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TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION
SPECIAL MEETING

August 16, 2017

Present were Chairman Hinze, Commissioners Amato, Hannon, Quigley and Alternate Commissioners Markuszka and Wolf and Assistant Town Planner and Clerk. The meeting was called to order at 7:02 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 Radacsi.

PUBLIC HEARING

Fore Group, Inc. – 77 Mountain Spring Road

Application for regulated activity to add fill within the upland review area at 77 Mountain Spring Road. David Whitney, P.E., began his presentation by providing the history of the creation of this parcel and building permit process to date. This application is for approval 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. Updated site plans with a revision date of August 14, 2017 were submitted for the record. The site plan includes two storm water infiltration areas and double row of silt fence/hay bales along the toe of fill within the entire Upland Review Area. In response to the request to install jute netting on the slope for stabilization, the applicant felt it would not be necessary for the entire slope. The applicant presented photos of the slope dated June 10, 2017. Mr. Whitney agreed with Bruce Cyr's comment about reinforcing the swale south of the house and would accept this as a condition of approval. Commissioners asked for clarification on the jute netting, foundation and roof drain outlet location, clarification on the existing slope and expressed erosion concerns. James Manafort, property owner, stated he will install jute netting on the slope if the Commission requires as a condition of approval. He plans to hydro seed the slope for stabilization.

Teresa Does, 2 Olcott Way, expressed concern with ground water flow, run off toward her property, erosion and tree clearing. She submitted photos for the Commission to review. Chair Hinze provided Mr. Whitney with a copy of the photos for his records.

Gerard Raffin, 2 Olcott Way, expressed concern with the proximity of the swale to the stone wall on his property line.

Joan Narkiewicz, spoke for her parents at 10 St. Andrews Drive. She asked for clarification on the proposed work and how it relates to her parent's lot. Mr. Whitney used the site plan to clarify the relationship between her parent's lot and 77 Mountain Spring Road.

The Commission asked for more information regarding the swale and clarification on the topography.

Assistant Town Planner Rutherford asked the applicant for clarification on the location of the stone wall and silt fence. Mr. Whitney confirmed that the stone wall is located on the property line. Mr. Manafort and Mr. Whitney confirmed that the silt fence was not installed immediately adjacent to the stone wall as shown on the plan that it is actually installed approximately 20 feet

away from the wall. They also confirmed that the outlets for the foundation and roof drains were over 20 feet away from the wall. Mr. Manafort confirmed that it would not be necessary to do additional tree clearing toward the south property line, he intends to leave this in place as a buffer. This discussion confirmed that the swale that is parallel to the south property line would not be immediately adjacent to the stone wall.

The public hearing closed at 8:07 p.m.

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

VOTED: 5 in favor to 1 opposed (Wolf) to approve the Fore Group application for regulated activity to add fill within the upland review area at 77 Mountain Spring Road as per plan presented and on file in the Planning Office with the following conditions:

1. The fill slope shall not exceed 3:1. The area behind the house at the top of the slope shall be graded to gently slope and drain to the south to the swale;
2. The plan shall be updated to show the swale, the foundation drain and the roof drain as they are presently located at the property;
3. Armor the foundation drain and roof drain outlets with rip rap or equivalent protection. The swale shall be armored with jute mesh and seeding at a minimum. If erosive conditions persist within the swale then rip rap or an equivalent measure will be required;
4. Limit the clearing on the south side of the property to the current clearing limits – approximately 20 ft. to 30 ft. from the south property line. Clean up of dead and dying limbs and placing topsoil and seed is permitted.
5. Jute mesh shall be installed on the main portion of the slope behind the rear wall of the house, from the top to tow of slope. Jute mesh may be required by the Town staff in other areas if erosion is problematic; and
6. Implement Integrated Pest Management Plan.
7. The design of the infiltration basins and associated drainage piping and outlets is subject to the final review and approval of the Town of Farmington Engineering Department.
8. The fill slope shall be finished with hydroseed. The owner / applicant is responsible to furnish water to ensure the stabilization of the lawn area.

NEW BUSINESS

Raym-Co – 62 Spring Lane

Violation hearing for tree and land clearing within a wetland, watercourse and upland review area. Chairman Hinze reviews correspondence and photos received by the Commission regarding this matter.

Earl Reilly, Operations Manager, Raym-Co., states in 2016 they tried to reach out to the Farmington Industrial Park Association regarding site work they wanted to do but found it was no longer in operation. Then they reached out to the Town and met at the site with the Assistant Town Planner. There were no Town documents indicating wetlands. The Assistant Town Planner recommended they hire a soil/wetland scientist to investigate the area because she suspected wetlands were present in addition to the watercourse. They hired Environmental Planning Services, LLC and a report was generated March 25, 2016 but not provided to the Town. Mr. Reilly thought it was okay to do the work as long as they did not change the grade

of the land. The report notes that the wetlands and watercourse were delineated on March 18, 2016 with wetland flags numbered 1 through 54 and illustrated on a wetlands map attached to the report. Chairman Hinze informs Mr. Reilly that there are a number of violations to the Inland Wetlands Regulations. He then explained that any work done within 150 feet of the flagged wetland area requires a wetland permit and that fines can be imposed by the Commission for these violations. The Commission requested Raym-Co hire the Wetland Scientist that delineated the wetland area at their site or a licensed landscape professional to create a restoration plan. The Commission would like a third party review to investigate the current condition of the wetland and watercourse area at the site and provide an opinion on the impact to the wetland and watercourse. In addition, the Commission would like third party review of a proposed restoration plan. When asked what the plan was, Mr. Reilly responded the plan was to plant grass and low shrubs. They are trying to clean up their site.

Brandon Artibani, Vice President of Raym-Co, asked the Commission if they need a wetland permit to repave their driveway/parking area. After a brief discussion where Mr. Artibani clarified they want to mill and repave without expanding the existing footprint, the Commission agreed the work would not require a wetland permit from the Commission.

The Commission then discussed trying to quantify the number of trees removed at the site.

PLANNER'S REPORT

No Planner's Report

MINUTES

Meeting Minutes

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

VOTED: To approve the July 26, 2017 Meeting Minutes.

The meeting adjourned at 8:38 p.m.

SJM