

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

May 06, 2015

Present were Chairman Hinze, Commissioners Forster, Hannon, Isner, Quigley and Radacsi and Alternate Commissioner Wolf and Assistant Town Planner and Clerk. The meeting was called to order at 7:02 p.m.

Alternate Commissioner Wolf was appointed to vote on behalf of Commissioner Isner for the Martin & Karen Wand application.

NEW BUSINESS

Metropolitan District Commission – Old Mountain Road

Regulated activity within upland review area for waterline extension along Old Mountain Road. Jeremy Galeota, MDC, presented the Kilkenny Transmission Main Project. He explained that the project requires work in West Hartford and Farmington and they have partnered with UConn Health Center. The project will improve distribution system performance within the UConn Health Center and Kilkenny service areas. A new 30 inch pipe will be installed parallel to the existing 16 inch pipe. Galen Semprebson, Zuvic, Carr and Associates, Inc., stated one wetland area located between Oakland Avenue and Maple Avenue and the other on the UConn Health Center site. George Logan, REMA Ecological Services, delineated the wetlands last year in the area along Old Mountain Road. He confirmed a vernal pool in the wetland area on the opposite side of the road from the pipe installation. Mr. Logan reviewed his report for the Commissioners. Chairman Hinze asked for clarification on the location of the new pipe in relationship to the existing water pipe. Mr. Semprebson explained the new 30 inch pipe will be located on the east side of the road and the existing 16 inch pipe is located on the west side of the road.

Commissioner Quigley asked for clarification on soils. Mr. Logan responded the contaminated soils are most likely from petroleum leaks and those will be tested further and handled in accordance with DEEP guidelines.

Commissioner Radacsi asked if the water line will be crossing any streams. Mr. Galeota responded there is one area on the UConn site where they will go under a culvert.

Commissioner Isner asked if the existing 16 inch water pipe will remain active. Mr. Galeota responded yes, both lines are needed. Commissioner Isner asked if they have received the March engineering comments. Mr. Galeota said yes and they have no concerns with them.

Commissioner Hannon asked about soil stock piling and whether a permit will be needed from the DEEP. Mr. Galeota explained they will not stock pile large quantities as part of this project. He explained the different types of soils and bedrock in the area of the new pipe.

Commissioner Hannon asked if blasting or drilling will be required. Mr. Galeota stated that has not yet been determined. If it is necessary they will obtain the required permits. Commissioner Hannon asked if surcharges will be incurred by Town residents regarding this project. Mr. Galeota stated a large portion of the project is in West Hartford and a portion of the Farmington project is funded by UConn so he understands there will be no impact to Farmington. Funding has been approved for the project. Commissioner Hannon asked for a project time frame. Mr. Galeota expects the project to be complete by the end of 2016.

Chairman Hinze asked for the depth of the existing and proposed water lines. Mr. Galeota responded that the existing water line is approximately 4 ½ feet below the ground surface and the new line will be the same. Chairman Hinze asked for clarification on the erosion and sediment control plan.

Assistant Planner Dolphin asked Mr. Logan if his report includes impact of blasting on the vernal pool. Mr. Logan said it does not but he does not anticipate an impact to the vernal pool itself if blasting is required, however he did add that some research had indicated that vibrations can impact egg development. If the Commission would prefer they could place a restriction on the project to avoid blasting between the third week of March and the second week of April in the area of the vernal pool.

The matter was tabled to the May 20, 2015 meeting.

OLD BUSINESS

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. The membership reviewed the proposed project and commented the storm water design will have a positive impact on the site and adjacent lots that have expressed concern with existing water issues. Discussion ensued regarding responsibility of maintenance and inspection of the rain gardens and detention basin. Although some neighbors expressed they want an underground drainage systems, the underground systems require larger open spaces that have to remain open and are much more difficult to maintain. The members also discussed maintenance/inspection frequency of the systems and reporting to the Town.

- After five years the basin(s) should be inspected/maintained every other year.
- A maintenance guide handbook shall be provided to the new property owners.
- The applicant shall address to the satisfaction of the Chief of Engineering Services the comments contained in an interoffice memorandum dated April 22, 2015

Items to be discussed as Conservation Commission:

- Integrated Pest Management Plan
- Preserving specimen trees
- Trail access

- The proposed easement along the northerly property line with 130 Mountain Spring Road.

There was discussion about the agreement between the property owner and the owners of 130 Mountain Spring Road and if some form of a bond, suitable to the Town, should be held for the construction and maintenance of the detention basin.

Commissioner Hannon suggested taking more time to state specific reasons of approval or denial, citing a recent court case.

Further discussion was tabled to the May 20, 2015 meeting.

OTHER BUSINESS

PKT Development – Lots 3A & 3B Bridgewater Road

Chairman Hinze asked for an update. Assistant Planner Dolphin said she would contact Mr. Fishman. The maintenance building in the back of the site has somewhat been cleaned up.

PLANNER'S REPORT

Assistant Planner Dolphin handed out copies of an application received by Winding Trails. They would like to construct a picnic area. The application is for clearing and grubbing. She asked the membership to confirm whether or not this application should be treated as non-significant and not require a public hearing. The Commissioners reviewed the plan and agreed it would not require a public hearing. Assistant Planner Dolphin said they will also be presenting a courtesy review of a larger area of work.

Miss Porter's School will be submitting an application regarding the former Grist Mill for work to be done around the building.

MINUTES

April 22, 2015 Minutes

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

VOTED: To approve the minutes of the April 22, 2015 meeting.

The meeting adjourned at 8:52 p.m.

SJM