

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

May 20, 2015

Present were Chairman Hinze, Commissioners Forster, Hannon, Quigley and Radacsi and Alternate Commissioner Wolf and Assistant Town Planner. The meeting was called to order at 7:05 p.m.

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

NEW BUSINESS

Winding Trails – 50 Winding Trails

Commissioner Amato recused himself from this matter.

Scott Zenke, 40 Tanglewood Road, member of the Winding Trails Board of Directors, appeared with Scott Brown, Executive Director and Mark Dale, Director of Education. Knoll picnic area proposed just outside the flagged wetland edge of Walton Pond. Project includes cutting of 150' x 50' area to create a stadium type seating and viewing area. Lower 100' x 50' area will be selectively cut/pruned. Upper 50' x 50' area will be clear cut and set up a picnic area. Mr. Zenke reviewed maps submitted with request.

Commissioner Hannon asked if anything will be installed to keep people out of the bog area. Mr. Zenke responded the existing vegetation which is pretty thick should keep people out. Commissioner Wolf asked for confirmation that no pesticides/chemicals will be used in this area. Mr. Zenke responded no. Chairman Hinze asked if the boardwalk will connect at some point. Mr. Zenke responded no.

Mr. Zenke explained to the north of the knoll cut area they are proposing a five acre clearing for deer habitat. This area is outside the upland review area. There was some discussion about maintenance of this portion of the project. Winding Trails has a full inventory of plants, birds and animals.

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

VOTED: To approve Winding Trails proposal to clear for picnic and viewing area near Walton Pond as per plan presented.

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. Chairman Hinze reviewed concerns submitted for the record and

whether the Inland Wetlands Commission had purview of those concerns. Key concerns were noted as storm water runoff across Mountain Spring Road from the center of the site, scenic road and clear cutting. Regarding direct impact to the wetlands, Town Engineer has requested repair to the headwall. Otherwise majority of impact for the development is within the upland view area including fringes of the lower detention basin and based on documentation provided by the applicant, water cutoff from Mountain Spring Road going north and south to keep storm water runoff from crossing the street. There was discussion about what conditions would be placed on an approval. Commissioner Hannon brought up his concern that the easement to the north should not be a conservation easement, but rather a private easement between the two property owners.

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

VOTED: To approve Martin and Karen Wand's application dated January 6, 2015, revised April 14, 2015 and received April 16, 2015, for regulated activity in wetlands and within upland review area for four lot subdivision located at 85 Prattling Pond Road with the following conditions:

1. Private agreement submitted to the Commission on April 22, 2015 by Attorney Timothy Furey between the Wand's and 130 Mountain Spring Road.
2. Applicant shall work with Town Staff regarding maintenance reporting to the Town of the storm water systems and provide a handbook/instructions to property owners regarding maintenance of the these systems;
3. Applicant shall implement an Integrated Pest Management Program and provide information to property owners;
4. A Bond, as determined by Town Staff, shall be held for future maintenance of the storm water system; and
5. The storm water basins shall be built as part of phase one of the development and prior to construction of the new lots.

In granting the Wands wetlands application, the Inland Wetlands Commission finds:

1. The proposed project will not have an adverse impact on the wetlands;
2. The only wetlands activity associated with the project involves the replacement of a storm drainage structure along Mountain Spring Road and there is no prudent and feasible alternative action possible, whether direct wetland activity or wetland buffer activity;
3. The proposed regulated activity will be of a short term duration;
4. There is no irreversible or irretrievable loss of wetland or watercourse resources associated with this project;
5. There is no apparent injury or interference with the safety, health or reasonable use of the property;
6. As presented, the proposed regulated activity may actually serve to reduce the impact of current storm water related issues on wetland and non-wetland properties situated outside of the project area; and
7. Current set of signed, sealed plans shall be submitted to Plan & Zoning.

Metropolitan District Commission – Old Mountain Road

Regulated activity within upland review area for waterline extension along Old Mountain Road. Commissioner Wolf asked who is going to monitor construction to ensure recommendations in the REMA report dated February 25, 2015 are followed. Jeremy Galeota, MDC Project Manager, explained the construction manager, full time inspector (or two) on the project, engineering, etc. staff that will be on the construction site. George Logan, REMA Ecological Services, added they can have him at the site with 24 hour notice to look at specific areas. Mr. Logan has more concern for portions of the project in West Hartford than Farmington. Commissioner Forster asked about the threshold of contaminated soil before it must be removed. Mr. Galeota responded if it is geotechnically feasible the polluted/contaminated soil will be reused, but most will be removed. Commissioner Quigley asked for clarification on the staging area for this project. Mr. Galeota responded it will likely be the same as they are using in West Hartford for that portion of the project. There was some discussion about soil testing, blasting and rock removal. Commissioner Amato expresses concern with ground water. Mr. Galeota explained trench dams are called for in specific locations in Farmington where the slope is steeper. Additional discussion regarding the vernal pool and erosion and sedimentation control plans.

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

VOTED: To approve the Metropolitan District Commission application for regulated activity within upland review area for waterline extension along Old Mountain Road as presented in plan dated April 2015 with the following conditions:

1. No construction shall take place between March 15 and April 30 within 300-400 feet from the vernal pool;
2. Preconstruction meeting with applicant, Town Staff and George Logan is required prior to work starting on the site; and
3. Identify areas of concern for sensitive wetland areas on the plans.

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

Seven Eleven

Assistant Planner Dolphin explained the Seven Eleven in Unionville is closing and they would like to remove and take their underground fuel tanks with them. She asked for direction on the level of review the Commission would like. The underground tanks are on the river side of the site. Chairman Hinze would like to have the Commission review their plans. There was some discussion on the age of the tanks.

Miss Porter's School – Former Grist Mill Property

Assistant Planner Dolphin stated they will possibly be on the June 3, 2015 agenda.

MINUTES

May 6, 2015 Minutes

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

VOTED: To approve the minutes of the May 6, 2015 meeting.

The meeting adjourned at 8:52 p.m.

SJM