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TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

March 1, 2017

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

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

PUBLIC HEARING

Metro Realty Group Inc. – 55 and 8859 South Road

Application for regulated activity in wetlands and within upland review area related to construction of a medical office building at 55 and 8859 South Road. The applicant requested this matter be opened and continued to the March 22, 2017 meeting.

NEW BUSINESS

Martino Development Group – 3 Beech Street

Application for demolition of existing house and construction of new house within the upland review area at 3 Beech Street. Mr. Martino explained the existing house is a blighted structure that the owners would like to take down and then construct a new house. The existing shed and detached garage on the site will remain. The detached garage has a cracked concrete floor that will be repaired. Mr. Martino said the new house will be heated with natural gas and that an above-ground oil tank was removed. An integrated pest management plan has been discussed with the owners and they have no objection to implementing one. There was a brief discussion about the garage floor repair and it was noted that the floor will be sealed. No work is proposed directly in the wetland area.

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

VOTED: To make the determination that the Martino Development Group application for regulated activity at 3 Beech Street to remove the existing house and reconstruct a new house is non-significant and does not require a public hearing.

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

VOTED: To approve the Martino Development Group application for regulated activity to demolish the existing house and construct a new house within the upland review area at 3 Beech Street as presented and on file in the Planning Office with the following conditions:

1. The crack in the detached garage floor shall be filled and the garage floor sealed;
2. The owner shall implement an Integrated Pest Management Plan for lawn and landscaping maintenance. The commitment shall be recorded on the Land Records with the deed;

3. Siltsock sediment barriers shall be installed at the limit of the work area. At a minimum along the western and northern edge of limit of work to prevent sediment from entering the wetland; and
4. Please provide confirmation that the above-ground oil tank was removed in accordance with state requirements.

Town Farm Development LLC – 152 Town Farm Road

David Falt, Bozzuto's Inc., reviewed the Town Farm Development, LLC application for regulated activity in wetlands and within upland review area for improvements to access road to Farmington River associated with a Diversion Permit at 152 Town Farm Road. The access road will be improved to be made up of a six inch riprap base with four inch aggregate stone on top. There was some discussion about using a pervious surface as gravel becomes compact over time and impervious. Mr. Falt then described the pump and its placement related to the diversion permit.

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

VOTED: To accept the Town Farm Development LLC application for regulated activity in wetlands and within upland review area for improvements to access road to the Farmington River associated with a Diversion Permit for 152 Town Farm Road.

OTHER BUSINESS

Miss Porter's School – 44 Mill Lane

Assistant Planner Rutherford reviewed a letter with the Commission about proposed work to be done at 44 Mill Lane. After some discussion it was consensus of the Commission that an application be submitted for their review.

PLANNER'S REPORT

Assistant Planner Rutherford alerted the Commissioners of the need to relocate the April 5th Conservation and Inland Wetlands Commission meetings due to a special meeting of the Council that evening. The Commissioners agreed they will make the determination on whether to cancel or relocate the meeting at their March 22, 2017 meeting.

MINUTES

February 15, 2017

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

VOTED: 4 in favor, 2 abstentions (Wolf, Quigley) to approve the February 15, 2017 meeting minutes.

The meeting adjourned at 7:42 p.m.

SJM