

TOWN OF FARMINGTON  
INLAND WETLANDS COMMISSION

June 17, 2015

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

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

**NEW BUSINESS**

**7-Eleven – 70 South Main Street**

Regulated activity within upland review area to remove underground storage tank at 70 South Main Street, Unionville. Luis Ferreira, AECOM, stated they were hired to remove gasoline dispensers and underground storage tanks at this site. The underground single wall steel tanks were installed in 1987. A line of stile fence and hay bales are proposed for soil and erosion control measures inside the western and northern property lines. The business will remain open during these removal activities. Mr. Ferreira added there will be environmental oversight to screen soil for contamination. The intent is to immediately haul out debris from this activity. When asked what the plan is if leaking is detected, Mr. Ferreira explained the tank and surrounding soils are inspected for leaks/contamination. If a leak is discovered they plan to remove the contaminated soil which will then be transported to a facility in Massachusetts. Assistant Planner Dolphin suggested imposing a condition of approval that the results of the testing be submitted to Town Staff. There was discussion about site storm water drainage, contamination and stockpiling soils, erosion control measures.

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

VOTED: To approve the regulated activity within upland review area to remove underground storage tanks located at 70 South Main Street, Unionville with the following conditions:

1. Additional soil and erosion control protection shall be installed along the east, toward South Main Street, and to the south, toward Railroad Ave, and wherever else curbing may not be present to act as soil containment.
2. Notify Town Staff regarding the results of any post tank removal soil tests;
3. If contaminated soils are found they shall be hauled directly to the facility in Massachusetts as presented and not stock piled somewhere in the interim and verification that they were hauled to the Massachusetts facility shall be submitted to Town Staff; and
4. Additionally, a drive mat shall be provided for construction vehicles.

Martin & Karen Wand – 85 Prattling Pond Road

Modification of prior approval for revised storm water system at 85 Prattling Pond Road. Attorney Robert Reeve reviewed the wetland approval and noted that a third basin alternative was submitted to the Town Plan & Zoning Commission after the wetlands hearing was closed. This alternative is smaller and located further from the road. William Aston, Buck & Buck, reviewed the plan for the smaller basin, low flow inlet structure and level spreader. The 75 foot level spreader will provide overland storm water flow toward the basin. The proposed basin is proposed fifty feet from the road and approximately a third of the size of the previously approved basin. Michael Klein reviewed the planting plan and commented the level of disturbance will be reduced and the project will have no adverse impact on the wetlands. Discussion ensued with the applicant regarding details of the basin, low flow inlet structure and level spreader. It was noted that deed restrictions and maintenance documents are in place to limit clearing and protect the storm water systems.

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

VOTED: To grant a modification of prior approval for the schematic development plan for a smaller water quality basin, with a revision date of June 9, 2015 to Martin and Karen Wand for property located at 85 Prattling Pond Road as presented.

**OTHER BUSINESS**

No other business.

**PLANNER'S REPORT**

Assistant Planner Dolphin handed out photographs and explained that Attorney Paul Skripol at 1609 Farmington Avenue would like to repave his parking area. There was some discussion about the future project and it was noted that storm water sheet flow will remain the same. It was the determination of the Commission that Staff could work with the paving company and that a wetland permit would not be required.

Assistant Planner Dolphin informed the Commission regarding some trail improvements being done on walking trails on Lots 7 & 8 Collinsville Road off of the Rails-to-Trail being done by an Eagle Scout.

**MINUTES**

June 3, 2015 Minutes

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

VOTED: To approve the minutes of the June 3, 2015 meeting.

The meeting adjourned at 8:17 p.m.

SJM