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TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

May 18, 2016

Present were Chairman Hinze, Commissioners Hannon, Quigley and Simpson and Alternate Commissioner Wolf and Assistant Town Planner and Clerk. The meeting was called to order at 7:01 p.m.

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

NEW BUSINESS

Camp Chase – Obstacle Course

Acceptance of application and review of proposed culvert and obstacle course for determination whether the proposed activity is a significant or non-significant regulated activity. This matter was tabled because the applicant is not ready to move forward at this time.

OLD BUSINESS

Farmington West Estates Phase III – Windswept Lane and Snowberry Lane

Review for determination whether the proposed project is a significant or non-significant regulated activity. Ken Hrica, P.E., Hrica Associates LLC, commented he responded to engineering comments from the last meeting and has submitted revised plans addressing those comments. Mr. Hrica stated the remaining comments are minor in nature. He revised the drainage plans, landscape details, will add a conservation easement along the western boundary of Lot 140 to protect the planted berm, etc. He does not see an issue addressing the remaining engineering comments. The culvert will be cleared at the inlet and outlet.

Upon a motion made and seconded (Quigley/Simpson) it was unanimously
VOTED: To make the determination that the proposed activity is non-significant.

Upon a motion made and seconded (Hannon/Simpson) it was unanimously
VOTED: To approve the regulated activity related to the development of the lots on Windswept Lane and Snowberry Lane as per the plan set submitted with a revision date of May 16, 2016 with the following conditions:

1. The building envelope is limited to what is shown on the approved site plan with a revision date of May 16, 2016;
2. An Integrated Pest Management Plan is required for the area of the landscaping and lawn;
3. The inlet and outlet of the twin pipe culvert under Snowberry Lane shall be cleared of debris and the embankments shall be reestablished;
4. The applicant shall remove and dispose of invasive species plantings within the development area and the Open Space area immediately beyond Lots 140 through 143;

5. The applicant shall remove invasive species along the berm to the west of the stream and re-vegetate with native species;
6. The applicant shall revise the site plan to include the planting information for the buffer plants along the western edge of Lot 140, such information shall include the type, quantity and size of the plants, to the satisfaction of the Assistant Town Planner;
7. The detention basin for the development drainage system shall be cleared of litter and the outlet control structure and forebay berm shall be cleared of vegetation;
8. The applicant shall address to the satisfaction of the Chief of Engineering Services the comments contained in an interoffice memorandum dated May 18, 2016; and
9. Post Construction Monitoring shall be as follows:
 - a. Invasive Species Management: Invasive Species Management plan to be developed by the project Soil Scientist. Monitoring shall be conducted by the project soil scientist with a summary report and recommendations for further management measures. The monitoring shall be conducted annually for the first three years and the fifth year post-construction. Reports shall be provided to the owner and the Farmington Assistant Town Planner.
 - b. Integrated Pest Management Plan: Verification of soil testing and implementation of recommendations required for the first three years following construction.
 - c. Stormwater Management: The closed stormwater management systems for Windswept Lane shall be inspected annually and cleaned bi-annually. Inspection and cleaning reports shall be provided to the owner and the Farmington Assistant Town Planner.

Winding Trails – 50 Winding Trails Road

Scott Zenke, Chairman of the Area and Facilities Committee at Winding Trails, was present to answer questions. Chairman Hinze reviewed for the record and confirmed that the Sedimentation and Erosion Control plan included hay bales in addition to silt fence near the water. The applicant will continue to work with staff regarding any outstanding comments.

Upon a motion made and seconded (Quigley/Hannon) it was unanimously VOTED: To approve the proposed regulated activity within upland review area to construct a new boathouse pavilion with related site work at Winding Trails with the condition that the applicant addresses to the satisfaction of the Chief of Engineering Services the comments contained in an interoffice memorandum dated April 29, 2016.

