

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

July 26, 2017

Present were Chairman Hinze, Commissioners Hannon, Quigley and Simpson and Alternate Commissioners Markuszka and Wolf and Assistant Town Planner and Clerk. The meeting was called to order at 7:01 p.m. by Chairman Hinze.

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

NEW BUSINESS

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 July 12, 2017 meeting. David Whitney, P.E., reviewed the application to add fill and grade the back yard to change the existing 2:1 slope to 3:1 so the back yard is less steep. He responded to storm water runoff concerns; provided an update on the storm water infiltration system proposed; and commented the area of disturbance will extend into the upland review area approximately 80 feet. Mr. Whitney provided a watershed map and reviewed the drainage pattern of the site and stated they were not in favor of providing a slope reverse bench as he did not believe it met the criteria to require. He is still working on the final details of a piped drainage system between the infiltration systems and will continue to work with staff on this. The applicant and homeowner consent to implementing an integrated pest management plan. Regarding questions of landscape details for the slope, the property owner intends to maintain a grass slope. The off-site wetlands are insignificant as stated in the wetland scientists report and the topography of the property behind this parcel drops to a low point and then rises to a higher elevation where the houses to the rear are located. The Commission asked about installing a retaining wall and about the existing clay material on the slope. Mr. Whitney responded the homeowner does not want to install a retaining wall because he has young children and has safety concerns. Regarding the existing slope material, top soil will be added as part of this project. There was a brief discussion regarding the slope reverse bench and general clarification on the storm water plans.

Jim Manafort, property owner, stated he is only trying to reduce the pitch of the slope to have a more maintainable yard without interfering with the off-site wetland area.

Fotis Dulos, Fore Group, Inc., stated the proposed 3:1 slope will have less of an impact to the off-site wetlands than the existing 2:1 slope.

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

VOTED: To make the determination that the application for regulated activity to add fill within the upland review area at 77 Mountain Spring Road was a significant activity and requires a public hearing.

Members voting in favor of this determination felt the neighborhood should be informed of the proposed work.

A special meeting will be scheduled for August 16, 2017 in the Town Hall Council Chambers.

Marney Noble – 1507 Farmington Avenue

Regulated activity within upland review area to raze existing house and construct new house at 1507 Farmington Avenue. Tabled from the July 12, 2017 meeting. David Whitney, P.E., provided an update stating; a site walk was conducted on July 23, 2017, an arborist visited the site and select trees are proposed to be taken down and stumps left in place. Removal of debris to the rear of the site is proposed. Comments from staff have been received and Mr. Whitney has no issue addressing the comments. Mr. Whitney reviewed the proposed site plan, reviewed the landscaping and erosion control plans. He stated he has added special notes to the site plan. The Commission recommended the applicant deconstruct the house instead of demolish.

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

VOTED: To make the determination that the application of Marney Noble for regulated activity within upland review area to raze existing house and construct new house at 1507 Farmington Avenue is non-significant and does not require a public hearing.

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

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

1. Implement an Integrated Pest Management Plan for the landscaping maintenance;
2. Address Engineering Comments issued July 19, 2017 to the satisfaction of Town Staff;
3. Remove debris at edge of embankment;
4. Native plantings shall be used in the landscape plan; and
5. The existing house shall be deconstructed instead of demolished to the extent feasible.

Farmington Land Trust – 8738 River Road

Chairman Hinze recused himself from this matter as he is a member of the Board.

Application for maintenance to the accessible trail to Douglas-Mount Pier located at 8738 River Road, Unionville, CT. Mr. Hinze reviewed the proposed maintenance request. The Land Trust proposed to place approximately 50 cubic yards of stone dust on the trail to repair areas that have eroded over the last few years. The material will be placed with bobcats and roller compacted. A representative from the Land Trust has already spoken with the Farmington Highway Superintendent and has obtained permission for trucks and equipment to access the trail for the purposes of completing this repair/maintenance work. An overall location map and site map showing the limits of the work were provided. The Commission was asked to make the determination whether or not this work is non-regulated per Section 4.B.2 of the Inland Wetlands Regulations.

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

VOTED: To make the determination that the application for maintenance to the accessible trail to Douglas-Mount Pier located at 8738 River Road, Unionville, CT as proposed is non-regulated.

OTHER BUSINESS

No Other Business

PLANNER'S REPORT

No Planner's Report

MINUTES

Meeting Minutes

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

VOTED: To approve the July 12, 2017 Meeting Minutes and July 23, 2017 site walk.

The meeting adjourned at 8:17 p.m.

SJM