

*Minutes are considered "Draft" until approved by the Commission. Please contact the Planning and Zoning Office for a copy of final minutes.*

TOWN OF FARMINGTON  
INLAND WETLANDS COMMISSION

January 4, 2017

Present were Chairman Hinze, Commissioners Hannon, Isner, 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.

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

**NEW BUSINESS**

Latitude Design Services, LLC – 1651 Farmington Avenue

Christopher Hoff, Latitude Design Services, since last meeting he reviewed the streamline management manual and incorporated some of the theories in his plan. He included some plantings and bank stabilization methods. Mr. Hoff reviewed his phased plan for the site. The area where invasive species are hand removed will be monitored through two growing seasons. The applicant was asked to provide an update in writing after the two year period. Silt fence detail included in the updated plan. Logs will be removed and two trees next to the garage are scheduled to be removed when the ground freezes.

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

VOTED: To approve the application for regulated activity within wetlands and upland review area to remove trees at 1651 Farmington Avenue as submitted on plans dated October 27, 2016 Sheet P-1 with a revision date of December 29, 2016 on file in the Planning Office with the following conditions:

1. Erosion control to be installed immediately to avoid wood chips and debris washing into the Farmington River;
2. The applicant/owner may proceed with the removal of the logs from the property;
3. Erosion control measures shall be inspected and secure prior to the removal of stumps;
4. Owner to implement an integrated pest management plan;
5. Invasive species management shall be as noted in scope of work memo included with the application; and
6. Staff inspection of invasive species two years after removal.

Baliram Maraj – 801 Plainville Avenue

Receipt of wetland restoration plan and determination of significance for property located at 801 Plainville Avenue. Tabled until January 18, 2017.

Farmington Public Schools – 50 Judson Lane

Dave Tabol reviewed the updated plan and confirmed that woodchips would be used under playground apparatus only and the rest of the playground area will be lawn.

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

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

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

VOTED: To approve the regulated activity within upland review area to install playground area at 50 Judson Lane as per plan presented and on file in the Planning Office.

Metro Realty Group, LTD – 55 and 8859 South Road

Regulated activity within wetlands and upland review area to construct medical office building. Tom Daly, P.E., Milone & MacBroom, described the parcels, wetland area and the neighborhood. This project proposes a one story, 24,750 sq. ft. medical office building with associated parking, site improvements, and a proposed planting plan with a planted buffer between the developed area and wetlands. Mr. Daly provided detail for the proposed stormwater system; underground galley system to a level spreader to sheet flow to the wetlands. Commissioners asked for clarification on runoff from the building; if a plan was considered that eliminated all direct impact to the wetlands; and snow removal/storage plan. The Commission requested that the applicant present a plan without direct impact to the wetland. The dumpster will be screened with arborvitae instead of fencing. The applicant was asked if they would be willing to place a conservation easement over the wetlands area. The applicant had no issue with the request.

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

VOTED: To accept the Metro Realty Group, LTD application for regulated activity within wetlands and upland review area to construct medical office building at 55 and 8859 South Road.

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

VOTED: To make the determination that the proposed activity within the wetlands and upland review to construct a medical office building at 55 and 8859 South Road is a significant activity requiring a public hearing. The public hearing will be scheduled for January 31, 2017.

Mansour Developers Inc. – Lot 3 Red Oak Hill Road

Andrew Quirk, Kratzert, Jones & Associates Inc., presented the application to construct a single family house on Lot 3 Red Oak Hill Road. A wetland delineation report was submitted with the application describing an intermittent watercourse along the northwest property line and the remainder of the parcel is established manicured lawn consisting of well-drained Wethersfield sandy loam. Development of the single family house proposes no direct impact to the wetland/watercourse. The Commission recommended implementing an integrated pest management plan.

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

VOTED: To accept Mansour Developers Inc. application.

The Commission will conduct a site walk January 15, 2017 before making a determination of significance.

Town of Farmington – 77 Lido Road

Scott Zenke, Superintendent of the Highway and Grounds Department, described proposed maintenance work needed for the outfall on Lido Road. While the Lake Garda water level is low he is proposing to work to excavate out silt material that has washed in through the drainage system and make necessary repairs to the drainage system and embankment. Time is of the essence to conduct the work while the water level is low in Lake Garda and the ground is firm. The Commission asked that Mr. Zenke work with staff.

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

VOTED: To make the determination that given the unique situation and set of circumstances the proposed activity is a non-regulated use for the Conservation of Water. The non-regulated activity shall be coordinated with staff.

**OTHER BUSINESS**

No Other Business.

**PLANNER'S REPORT**

February 1, 2017 Meeting

The Town Council has scheduled an additional meeting February 1, 2017 and has asked the Commission to move its regularly scheduled meeting. January 31, 2017 is available.

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

VOTED: To hold a Special Meeting on January 31, 2017 and cancel the February 1, 2017 meeting.

276 and 278 Scott Swamp Road

Assistant Planner Rutherford updated the Commission regarding concern about runoff from these sites into Scott Swamp Brook. A site visit was conducted and there did not appear to be any drainage piped into the brook. The both roofs sheet flow onto the ground in the rear of their buildings and portions of this runoff and parking lot surface flow drain to the brook.

**MINUTES**

December 7, 2016

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

VOTED: To approve the December 7, 2016 meeting minutes.

December 18, 2016 Site Walk Notes

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

VOTED: 4 in favor, 2 abstentions (Isner, Hinze) to approve the December 18, 2016 site walk notes.

The meeting adjourned at 8:26 p.m.

*SJM*