

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

April 19, 2017

Present were Chairman Hinze, Commissioners Hannon, Isner, Quigley and 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 Chairman Hinze.

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

NEW BUSINESS

Associated Architects, LLC – 65 Spring Lane

Chairman Hinze recused himself from this matter and appointed Commissioner Isner as Acting Chair.

Application for regulated activity within upland review area to install 1,000 gal. double-walled steel diesel fuel tank at 65 Spring Lane. Charlie Nyberg, Associated Architects, represented the applicant and property owner. The property owner would like to install a 1,000 gallon double-walled steel diesel fuel tank. The proposed location of the tank is within the upland review area and allows for the best flow of traffic on site for their vehicles. Mr. Nyberg stated a lattice enclosure will be installed for screening. The Commissioners asked if there were any additional safety measures in place in the event of a fuel spill/leak. Jason Mitchell, General Manager of Northeast Riggers, explained there will be a spill response kit right next to the tank. During discussion he also stated they would not be opposed to installing a curbed concrete pad. The Commission asked that these details could be added to the site plans.

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

VOTED: To accept the application for regulated activity within upland review area to install 1000 gal. double-walled steel diesel fuel tank at 65 Spring Lane.

After a brief discussion it was the consensus of the Commissioners to conduct a site walk on April 20, 2017.

5 Corner-Farmington Associates, LLC – Colt Highway and Birdseye Road

Application for regulated activity within upland review area for proposed development at the northeast corner of Colt Highway and Birdseye Road. Attorney Robert Reeve, Scully, Nicksa & Reeve, represented the applicant. Attorney Reeve reviewed the history of this site including the modification to the Plan of Conservation and Development for limited commercial use that was approved for these four parcels in 2016. The applicant is seeking approval for an upscale restaurant/retail facility. Michael Cegan, Richter & Cegan, reviewed the Farmington 5 Corners handout. Sheet L-1 indicates the limit of the 150 foot upland review area; and Sheet L-101 shows the development plan with building location, parking layout and landscaping. Wetlands area is shown on the opposite side of Birdseye Road. The proposed development plan will have no direct impact to the wetlands. Tom Daly, P.E., Milone & MacBroom, talked about

storm drainage reviewing a natural highpoint in the center of the site. Two unground chambers are proposed to mitigate storm drainage on site. Mr. Daly stated the rear parking spaces will be pervious. Michael Klein, Environmental Planning Services, looked at the site as stated in his report and no wetlands were located on the property. The proposed plan has no direct wetland impact. The Commission commented on locating the dumpsters outside the upland review area. Mr. Cegan responded they are limited on where to locate them and they do not want to place them along the property line adjacent to residences. When asked what type of businesses will occupy the building, Mr. Cegan responded no tenants are confirmed at this time but likely one or two restaurants and retail tenants.

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

VOTED: To accept the application for regulated activity within upland review area for proposed development at the northeast corner of Colt Highway and Birdseye Road.

After a brief discussion it was the consensus of the Commissioners to conduct a site walk on April 20, 2017.

Show-Cause Hearing – 788 and 790 Farmington Avenue

Cease and Desist order for the removal of twenty (20) trees in excess of approval for property located at 788 and 790 Farmington Avenue. Bill Zampaglione, PAC Group LLC, apologized for their over zealousness in removing trees at the site. He stated they spoke with the adjacent neighbor and they agreed to/requested the trees be removed. The Commission requested documentation from the neighbor that they gave permission or requested the trees be cut and indicated they would also like to the property owner to come before the Commission. They expressed serious concern regarding the disregard to the approved plan. Mr. Zampaglione stated they have come to terms with the adjacent property owner to purchase that portion of their property and his company takes full responsibility. Tom Daly, P.E., Milone & MacBroom, provided a handout to the Commissioners of a memorandum dated April 19, 2017 from Jim MacBroom. The memo recommended treatment to stabilize the banks of the channel. Details include removal of stumps, regrading lower slopes, extend existing drainage pipe on north side of stream and installation of native boulder retaining walls with joint plantings. Dian Barnes, Landscape Architect, reviewed the proposed planting plan, timeline of plantings and plant warranty. Details will be added to the site plans and submitted to staff by April 26, 2017. The Commission requested the applicant inspect and report back to the Town annually for five years and suggested the Town may want a performance bond. Further discussion was tabled to the next meeting.

Town of Farmington – New Britain Avenue to Plainville Avenue

ConnDOT Project 51-269 (New Britain Ave. at Plainville Ave.) – application for regulated activity in the wetland and upland review area for roadway and intersection improvements. Assistant Planner Rutherford presented project 51-269. The State Project is for intersection improvements on South Main Street at New Britain Avenue and Mill Street. Part of the project includes minor stormwater drainage improvements including repair of an outfall on the western side of South Main Street. The existing outfall is sufficiently sized and no upgrade to the pipe is proposed. The project does require the removal of existing detached concrete piping and swale from the bank of the Farmington River. A new reinforced concrete flared end section will

replace the current end of the outfall pipe. New formalized riprap swale will be constructed down the riverbank.

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

VOTED: To accept the application for regulated activity in the wetland and upland review area for roadway and intersection improvements on South Main Street at New Britain Avenue and Mill Street (ConnDOT Project 51-269).

OTHER BUSINESS

No Other Business

PLANNER'S REPORT

No Planner's Report

MINUTES

April 5, 2017 Minutes

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

VOTED: 5 in favor, 2 abstentions to approve the April 5, 2017 Inland Wetland Commission meeting minutes.

The meeting adjourned at 8:49 p.m.

SJM