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TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

April 5, 2017

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

NEW BUSINESS

Simone Development, LLC – 7 Winthrop Drive

Application for regulated activity within upland review area to construct two single family homes related to subdivision of 7 Winthrop Drive. Joseph Green, Robert Green Associates, revised the plans and reviewed concerns raised at the March 22, 2017 meeting. The wetlands area is included in the proposed Conservation Easement. Erosion and soil control plan details have been changed to reflect the use of silt socks. Plantings have been added along the southerly side of the lots to provide buffer to wetlands. Medallions will be installed along the conservation easement in addition to split rail fencing. Fencing will not be installed over the sewer easement. Mr. Green stated Engineering comments dated April 4, 2017 have been addressed. In response to site visit comments Mr. Green commented the property owner has done some cleanup of the site and will continue to clean up debris. Commissioners asked about standing water observed during the site walk. Mr. Green responded the standing water was in the area of the former house which has left a depressed area that collects water. The lot will be graded slightly so stormwater can flow toward the wetlands at the rear of the site. During discussion about how much fill will be needed to regrade Mr. Green said he expected to use soil on site. Assistant Planner Rutherford asked for consideration in altering the limit of the Conservation Easement. The Commission asked the applicant to work with staff on the final location of the limit of the Conservation Easement.

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

VOTED: To make the determination that the Simone Development, LLC application for regulated activity within upland review area to construct two single family homes related to subdivision of 7 Winthrop Drive was non-significant in nature and does not require a public hearing.

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

VOTED: To approve the Simone Development, LLC application for regulated activity within upland review area to construct two single family homes related to subdivision of 7 Winthrop Drive as submitted in plans dated February 17, 2017 with a revision date of March 27, 2017 by Robert Green Associates LLC with the following conditions:

- The applicant shall address comments in the Engineering Memorandum dated April 4, 2017;
- The applicant shall work with Town Staff on the final location of the Conservation Easement limit line;

- Per the biologist report there are invasive species located within the wetland and upland. Prepare and implement an invasive species management plan;
- Per the biologist report and site walk there is garbage in the wetland on the property. Remove all garbage and debris from the wetland area on the property ;
- An integrated pest management plan shall be implemented; this requirement shall be recorded on the land records; and
- Install Conservation Markers along the limits of the Conservation Easement.

Town Farm Development, LLC – 152 Town Farm Road

Application for regulated activity in wetlands and upland review area to install split rail fence and paddocks at 152 Town Farm Road. David Falt, representing Town Farm Development, stated Sheet 1 has been revised to move the location of the paddocks. The new location complies with the 75 foot separation distance to an existing well as requested by the Health District. A Manure Management Program has been submitted as requested for the record. There was a brief discussion regarding the storm event portion of the program wording on Page 2...*as time permits*. The applicant responded to provide assurance that if a predicted storm is likely to result in flooding manure collection will be performed in the paddock areas and field areas. There was some discussion on turf used for the paddock area.

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

VOTED: To make the determination that the Town Farm Development LLC application for regulated activity in wetlands and upland review area to install split rail fence and paddocks at 152 Town Farm Road was non-significant and does not require a public hearing.

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

VOTED: To approve the Town Farm Development LLC application for regulated activity in wetlands and upland review area to install split rail fence and paddocks at 152 Town Farm Road as submitted in site plan dated November 3, 2016 most recently revised April 3, 2017 by Milone & MacBroom.

OTHER BUSINESS

788 Farmington Avenue

Assistant Planner Rutherford supplied photographs of tree cutting that has taken place at the culvert adjacent to 788 Farmington Avenue in excess of what was proposed and approved in conjunction with the development of this site by the Inland Wetlands Commission. The development application provided a complete tree survey (of 30 to 35 trees) along the culvert with specific notations regarding trees to be removed and trees to remain in place. The applicant was informed that *prior to commencing any activity in connection with the above approval, a preconstruction meeting with staff should be arranged with the Town Planner*. On April 3, 2017 the applicant called to say they were ready to schedule the preconstruction meeting and that they had already done site work including tree cutting. The Assistant Zoning Enforcement Officer photographed the extent of the tree cutting during a site visit. At a meeting on site with the Town Planner, Assistant Town Planner and Assistant Zoning Enforcement Officer the developer was told to stop all work except to remove logs and restore

the erosion control measures. Issuance of a fine and cease and desist order were discussed and the Town Ordinance and regulations were reviewed. The Commission viewed the removal of each tree as a separate violation and requested that the maximum penalty per violation be imposed. The Commission discussed their concerns with the stability of the embankment and restoration. An engineered plan will need to be provided to address stability concerns and from the wetland scientist to provide a restoration plan.

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

VOTED: To direct Town Staff to issue a Cease and Desist order that no work is to be done before the April 19, 2017 Inland Wetlands Commission meeting and that a fine of \$20,000.00 be imposed.

Scott Swamp Road

As a result of a site visit conducted at 7 Winthrop Drive the Commission discovered trashed behind 352, 360 and 362 Scott Swamp Road and asked Town Staff to send letters to the property owners regarding cleanup and confinement of trash at their businesses.

Scott Swamp Brook

Assistant Planner Rutherford asked for direction from the Commission regarding removing invasive plants by hand on the embankment of the Scott Swamp Brook in the area on Town Property behind the lots at the end of Brookshire Lane. The invasive plants will be replaced with native species. After a brief discussion the Commission agreed no formal application was required.

PLANNER'S REPORT

No Planner's Report

MINUTES

Approval of the March 22, 2017 and April 2, 2017 Inland Wetland Commission meeting minutes was tabled until the April 19, 2017 meeting.

The meeting adjourned at 8:27 p.m.

SJM