlands. There was some discussion on the detention basin and its proximity to the wetlands. Mr. Aston said he would look at their options before the next meeting.

Chairman Hinze asked about the water temperature when discharged to the wetland area. Mr. Aston indicated Michael Klein's report includes vegetation including trees along the basin for shade. Chairman Hinze asked about fuel sources for heating expressing concern with the proximity to the wetlands. Mr. Aston responded if oil is used the tanks would be located in the basement.

There was no public comment in favor or in opposition to the application.

The Commission stopped taking testimony at 9:43 p.m.

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

VOTED: To continue the hearing to March 4, 2015.

OTHER BUSINESS

Chair Hinze asked if anyone was interested in attending an event on March 19, 2015 to be given by the Connecticut Association of Wetland ?? Commissioners interested: Hinze, Quigley and Wolf.

PLANNER'S REPORT

Assistant Planner Dolphin noted the Town Plan & Zoning Commission denied the Calco Construction application for special permit for twelve lot cluster subdivision at their February 9, 2015 meeting.

EXECUTIVE SESSION – Pending Litigation – Calco Construction v. Town of Farmington

At 9:49 p.m. a motion was made and seconded (Wolf/Isner) to go into executive session to discuss pending litigation.

Present at the Executive Session in addition to Commissioners and the Assistant Town Planner and Clerk.

At 9:53 p.m. a motion was made and seconded (Wolf/Isner) to come out of executive session.

MINUTES

February 4, 2015 Minutes

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

VOTED: To approved the minutes of the February 4, 2015 meeting.

The meeting adjourned at 9:53 p.m.

SJM