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TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

September 20, 2017

Present were Chairman Hinze, Commissioners Amato, Hannon, Isner, 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 Commissioner Radacsi.

NEW BUSINESS

Loren Godfrey – 386 Old Mountain Road

Application for regulated activity within the upland review area for three-lot subdivision at 386 Old Mountain Road. Tabled from the September 6, 2017 meeting. Doug Ellis, Buck & Buck, presented the re-subdivision plan reviewing the lot configurations, location of proposed conservation easements, new houses and septic systems. Located within the upland review area is the septic system for the existing house and the septic system and new house on Lot 3A-3. The garage portion of the house on Lot 3A-3 is outside the upland review area. Michael Klein, Professional Wetland and Soil Scientist, Davison Environmental, reviewed his report dated September 20, 2017. Wetlands were delineated on August 18, 2017. A watercourse flows westerly along the northern property line. Wetland soils at this site are primarily Wilbraham and Menlo, extremely stony fine sandy loam and Aquents. Two wetlands are flagged at the site and indicated on the site plan. The proposed re-subdivision plan has no direct wetland impacts.

The Commissioners asked if the applicant will implement an Integrated Pest Management Plan. Mr. Ellis responded they have no objection to the request.

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

VOTED: To accept the Loren Godfrey application for regulated activity within the upland review area for three-lot subdivision at 386 Old Mountain Road.

FCP-Two LLC – 8382 Hyde Road

Regulated activity within upland review area for installation of stormwater basin at 8382 Hyde Road (south of 7 Corporate Drive). Tom Daly, P.E. with Milone & MacBroom, briefly stated the application is to construct a storm water basin in the upland review area related to construction proposed in Plainville. Mr. Daly commented they have no objection to addressing staff comments.

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

VOTED: To make the determination that the FCP-Two LLC application for regulated activity within upland review area for installation of stormwater basin at 8382 Hyde Road (south of 7 Corporate Drive) is non-significant in nature based on the topography of the site and does not require a public hearing.

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

VOTED: To approve the FCP-Two LLC application for regulated activity within upland review area for installation of stormwater basin at 8382 Hyde Road (south of 7 Corporate Drive) with the condition that the applicant satisfy staff comments.

Metro Realty Group – I-84 Connector

Geoff Sager, Metro Realty Group, provided an update on progress in the DOT right-of-way along the I-84 Connector. After they did the clearing they discovered the top of slope was found to be well established and they would like to leave it alone. They are also working with Steve Geddes at ConnDOT and he suggested using Hart's Seeds Type 44 Slope mixture for the slope. They also intend to plant nine trees on the embankment that will offer color and seasonal interest to the embankment. They will utilize the lists from North Central Conservation District and work with their consultant for appropriate tree selection. The horizontal portion of the restoration area between the toe of the embankment and the fence is being reviewed with their consultant to select the appropriate seed mixture and plant type based on the soil conditions.

Unionville Grocery LLC – 70 South Main Street

Regulated activity within upland review area for installation of underground fuel storage tanks, gas pumps and associated equipment at 70 South Main Street. Attorney Bill Mastrogiovanni handed out a revised site plan to show they moved the fuel storage tanks closer to the building and located the fill areas per request of the Commission. Detail specification sheets have been submitted of the double-walled tanks. In response to questions about storm water flow and the curbing Attorney Mastrogiovanni noted the lot slopes to the parking area and not to the river. They would prefer to keep the curbing and not install a concrete wall. In response to questions about debris along the fence line, they have agreed to remove it. The Commissioners have asked that a lid be installed on the dumpster, a dumpster for recycling be installed, the barrels located on the north side of the building be removed and that the invasive species choking a couple trees on the slope be removed to save the trees. Roof drain elbow needs to be repaired.

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

VOTED: To make the determination that the Unionville Grocery LLC application for regulated activity within upland review area for installation of underground fuel storage tanks, gas pumps and associated equipment at 70 South Main Street is non-significant in nature because the site is already developed, has historically operated as a gas station and no additional disturbance is proposed.