Jill Jarrett – Lot 8785 Scott Swamp Road

Attorney Christian Hoheb spoke generally about the application and previous discussion of the State statute regarding agricultural uses. He then discussed the exemption and possible direction of the Commission. William Aston, Buck & Buck, LLC, reviewed a PowerPoint presentation of the revised plan set (revision date May 16, 2016) that shows the location of garden plots, green houses, pole building for farm equipment storage, farm stand, septic system and parking area. The parking area was moved outside of the front yard setback area next to the farm stand. Approximately 8,000 cubic yards of fill will be used to raise the elevation of the site and level an area for the garden plots and green houses. Mr. Aston described the floor proposed for the green houses and pole barn. Michael Klein, Environmental Planning Services, stated his firm established the original wetland boundary and he has been to the site to

reconfirm the boundary. He made some minor recommendations to minimize direct and indirect impact to the wetlands: place a polyethylene, PVC or other impervious liner under the subgrade for the hoop houses and equipment storage shed, include specifications for the rain garden filter medium per the attachment, specify Prairie Nursery No-mow native fescue mix for graded areas not otherwise stabilized and use native herbs and shrubs in rain garden from attached list (rain garden construction notes submitted for the record). The applicant confirmed there would be no issue addressing staff comments. The Commissioners asked for clarification on the construction of the rain garden and fill process. Mr. Aston explained the construction/design of the rain garden and how the existing top soil will be stock piled and then placed on top of the fill. Clearing limits were clarified as well. There was some discussion about the farm stand. Ms. Jarrett will sell products grown on this site or on other farm land in Town at the farm stand. At some point in the future she may sell Christmas trees but otherwise the stand will be seasonal. The Commissioners suggested using a mesh material to stabilize the slope on the eastern boundary. The Commissioners then discussed whether or not the proposed use of the site was non-regulated or regulated. Commissioner Wolf felt the farm stand was regulated but agreed the other proposed uses were not regulated.

Upon a motion made and seconded (Quigley/Simpson) it was VOTED: 4 in favor to 1 opposed (Wolf) to make the determination that the proposed agricultural activity at Lot 8785 Scott Swamp Road (across the street from 175 Scott Swamp Road) is not regulated.

OTHER BUSINESS

Inland Wetland Regulations

Commissioner Hannon updated the Commission that Raised Bill No. 141 concerning the addition of hydric soil to the definition of wetlands did not go through. Assistant Planner Rutherford said the proposed amendment to the Inland Wetlands regulations will be scheduled for a public hearing, likely the second meeting in June. Chairman Hinze asked the Commissioners to read the proposed amendments and email comments to the Assistant Planner Rutherford.

PLANNER'S REPORT

PKT Development – Bridgewater Road

Assistant Planner Rutherford provided a status update regarding ongoing issues at this site. The fence has not been installed but the property owner said it will be installed in about two weeks. The corner of the maintenance building is clean. Landscaping is going in, invasive species are emerging and she is working with the owner on getting an invasive species management plan.

Metro Realty 521 and 529 Farmington Avenue

Metro Realty has an application pending before the Plan and Zoning Commission to modify the location of the approved medical office building. Assistant Planner Rutherford reviewed the site plan to show the direct and indirect wetland impacts and upland impact. There is no net change to the wetland and only a minor change to the upland. Chairman Hinze asked about

maple trees that were supposed to be “cleaned up” to improve their quality per a condition of prior approval. The Commission agreed that the proposal can proceed under the previous approval for the project, dated December 2014. Additionally, Metro Realty will be submitting an application for special permit for blasting. There was a brief discussion regarding soil and sedimentation control products; silt fence, hay bales, silt socks. The Commission prefers the installation of silt socks in this case. It was suggested that the Commission specify the size of silt socks. The Commission commented on the proximity of the former Town dump and the site.

MINUTES

May 4, 2016 Minutes

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

VOTED: 4 in favor, 1 abstention (Hannon) to approve the May 4, 2016 minutes of the Inland Wetlands Commission.

The meeting adjourned at 8:23 p.m.

SJM