

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

March 4, 2015

Present were Acting Chairman Hannon, Commissioners Forster and Radacsi and Alternate Commissioner Wolf and Assistant Town Planner and Clerk. The meeting was called to order at 7:12 p.m.

Alternate Commissioner Wolf was appointed to vote on behalf of Commissioner Quigley.

PUBLIC HEARING

Country Club of Connecticut LLC – 373 Meadow Road

Regulated activity within upland review area for nine lot subdivision located at 373 Meadow Road. The applicant has asked that this matter be continued to the second meeting in March.

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

VOTED: To continue this hearing to the March 18, 2015 meeting as requested.

Martin & Karen Wand – 85 Prattling Pond Road

Regulated activity in wetlands and within upland review area for four lot subdivision located at 85 Prattling Pond Road. Attorney Robert Reeve, Scully, Nicksa & Reeve, reviewed what has happened since the last meeting. The plans have been revised. Some revisions are the elimination of a curb cut on Mountain Spring Road, a schematic plan for a traditional subdivision pre the request of the Town Planner and the redesign of the southerly detention basin. Attorney Reeve commented the Farmington Land Trust is the logical entity to accept the open space proposed on the site because they currently maintain an easement on adjacent property.

William Aston, Buck & Buck Engineers, gave a PowerPoint presentation of the revised plans. They also presented an aerial map of the site and the surrounding properties and homes. Mr. Aston presented a wetlands map of the site. The schematic plan showed standard R80 lots with frontage on a cul-de-sac street. He reviewed impervious surface and clearing comparisons with a traditional subdivision and the proposed cluster subdivision. Mr. Aston then reviewed drainage area maps and stated he has done drainage recalculations for the revised plans and there will be no increased flow downstream. The detention basin outlet discharges adjacent to the wetlands. He eliminated one driveway so that all three lots will share access off Mountain Spring Road. Mr. Aston also reviewed the erosion and sedimentation control detail sheet and revised planting plan for the detention pond and the rain gardens.

Michael Klein, Biologist and Soil Scientist, updated the planting plan. Although the number of plants has been adjusted for the detention basin and rain gardens the plant list is the same. Native vegetation will be used. There will be no adverse impacts on the wetlands or watercourses.

Commissioner Wolf handed the applicant correspondence submitted by a couple of residents expressing concerns with the project. Acting Chairman Hannon read correspondence from Bobbie Emery, 75 Prattling Pond Road dated March 3, 2015 and Lynn Cavo, 139 Mountain Spring Road dated March 4, 2015, into the record. Both letters expressed concern regarding drainage. He also read a letter dated December 22, 2014 from the Farmington Valley Health District stating they have reviewed the plans and soil tests and it appears the new lots are capable of supporting septic systems. In response to drainage concerns Mr. Aston responded they have taken great care in site the drainage design so that there will be no increase in runoff downstream. The rain gardens and detention basin will be maintained by the property owners and the maintenance schedule will be part of the plans so that prospective owners will be aware of this requirement. Commissioner Wolf expressed concern with storm water volume and asked if that is changing with the addition of impervious surface. Mr. Aston explained the design of the detention basin and the outlet structure.

Commissioner Radacsi noted the rain garden on Lot 1 was to be moved but it appears it was eliminated. Mr. Aston responded they did eliminate it but installed a level spreader instead to control sheet flow after discussions with the Engineering Department. There was then further discussion of storm water flow and the proposed drainage systems. Commissioner Radacsi also asked for clarification on the open space proposed. Mr. Aston reviewed the map to clarify the area of open space proposed. There was some discussion about the culvert design and whether it over flows.

Acting Chairman Hannon asked for the preference of applicant regarding discharge at the detention basin. Mr. Aston responded they prefer to put the discharge pipe in with a level spreader to provide over land flow to the brook. He explained they could tie a direct pipe outlet and then discharge to the wetlands but the outlet at the wetlands would need to be rebuilt because the existing pipe doesn't have the capacity. He explained the existing 12" pipe does not meet the current requirements of the Town, which is a 15" pipe. Acting Chairman Hannon asked about the storage of materials on site. Mr. Aston said they will stock pile excavation material and rocks crushed for use on site.

Martin Pazzani, 99 Mountain Spring Road, expressed concern with any changes across the street from his house citing existing issues on his lot with water. He also expressed concerns with a detention pond being constructed across the street from his lot and any changes to the scenic road

Acting Chairman Hannon said they plan to keep the hearing open so there will be time for the public to submit comments.

Lynn Cavo, 139 Mountain Spring Road, commented on septic issues on an adjacent parcel.

Mr. Aston commented the detention pond will periodically hold water but it drains after every storm. He then reviewed the site plan indicating a couple of trees on this site along the road. The existing stone wall will be removed and reconstructed on a berm. Regarding detention basins and rain gardens they are common practice and he has installed many all over the state. He added the brook will be pretty much unchanged.

The Commission stopped hearing testimony at 8:02 p.m.

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

VOTED: To continue the hearing to March 18, 2015.

OLD BUSINESS

Miss Porter's School Inc. - Lot 10 Mountain Road (adjacent to 34 Mountain Road)

Regulated activity within upland review area for improvements to athletic field located at Lot 10 Mountain Road (adjacent to 34 Mountain Road). Commissioner Wolf expressed concern with not having more Commissioners present to vote on this application. Acting Chairman Hannon commented on concerns raised by the public regarding elevated zinc and heavy metals and that concern is specific to loose crumb rubber. The applicant gave testimony confirming loose crumb rubber will not be used on this field. Commissioner Radacsi commented he would be more comfortable moving forward if more Commissioners present. Acting Chairman Hannon asked the applicant if they would prefer pushing the decision to the next meeting so that more Commissioners are present. Michael Bergin, CFO, Miss Porter's School, stated they would like to keep moving forward with the process. He added they are scheduled to appear before the Plan & Zoning Commission on March 9, 2015. The Commissioners discussed placing a condition of approval to require storm water tests for two year to ensure there are no toxin issues.

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

VOTED: To approve Miss Porter's School Inc. application for regulated activity within upland review area for improvements to athletic field located at Lot 10 Mountain Road (adjacent to 34 Mountain Road) with the following conditions:

1. Organic Integrated Pest Management Plan shall be implemented for the site;
2. It shall be determined if the bamboo on site is invasive and if so, an invasive species management plan shall be submitted;
3. Water quality testing/sampling shall be conducted at the two level spreaders and for drainage off of parking lot area. Testing frequency should be worked out with the recommendation of the Engineering Department but is recommended to be conducted at all three spots two or three times per year for two years. The testing period is to be extended if test results are abnormal as determined by Town Staff; and
4. Copy of turf maintenance manual shall be submitted to staff.

OTHER BUSINESS

No other business.

PLANNER'S REPORT

No Planner's Report

MINUTES

February 18, 2015 Minutes

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

VOTED: To approve the minutes of the February 18, 2015 meeting.

The meeting adjourned at 8:24 p.m.

SJM