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

VOTED: To approve the Unionville Grocery LLC application for regulated activity within upland review area for installation of underground fuel storage tanks, gas pumps and associated equipment at 70 South Main Street with the following conditions:

1. Bituminous curbing along the outer edge of the parking lot shall remain intact and in good condition;

2. The applicant shall work with staff to determine if the installation of a hood is sufficient on the outlet of the catch basin at the southeast corner of the lot (South Main/Railroad Ave.) or if an oil/water separator is needed;
3. The dumpster area will be cleaned up and a second dumpster for recyclable material shall be added, including the addition of a lid on the existing trash dumpster;
4. The applicant shall work with an arborist and town staff to cut and remove the vines/invasive species that are choking trees on the slope;
5. The property owner shall repair the roof drain elbow;
6. The property owner shall remove debris along the fence line and generally clean up the site including the dumpster area and the embankment;
7. Remove and dispose of drums / barrels along the north side of the building in accordance with state and federal regulations;
8. Address engineering comments to the satisfaction of town staff.

John Matava – 25 New Britain Avenue

Regulated activity within upland review area to install a 40 ft. x 50 ft. pole barn. Mr. Matava stated he would like to install a 40' x 50' pole barn to store heavy duty wreckers and other vehicles out of the weather. The corner he would like to install the structure is screened with trees and other plantings. The color of the building will match existing structures on the site. Mr. Matava also stated the area is already paved and commented he would not have an issue install a concrete floor with floor drain as requested. Installing the structure will help him clean up the property. A trailer located in this corner is being removed from the site. There was some discussion about the storm drain. Mr. Matava stated the storm water separator is cleaned every two years.

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

VOTED: To make the determination that the John Matava application for regulated activity within upland review area to install a 40 ft. x 50 ft. pole barn is non-significant because the area is already disturbed.

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

VOTED: To approve the John Matava application for regulated activity within upland review area to install a 40 ft. x 50 ft. pole barn with the condition that a dumpster for recyclable material is installed.

Tunxis Mead Boathouse – 200 Tunxis Mead Road

A 30' x 78' addition is proposed to the boathouse at Tunxis Mead. The footprint of the addition is smaller than the existing boathouse and provides a covered porch area. The new area will provide a workout area for the crew team, three heated changing rooms and a small media/video/training center. Silt fence will be installed and a gravel walking area will be provided. The Commission asked for clarification on disturbance to the area, when they plan to construct and how long it will take to complete. They would like to install the foundation before winter and likely have to complete the structure early spring. Assistant Town Planner Rutherford clarified the finished floor elevation is approximately 1.5 feet above the flood elevation.

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

VOTED: To accept the Tunxis Mead Boathouse application for regulated activity within upland review area for addition to boathouse at 200 Tunxis Mead Road.

Raym-Co – 62 Spring Lane

Violation hearing for tree and land clearing within a wetland, watercourse and upland review area. Assistant Town Planner Rutherford provided the update that Mr. Reilly emailed to say that within the next week or so Michael Klein will be at the site to reflag the wetland area and then they will be able to start to develop a landscape plan with their landscaper.

PLANNER'S REPORT

Regulations - Septic Systems

The regulations require a septic system to be 75' set back from a wetland or watercourse which is more than the 50' the health district requires. There is no provision for a waiver from this requirement for lots created prior to this addition of this regulation. Assistant Town Planner Rutherford asked the membership if they knew the reason for this and if they would object to changing the regulation to be in line with the health district requirement. After a brief discussion it was determined that more research would need to be done to see why this requirement was implemented. However, all agreed that a change was needed to accommodate lots of record that pre-dated the wetland regulation requirement.

MINUTES

Meeting Minutes

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

VOTED: To approve the September 6, 2017 Meeting Minutes.

The meeting adjourned at 8:17 p.m.

SJM