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**TOWN OF FARMINGTON**  
**INLAND WETLANDS COMMISSION**

July 12, 2017

Present were Chairman Hinze, Commissioners Amato, 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.

Commissioner Markuszka was appointed to vote on behalf of Commissioner Radacsi.

**NEW BUSINESS**

**Farmington Soccer Club – Tunxis Mead**

Application for regulated activity within wetlands and upland review area to convert Field 8 to turf field at Tunxis Mead. Robert Hiltbrand, R. R. Hiltbrand Engineers & Surveyors, LLC, stated since the last meeting they have received and responded to staff comments, the Commission conducted a site walk and they have made revisions to the site plan. Revisions included grading for ADA accessibility; grading for spectators along the fence line; field elevation revised to be at the 100 year flood elevation and they have submitted data regarding the field material as requested. Andrew Dyjak, Field Turf, provided hand out information for the Commission to review regarding other fields constructed in 100 year flood plain areas. Mr. Dyjak described the material used. Assistant Planner Rutherford explained staff study regarding the proposed cryogenic rubber material and the conclusion that the material does not float. There was some additional discussion regarding storm water, flood water and snow fall and the designed infiltration system. Discussion about integrated pest management plan for the new proposed practice area.

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

VOTED: To make the determination that the proposed regulated activity within wetlands and upland review area to convert Field 8 to turf field at Tunxis Mead was non-significant and does not require a public hearing.

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

VOTED: To approve the Farmington Soccer Club application for regulated activity within wetlands and upland review area to convert Field 8 to turf field at Tunxis Mead with the following conditions:

1. Increase the width of the area along the long edges of the fields to accommodate the players and spectators;
2. Field surface to be installed at the 100 year flood elevation;
3. All staff comments to be addressed to the satisfaction of Town Staff;
4. Ensure implementation of integrated pest management plan; and
5. Field maintenance plan shall be submitted to Town Staff.

Fore Group, Inc. – 77 Mountain Spring Road

Application for regulated activity to add fill within the upland review area at 77 Mountain Spring Road. Tabled from the June 21, 2017 meeting. David Whitney, P.E., represented the applicant and briefly described the site as a three and one half acre lot on the west side of Mountain Spring Road. The applicant would like to add fill and grade the back yard to change the existing 2:1 slope to 3:1 so that it is less steep. Regarding the question about wetlands off site they are trying to find Michael Klein's wetland report submitted with the 2006 application for subdivision. Eric Davison, who works with Mr. Klein, had been to the site and provided a report stating no wetlands were found in the area where the stormwater basin is proposed. In response to concern expressed about runoff from staff Mr. Whitney provided a watershed map for clarification on stormwater flow. Additional clearing will be required to the rear of the site to construct the infiltration systems. Mr. Whitney is still working out details of an outlet structure and would like two more weeks to work out final details. There was discussion for clarification of the site runoff and infiltration system. Mr. Whitney responded the idea is not to create increased runoff off site. The detention basins will be grass and maintained as lawn.

At this time the Commission took a recess from 7:46 p.m. to 7: 51 p.m.

Further discussion included clarification on whether or not there will be off-site impact of increased runoff, maintenance of the infiltration system. Comments made on stabilization of slope and erosion controls proposed. Consideration should be made to increase vegetated buffer, construct a retaining wall to restrict intrusion into the upland review area and rethink amount of grading proposed.

No determination of significance was made at this meeting.

Marney Noble – 1507 Farmington Avenue

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

VOTED: To add the application of Marney Noble received by the Planning Office July 12, 2017 to the agenda.

Regulated activity within upland review area to raze existing house and construct new house at 1507 Farmington Avenue. David Whitney, P.E., reviewed the application and submitted GIS mapping for clarification on the upland review boundary and location of alluvial soils adjacent to the Farmington River. There are no wetlands on site. The new home will not have a walk out basement and will require minimal cuts and fills. Mr. Whitney stated mature trees along the property line will remain but that understory and invasives will be removed. A subsurface infiltration system is proposed for rooftop stormwater runoff. Commissioners commented on the proposed turnaround in the right-of-way.

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

VOTED: To accept the application of Marney Noble for regulated activity within upland review area to raze existing house and construct new house at 1507 Farmington Avenue.

The Commission will conduct a site walk on July 23, 2017.

**OTHER BUSINESS**

No Other Business

**PLANNER'S REPORT**

788 Farmington Avenue

Assistant Planner Rutherford provided an update that the plants look good and the north embankment has been planted.

**MINUTES**

Meeting Minutes

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

VOTED: 5 in favor, 2 abstentions (Hannon, Wolf) to approve the June 21, 2017 Meeting Minutes and July 9, 2017 site walk.

The meeting adjourned at 8:27 p.m.

*SJM*