

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

March 18, 2015

Present were Chairman Hinze, Commissioners Hannon, Forster and Quigley and Alternate Commissioner Wolf and Assistant Town Planner and Clerk. The meeting was called to order at 7:07 p.m.

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

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 first meeting in April.

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

VOTED: To continue this hearing to the April 8, 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. Continued from the March 4, 2015 meeting. Attorney Robert Reeve, Scully, Nicksa & Reeve, commented they received revised engineering comments shortly before the meeting and that the Engineering Division has no issue making these comments a condition of approval. Attorney Reeve responded to concerns regarding scenic road adding the Town Ordinance states the Town Plan & Zoning Commission reviews these matters. Regarding the claim that the Wands made a promise to not subdivide when they purchased the property, there is no record of this on the land records. He further stated that the proposed development is in keeping with the Plan of Conservation and Development and meets the requirements of the R80 cluster subdivision regulations.

William Aston, Buck & Buck Engineers, gave a PowerPoint presentation detailing revisions to the plans in response to engineering comments. He reviewed the site maps previously presented, conventional subdivision feasibility plan, a comparison chart between cluster and conventional subdivisions, drainage study, drainage patterns and the development plan. Revised plans included clarification on the proposed area of disturbance and details on the planting plan for the detention basins and rain garden. Others revisions were the addition of comments to the plans in response to Engineering comments. No work is proposed in the wetlands, all work proposed is within the upland review area.

Michael Klein, Biologist and Soil Scientist, Environmental Planning Services, commented this site is the ideal site for a conservation subdivision. The plan proposes less clearing,

impervious surface, disturbance and three times the amount of open space of a conventional R80 subdivision. The detention basins are located in the lower portions of the site. He clarified that the basins drain dry and are not ponds. The soils in the area are well drained Wethersfield soils. Mr. Klein added there is a seasonally perched water table on top of a hard pan layer. There are 55 acres of the 60 + acre watershed area that remain outside the proposed development. He reviewed how storm water flows on site and that there is an existing undersized culvert at Mountain Spring Road south of the southerly detention basin.

James Cowen, Registered Soil Scientist and Landscape Designer, Environmental Planning Services, explained there are three different basins. The smallest basin is designed as a rain garden. The other two will have wet bottoms some of the time. The soils and plants are designed for basins and the basins are extensively planted. A diverse native seed mix and native plantings are used with patches of trees and shrubs in the basins. Mr. Cowen reviewed the planting plan along the perimeter. Forest edges will be retained. The plan shows the basin plantings supplement trees along the road. A two foot stone wall will be reconstructed on top of the berm outside the detention basin. Invasive species in the right-of-way will be removed and native shrubs will remain. The storm water basin management plan has been added to the plan set.

Commissioner Wolf asked how long the storm water basin plantings will be monitored. Mr. Cowen responded they are usually monitored for two or three years to make sure the plantings are fully established. Commissioner Wolf asked how deep the basins will be. Mr. Aston reviewed for Commissioner Wolf and commented the drain rate is expected to be 80 minutes per inch. Commissioner Wolf asked if there is an easement over the trail. Attorney Reeve responded yes and stated the Farmington Land Trust holds an easement over the trail. Chairman Hinze asked for clarification on the frequency of the three years monitoring of plantings in the basins is annually. The response was yes.

Commissioner Forster asked Assistant Planner Dolphin if there is history regarding other basins in Town and how well they function. Assistant Planner Dolphin responded that was something the Engineering Division may be able to answer but added they have been used throughout Town for many years.

Commissioner Quigley asked if there is a life span for the rain garden and detention basins. Mr. Aston responded he would expect a life span of 50 to 100 years with proper maintenance. He added that since the rain gardens are relatively newer technology he does not have enough history to determine exactly. Mr. Cowen stated some older systems and designs fill in with sand if not properly maintained. Sediment of an inch or more and other debris like a fallen tree should be removed.

Commissioner Hannon asked for catch basin detail. Mr. Aston said it was not on the plan but that it will be. Commissioner Hannon commented he was happy to see native species on the plan. He then asked for confirmation that the southernmost basin should be noted as basin number 3 and not number 2. Mr. Aston responded yes.

Chairman Hinze asked for clarification on slide number 12 which shows the view into the site from the street, level of the berm, stonewall and existing trees, clarification on the basins and screening of the houses. Mr. Aston reviewed the plan for further clarification. Chairman Hinze then stated for the record that correspondence was received from Martin Pazzani, 99 Mountain Spring Road, dated March 5, 2015, Joe and Nancy Sichler, 125 Mountain Spring Road, dated March 5, 2015, Colleen Pazzani, 99 Mountain Spring Road, dated March 5, 2015, Anne Foss, 75 Prattling Pond Road and 92 Mountain Spring Road, dated March 12, 2015 and Debbie Andrews, 136 Mountain Spring Road, dated March 14, 2015.

Chairman Hinze and Commissioner Quigley stated on the record that they listened to the recording of the March 4, 2015 meeting.

Attorney Tim Furey, representing Mr. & Mrs. Cellino at 130 Mountain Spring Road, stated they reviewed the plans with a professional engineer over the weekend and expressed concern with the proposed development; aerial topographic map, limits of clearing, maintenance plan of the detention basin and rock crushing operation. Attorney Reeve responded the aerial topographic map is acceptable per the regulations.

Martin Pazzani, 99 Mountain Spring Road, gave a presentation expressing concerns with the scenic road, drainage and the overall development of the site. He cited existing drainage/flooding issues on his lot. Mr. Klein and Mr. Aston responded to concerns.

CJ Thomas, 149 Mountain Spring Road, spoke in opposition of the proposed development citing changes to the appearance of the site.

Marie Baker, 145 Mountain Spring Road, expressed concerns with water and read a portion of Anne Foss' letter into the record.

Attorney Furey asked for the location of two intermittent watercourses noted in Mr. Klein's report. Mr. Klein reviewed the site plan showing they are located far outside the proposed development area.

Attorney Reeve summarized the presentation stating there is no direct work in the wetlands and that there are no feasible or prudent alternatives.

The hearing was closed at 9:39 p.m. Chairman Hinze thanked the public for their letters and testimony. Mr. Aston was asked to submit signed and sealed sets of the revised plans to the Planning Office. Mr. Klein was asked to update his report to match the revised plans. The Chairman suggested tabling further discussion on the matter until the April, 2015 meeting.

Attorney Furey asked the Chairman to reconsider and leave the hearing open so the public has time to review the revised plans.

Chairman Hinze asked the applicant if they would be willing to grant an extension of time to continue the hearing. Attorney Reeve consented.

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

VOTED: 4 in favor to 1 opposed (Hannon) to reopen the hearing and continue the hearing to April 8, 2015.

OTHER BUSINESS

No other business.

PLANNER'S REPORT

No Planner's Report

MINUTES

March 4, 2015 Minutes

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

VOTED: To approve the minutes of the March 4, 2015 meeting.

The meeting adjourned at 9:51 p.m.

SJM