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TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

October 5, 2016

Present were Chairman Hinze, Commissioners Hannon, Quigley and Simpson, Alternate Commissioners Markuszka and Wolf and Assistant Town Planner and Clerk. The meeting was called to order at 7:00 p.m. by Chairman Hinze. Commissioner Amato was also present.

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

NEW BUSINESS

11 South Road LLC – 11 & 21 South Road

The applicant submitted additional information regarding the catch basin filter, an AbTech Industries Ultra-Urban Filter, as requested at the last meeting. Possible conditions of approval discussed at the September 21, 2016 meeting were reviewed. Also discussed was the potential of moving the proposed building eight foot to the east to move it further from the wetlands. The Commission briefly discussed the various site plan adjustments that would need to be made as a result. After further discussion and review of the proposed site plan it was determined the adjusted building location was not necessary.

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

VOTED: 5 in favor to 1 opposed (Wolf) to approve the 11 South Road LLC application for regulated activity within upland review area to construct 40' x 120' storage building at 11 and 21 South Road as per plan presented and on file in the Planning Office and with the following conditions:

1. The applicant shall address to the satisfaction of the Chief of Engineering Services staff comments dated September 21, 2016;
2. The applicant shall provide a catch basin filter insert in the nearest downstream catch basin to the storage garage. Suggested filter: Ultra-Urban filter by AbTech Industries or approved equal filter; and
3. The owner of the property shall submit a report to the Farmington Planning Department every 21 months, documenting the current contents stored in the garage. The report to include photographs of the contents of the storage building and an update on the condition of the catch basin filter.

Patricia and Jeffery Moores – 152 Woodpond Road

Chairman Hinze read the Woodridge Association letter dated September 22, 2016 into the record. The Association reviewed and approved the proposed cabana project. Ms. Moores was then asked to quickly review her application.

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

VOTED: To approve the Patricia and Jeffrey Moores application for regulated activity within upland review area to rebuild and add onto the existing cabana at 152 Woodpond Road as per plan presented and on file in the Planning Office and with the following conditions:

1. The applicant shall install erosion control measures per plan submitted with the application; and
2. The applicant shall notify Town Staff once erosion control measures are in place, for staff inspection.

George and Constance Mason – 20 Mountain Spring Road

William Aston, Buck & Buck, presented the application to install swale, underdrain, curb wall and regrading for a portion of the existing yard to reclaim lawn area being overtaken with cat tails. He reviewed the site plan. Mr. Aston submitted a wetland delineation report from Michael Klein, Environmental Planning Services, for the record. He proposed to improve drainage by installing a swale through the wetland area and install a one foot high curb wall. Mr. Aston was asked how large of a wetland area this wetland is a part of. He submitted a map of the area wetlands for the record. The site plan was revised in response to Staff comments and submitted for the record. Details of the erosion control measures were explained. Mr. Aston was asked about the use of pesticides on the lawn area. He was not aware if the current owner uses pesticides on the lawn.

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

VOTED: To make the determination that the proposed activity is significant and requires a public hearing. The public hearing will be scheduled for November 2, 2016.

Nosal Builders – 9 Farm Springs Road

Kevin Clark, Clark Engineering, provided clarification regarding observations made during the site walk; size of the detention basin, the growth of phragmites within the basin, etc. Town Planner Rutherford clarified the original development plans show details of the basin. When asked for wetland soil type of the basin area, a representative from CR3 said they would submit a report after an expert inspects the basin area for the record.

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

VOTED: To approve the application of Nosal Builders for regulated activity within upland review area to repair parking lot, walks and drainage at 9 Farm Spring Road as per plan submitted and on file in the Planning Office with the following conditions:

1. The applicant shall address to the satisfaction of the Chief of Engineering Services staff comments dated October 4, 2016;
2. Final plans shall indicate the actual area of the detention basin and shall at a minimum include all inlet and outlet pipes. The upland review area shall be adjusted accordingly and also be shown on the final plans; and
3. The applicant shall prepare a long term maintenance plan for the detention basin and submit for staff approval.

Weston & Sampson Engineering Inc. – 201 Waterville Road

Malcolm Beeler, Weston & Sampson Engineers, Inc., explained the proposal to remediate PCB contamination by demolishing a concrete pad and excavating soil. Sediment and erosion controls will be installed around the perimeter of the remediation area. All material removed will be placed in a lined and covered rolloff container. Compact clean backfill will be placed in the remediated area. After review the Commission suggested the use of filter socks instead of hay bales for erosion control measures.

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

VOTED: To accept the Weston & Sampson Engineering Inc. application for regulated activity within upland review area for demolition and excavation related to environmental remediation at 201 Waterville Road.

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

VOTED: To make the determination that the proposed work is non-significant and does not require a public hearing.

JDA Farmington, LLC – 788 and 790 Farmington Avenue

Attorney Robert Reeve, Scully, Nicksa & Reeve, introduced the application for demolition and development of the former Chuck's Steakhouse restaurant site. He provided an update of the backage road and history of the site. Tom Daly, Milone & MacBroom, reviewed the existing site conditions. He stated the proposed three story building will contain four units on each floor. All parking will be located under the building and a drop off/pick up area will be provided in front of the building. The proposed building will be three to four feet closer to the wetland/stream area than the existing building. Mr. Daly reviewed proposed drainage improvements and plans for vegetation/tree removal and the landscape plans. Concern was expressed regarding the increase in water temperature to the stream after the trees are removed. Concern was also expressed regarding lawn care/maintenance. Mr. Daly indicated at this time the stream is dry. He had no objection to implementing an integrated pest management plan. A recommendation was made to use waddles instead of hay bales. Mr. Daly had no objection to using waddles or silt socks. The application packet included a drainage report, arborist report/tree survey, soil scientist report and when a response is received from the Natural Diversity Database regarding clarification on endangered species; it will be submitted for the record.

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

VOTED: To accept the JDA Farmington, LLC application for regulated activity within upland review area for demolition of existing building and construction of a 12-unit residential condominium building at 788 and 790 Farmington Avenue.

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

VOTED: To make the determination that the proposed project is significant and requires a public hearing. The public hearing will be scheduled for November 2, 2016.

OTHER BUSINESS

Adopt the 2017 Meeting Schedule

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

VOTED: To adopt the 2017 CIWC meeting schedule.

Nomination of 2017 Officers

The following nominations were made for officers:

Chairman, John Hinze
Vice-Chair, Robert Isner
Secretary, Robert Hannon

Metro Realty - Birdseye Road

Concern was expressed regarding a large stockpile of material along the Birdseye Road frontage. It appears to be close to a wetland area on Birdseye Road. Staff was asked to investigate.

PLANNER'S REPORT

CACIWC Annual Conference

Last call for registration regarding the November 12, 2016 conference.

MINUTES

September 21, 2016 Meeting Minutes and October 2, 2016 Site Walk Minutes

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

VOTED: 5 in favor, 1 abstention (Hannon), to approve the September 21, 2016 meeting minutes and the October 2, 2016 site walk minutes of the Inland Wetlands Commission.

The meeting adjourned at 8:51 p.m.

SJM