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TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

May 17, 2017

Present were Acting Chairman Isner, Commissioners 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 Acting Chairman Isner.

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

NEW BUSINESS

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 and reviewed the modified plan for proposed deck addressing comments. The revision date of the plan is May 17, 2017. The plan proposes a five foot setback between the deck and rear property line. The deck framing plan will be updated prior to submission of the building permit. A site walk was conducted and comments resulting from the visit included an area of erosion adjacent to the parking lot due to the inefficient operation of the catch basin in the parking lot; tears in the fabric under the deck and evidence of pea-stone washing away; and evidence of garbage along the embankment and at the edge of the pond. Mr. Talmadge responded he has brought all the concerns noted to the property owner. The catch basin will be cleaned out; garbage is routinely picked up on the embankment; and they are proposing a more substantial stone for under the deck area. In response to questions from the last meeting Mr. Talmadge stated the deck is power washed with water only and they are proposing a composite material so that the deck will not require staining or painting. There was some discussion about the catch basin in the parking lot and monitoring it to ensure it is cleaned and functions properly. Assistant Planner Rutherford commented a requirement of an approval can be placed on the applicant to report to the Town annually regarding the catch basin; whether or not it has been inspected and/or cleaned. The applicant was also asked if they had considered installing some sort of netting outside the deck to keep debris off the embankment and the pond. Mr. Talmadge said they had not but could take the suggestion into consideration.

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

VOTED: To make the determination that the proposed deck project at 1274 Farmington Avenue is non-significant in nature and does not require a public hearing.

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

VOTED: To approve the application of the Hartford Restaurant Group for regulated activity within upland review area to remove existing deck and replace with expanded deck at 1274 Farmington Avenue with the following conditions:

1. Final plans to be provided to the Town Planning Staff prior to the start of construction which include;

- a. Erosion control shall consist of a perimeter silt fence and silt sock / straw wattle;
 - b. Gravel material to be added under the deck;
 - c. Annual monitoring and maintenance and reporting of the catch basin status to Planning Staff.; and
 - d. A five foot setback shall be maintained between the deck and the rear property line
2. Deck cleaning agents shall be limited to environmentally complaint, biodegradable solutions that do not contain phosphates; and
 3. The property owner shall evaluate all natural or synthetic methods to limit the amount of debris/litter on the embankment and pond, such as the installation of a net along the deck rails.

John Cragen – 8427 Lake Street

Application for regulated activity in upland review area to construct single family house at 8427 Lake Street (adjacent to 21 Lake Street). Mr. Cragen stated he would like to construct a single family house for his daughter. The lot is very steep and the house is designed with a walk out lower level. The Commission reviewed the site plan commenting on a four inch PVC pipe extending into the parcel. Mr. Cragen responded the same person used to own several of the parcels and this pipe was used for a downspout. It is no longer connected. The Commission commented on the proposed footing drain suggesting it be piped further to provide less over land water flow. There was a brief discussion about a planting plan. Mr. Cragen does not have one at this time and is planning to keep most of the natural landscape existing at the site; grass, bushes and native landscape. It was recommended that Mr. Cragen work closely with Staff and follow the erosion and sedimentation control plan closely. One row of silt fence and one row of silt sock / straw wattle were suggested.

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

VOTED: To accept the application for regulated activity in upland review area to construct single family house at 8427 Lake Street (adjacent to 21 Lake Street).

The Commission will conduct a site visit on June 4, 2017.

OTHER BUSINESS

No Other Business

PLANNER'S REPORT

788 Farmington Avenue

Assistant Planner Rutherford provided an update on the project. Staff met on site to reviewed plan; erosion and soil control measures are in place and things are moving forward with the restoration plan.

MINUTES

Meeting and Site Walk Minutes

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

VOTED: To approve the May 3, 2017 Meeting Minutes.

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

VOTED: To approve the May 13, 2017 Site Walk Minutes.

The meeting adjourned at 7:29 p.m.

SJM