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TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

May 3, 2017

Present were Chairman Hinze, Commissioners Amato, Hannon, 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 Isner.

NEW BUSINESS

Associated Architects, LLC – 65 Spring Lane

Chairman Hinze recused himself from this matter and appointed Commissioner Hannon 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 Commission conducted a site walk April 30, 2017 and reviewed the proposed plan to install a 1,000 gallon double-walled steel diesel fuel tank. The applicant confirmed the tank will be installed on a concrete pad and enclosed with a three sided solid wall structure with roof. During the site walk the Commission reviewed the paved storm water leak off from the parking lot to the wetland/drainage swale and suggested the applicant have an absorbent boom on hand that could be placed across the leak off area in the event of a major spill. The applicant had no objection to the suggestion. The Commission asked the applicant to confirm dispensing of the fuel will occur from the open side of the enclosure. The applicant confirmed.

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

VOTED: To make the determination that the application for regulated activity within upland review area to install 1000 gal. double-walled steel diesel fuel tank at 65 Spring Lane was non-significant in nature and does not require a public hearing.

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

VOTED: To approve the Associated Architects, LLC application for regulated activity within upland review area to install 1000 gal. double-walled steel diesel fuel tank at 65 Spring Lane with the following conditions:

1. Adhere to all Aquifer Protection Regulations;
2. Install erosion control at the paved leak off while excavation is open for the concrete pad for the tank;
3. The tank and dispensing surface area will be concrete pavement with grooves. Grooves shall be installed perpendicular to the direction of stormwater flow.
4. The tank enclosure will be three-sided with a roof and shall be impermeable to rain.
5. An absorbent boom will be kept on-site at all times for use in protecting the paved leak off and wetlands in the event of a large spill.

5 Corners-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. Tom Daly, P.E., Milone & MacBroom, described the proposed building as a small restaurant / retail building to be located at the northeast corner of the site. The site will not discharge to the wetland. The wetland area is located to the north and south of Mountain Road. Mr. Daly stated they have no issue addressing engineering comments dated May 3, 2017. The Commission did not express concern with the proposed development plan.

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

VOTED: To make the determination that the application for regulated activity within upland review area for proposed development at the northeast corner of Colt Highway and Birdseye Road is non-significant in nature and does not require a public hearing.

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

VOTED: To approve the 5 Corners-Farmington Associates, LLC application for regulated activity within upland review area for proposed development at the northeast corner of Colt Highway and Birdseye Road as presented and submitted in plan set received April 18, 2017 with the following conditions:

1. The applicant shall satisfy the comments in the Engineering Division Memorandum dated May 3, 2017; and
2. Long Term Operation and Maintenance of the storm water system shall be performed as noted on Plan Sheet UT-1. Requirement for Long Term Maintenance and Annual Reporting to the Town of Farmington shall be recorded on the Land Records.

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, introduced Tom Daly, P.E., Milone & MacBroom who provided a review of the revised Boulder Wall – as submitted on Plan Sheet STR-1 dated April 21, 2017. Dian Barnes, Landscape Architect, reviewed the revised planting plan commenting on the location adjustment of some plantings to stay out of the sewer easement area. The area of planting will be two to three feet above the stream bed. Ms. Barnes stated the planting plan was amended to increase the number of plantings. Commissioner asked for confirmation the manhole location has shifted. Mr. Daly responded yes because of the easement and building wall. The Commission also asked for confirmation that the planting proposed closest to the construction area will not be installed until the construction has been completed. Mr. Zampaglione submitted a revised construction timeline for restoration of the stream. The Commission also asked for the longevity of the proposed boulder wall. Mr. Daly responded the wall will be permanent. When asked if there was an issue addressing engineering staff comments, Mr. Zampaglione responded no.

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

VOTED: To amend the Cease & Desist Order for the removal of twenty (20) trees in excess of

approval for property located at 788 and 790 Farmington Avenue to allow for restoration as presented in Plan Set labeled Proposed Multi-Family Building with a revision date of April 21, 2017 with the following conditions:

1. Provide deed for the purchase of the additional property associated with the watercourse and north embankment or written authorization from the property owner to proceed with the work as shown on the plan. Authorization or proof of purchase shall be provided to town staff prior to initiating any work on 790 Farmington Avenue;
2. Weekly construction inspection reports from the applicant's engineer and landscape architect shall be submitted to the Town of Farmington staff regarding the progress of the stability and restoration work associated with the resolution of the enforcement order;
3. A final letter from the landscape architect and structural engineer indicating that the improvements were constructed in accordance with the plan;
4. Irrigation shall be provided for all plantings;
5. All tree and shrub plant material shall have a 5-year warranty;
6. Live stakes and live branches shall have a 5-year warranty. A survivability rate of at least 70% of the original planting quantity will satisfy this requirement;
7. Annual post construction inspections shall be conducted by the applicant's engineer and landscape architect regarding the survivability of the plantings and the stability of the boulder wall and embankment reinforcement;
8. The applicant shall provide a bond, the type and amount to be approved by staff, to be held for 5 years;
9. Resolution of engineering comments to the satisfaction of the engineering department; Engineering comments listed in email dated May 1, 2017:
10. The tupelo tree nearest the proposed manhole shall be moved further away from the manhole or shall be eliminated;
11. Consider the need for a railing at the top of the wall. If no railing will be provided please provide a written statement to that effect;
12. The sanitary sewer easement must be agreed to and recorded prior to the issuance of a Certificate of Occupancy;
13. The sanitary sewer easement shall be modified so that no portion of the building is within the easement, this includes the balconies, foundations for the balconies and the patio / underground garage;
14. The sanitary sewer easement shall include a provision to indemnify the Town of Farmington against damage to plantings, walls, and other improvements constructed within the easement;
15. The floor drain from the garage must be connected to an oil / water separator;
16. The existing sanitary sewer manhole behind the northern section of the building is in a deteriorated condition. It must be replaced;
17. The sanitary sewer must be moved further west away from the patio / underground garage;
18. The foundations at the garage, balcony and northwest corner of the building must be deep foundations to match the sewer invert elevation;
19. Provide erosion control mechanism to ensure sediment is not transported downstream during the installation of the boulder walls;
20. Plans should depict landscaping and lighting along the "Backage Road" agreed to by the applicant during the permitting process;

21. The landscape architect shall provide a letter to the Town of Farmington Engineering Department prior to the issuance of a Certificate of Occupancy indicating that all plantings have been installed in accordance with the design plans; and
22. The structural engineer shall provide a letter to the Town of Farmington Engineering Department prior to the issuance of a Certificate of Occupancy indicating that all retaining walls and boulder walls have been constructed in accordance with the design plans.

Mr. Zampaglione then asked the Commission to consider allowing them to use the amount of the fine toward the implementation of the restoration plan. The Commission generally was not in support of this request at this time. They would like to see how the restoration work proceeds and take the request into consideration sometime in June.

Paul Prenoveau, owner PAC Group, apologized to the Commission for the work the removal of trees and that he was no able to be present at the last meeting.

A motion was made and seconded (Quigley/Amato) and unanimously voted to add The Hartford Restaurant Group to the agenda.

The Hartford Restaurant Group – 1274 Farmington Avenue

Regulated activity within upland review area to remove existing deck and replace with expanded deck at 1274 Farmington Avenue. Charlie Talmadge, Development Planning Solutions LLC, represented the applicant. He reviewed the location of the existing deck in relationship to the pond. He commented the water level is approximately 14 to 16 feet below the deck. The existing deck will be replaced with an enlarged deck. Concrete piers will remain in place and helical piles will be installed to support the new structure. Silt fence is proposed between the work area and the pond to keep construction debris out of the water.

Commissioners asked about how debris, food, etc. will be kept out of the pond. Mr. Talmadge reviewed the proposed location of silt fence and commented the property owner keeps the area picked up. The Commission commented on the preference for the use of silt socks for erosion. Discussion ensued regarding construction debris and sedimentation control. Mr. Talmadge had no objection to using silt socks but suggested using silt fence in addition for construction debris. When asked what product was used to wash the deck Mr. Talmadge said he did not know and he would find out. The Commission also asked what material will be used to construct the deck. Mr. Talmadge stated they had not decided yet. The Commission commented concern with using a material that requires painting or staining given the proximity to the pond.

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

VOTED: To accept the application for regulated activity within upland review area to remove existing deck and replace with expanded deck at 1274 Farmington Avenue.

The Commission will conduct a site visit prior to the May17, 2017 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 stated additional information has been submitted and the design has been modified to eliminate work in the floodway and below the ordinary high water mark. The swale has been eliminated and replaced with a manhole and the outlet will have a stone plunge pool to dissipate the velocity of the discharge. The limit of work and the sedimentation controls were reviewed.

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

VOTED: To make the determination that 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) was non-significant in nature and does not require a public hearing.

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

VOTED: To approve 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) with the following conditions:

1. The work shall be completed during the dry season; and the erosion control shall be a cofferdam (sandbags are acceptable) that extends up to the FEMA map 100-yr flood limit.
2. Suggest the use of rip rap over the proposed pipe for embankment stabilization with plantings and seed-mix used at the edge of disturbance.
3. The Commission prefers the use of reinforced concrete pipe rather than the corrugated plastic pipe that is proposed between the manhole and the flared end section.
4. Provide final ConnDOT approved plan set to town staff.

OTHER BUSINESS

No Other Business

PLANNER'S REPORT

No Planner's Report

MINUTES

Meeting and Site Walk Minutes

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

VOTED: 5 in favor, 2 abstentions (Amato, Hinze) to approve the March 22, 2017 Meeting, April 2, 2017 Site Walk, April 19, 2017 Meeting and April 30, 2017 Site Walk minutes of the Inland Wetland Commission.

The meeting adjourned at 8:21 p.m.

SJM