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TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

June 7, 2017

Present were Chairman Hinze, Commissioners Amato, Hannon, Isner, Quigley and Simpson and Alternate Commissioner 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.

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

VOTED: To change the order of the agenda moving Item No. 3 Fore Group Inc. to the top of the agenda.

NEW BUSINESS

Fore Group, Inc. – 77 Mountain Spring Road

David Whitney, P.E., presented the application for regulated activity to add fill within the upland review area at 77 Mountain Spring Road. Mr. Whitney commented considerable fill was brought in to raise the house for the view creating a steep slope rear yard. The owners would like to bring in fill to create a more gradual sloping rear yard. Fill would be installed into a portion of the upland review area for a total area of approximately 9,820 sq. ft. Silt fence is proposed at the toe of slope with a double row of hay bales. Per the request of staff Mr. Whitney has asked the soil scientist to revisit the site to check the infiltration area as it has the appearance of a wetland area. The Commission asked about an Integrated Pest Management Plan; if the intention is for the area of fill is to be maintained as lawn area; how the slope will be stabilized; and recommended installation of silt socks at the toe of slope within the upland review area.

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

VOTED: To accept the Fore Group, Inc. application for regulated activity to add fill within the upland review area at 77 Mountain Spring Road.

It was the consensus of the Commission to conduct a site visit on Sunday, June 11, 2017.

John Cragin – 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. Cragin reviewed his application to construct a single family house, approximately 2,600 sq. ft., connected to the sanitary sewer system and private well. He has not created a landscape plan at this time. Mr. Cragin believes the proposed house is consistent with other homes on the lake side of the street. There was some discussion about a proposed retaining wall. Mr. Cragin stated the wall would be located along the water's edge. The Commission stressed the applicant take care and diligence to protect the lake.

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

VOTED: To make the determination that the proposed activity to construct a single family house was non-significant in nature and does not require a public hearing.

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

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

1. Final plans shall address engineering comments dated May 25, 2017 to the satisfaction of Town staff;
2. Perimeter erosion control at the toe of slope and for a 20 foot return up each side shall be a silt sock or straw wattle backed with an erosion control fence. The remaining erosion control shall be as noted on the plan;
3. Record the following condition on the Town of Farmington Land Records:
 - a. Property owners are required to implement an Integrated Pest Management Plan for lawn and landscaping maintenance. Such Integrated Pest Management Plan shall be modeled after the Integrated Pest Management for Homes guideline issued by the Cornell Cooperative Extension or the CT DEEP guidelines for Integrated Pest Management.
4. A landscaping plan shall be submitted to staff for review and approval prior to issuance of Certificate of Occupancy for the house. The plan shall include the use of native plant material and minimal disturbance to the area adjacent to the lake; and
5. Natural stone lining be placed along water's edge instead of proposed retaining wall.

Birdseye Road, LLC – I-84 Connector Road

Application for regulated activity to remove invasive species within upland review area along the I-84 connector adjacent to 10 Birdseye Road and 521, 529 and Lot 8244 Farmington Avenue. Geoff Sager, Metro Realty Group, explained that the embankment along the I-84 connector in this area is overgrown and they would like to make the area visually pleasing. The area is owned by the DOT but they are proposing to work with the DOT in this area. He would like to thin out the area, remove invasive species and dead trees. This will be a multi-phased plan. If the Commission approves the concept they will come back with a detailed plan. They will also submit a DOT encroachment permit. When asked if large trees will be removed as part of the project Mr. Sager responded he does not plan to take down large trees. The intent is to do the work late July and August.

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

VOTED: To accept the Birdseye Road LLC application for regulated activity to remove invasive species within upland review area along the I-84 connector embankment adjacent to 10 Birdseye Road and 521, 529 and Lot 8244 Farmington Avenue.

788 Farmington Avenue, LLC

Tim McGinn, PAC Group, stated the live branches and live stakes previously included in the restoration plan are not suitable this time of season and that tubelings and organic socks in the boulder wall were recommended. The tubelings have a four inch root ball and the organic

socks will ensure success of the plantings. After a brief discussion the Commission supported the use of tubelings and organic socks instead of live branches and live stakes.

CA Senior Living Holdings, LLC – 8068 Bridgewater Road

Application for regulated activity for construction of a new building in the upland review area at 8068 Bridgewater Road. Attorney Robert Reeve, Scully, Nicksa & Reeve, introduced the 120 unit assisted living and memory care facility. The application is before the Commission because the site contains alluvial and poorly drained wetland soils. Tom Daly, P.E. with Milone & MacBroom, reviewed the site details of the 15 acre parcel. Along with the application an Inland Wetlands Delineation Report, Wetland Impact Assessment Report, Soils Report and Stormwater Management Narrative have been submitted. No building or pavement will be located within 150 feet of the poorly drained wetland area. Approximately 25% of the site will be located in the upland review area to the alluvial soils. The site will be registered with the DEEP and there will be just over five acres of disturbance to the site. William Root, M.S., Milone & MacBroom, reviewed soil testing done at the site and the layout of soil types on the site. The site is relatively flat and self-contained. The project as proposed has no impact to the wetlands.

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

VOTED: To accept the CA Senior Living Holdings, LLC application for regulated activity for construction of a new building in the upland review area at 8068 Bridgewater Road.

The Commission will conduct a site visit on Sunday, June 11, 2017.

OTHER BUSINESS

No Other Business

PLANNER'S REPORT

152 Town Farm Road

Assistant Planner Rutherford explained that the property owner would like to install three flag poles at 152 Town Farm Road within the upland review area. After some discussion the Commission came to consensus that they would like the property owner to submit an application for their consideration/review because they are proposing to install structures within the upland review area.

MINUTES

Meeting Minutes

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

VOTED: To approve the May 17, 2017 Meeting Minutes.

The meeting adjourned at 9:02 p.m.

SJM