

TOWN OF FARMINGTON  
INLAND WETLANDS COMMISSION  
MEETING MINUTES

April 20, 2022

Present for the online web conference was Chair Hannon, Commissioners Berlandy, Fox, Isner, Kelsey, Simpson, Statchen and Alternate Commissioner Canto. Town Planner Rutherford and Clerk Michaud were also present. The meeting was called to order at 7:00 p.m.

Present in the Development Conference Room were Town Planner Rutherford and Clerk Michaud. All others were present online.

**NEW BUSINESS**

**Trumpf, Inc. – 1 Johnson Avenue**

Regulated activity within upland review for expansion of manufacturing building and associated site work at 1 Johnson Avenue. Will Walter, PE, Benesch, presented existing conditions site plan and then the site plan for an approximate 40,000 sq. ft. manufacturing building addition. The addition is on the east side of Building 2 (a.k.a. 1 Johnson Ave.) on existing parking area with a drive-thru aisle at the eastern corner of the building where freight vehicles pass through at existing grade. The wetland delineation and evaluation report dated April 6, 2022 summarized field investigations and provided a report on the functions and values of the wetlands. Wetlands were field delineated by Davison Environmental. After review of the plans by Davison Environmental and Benesch they do not anticipate adverse impacts to onsite wetlands or disruption of the design function of existing receiving storm water wetlands or downstream receiving wetlands or Scott Swamp Brook. Mr. Walter provided details about rerouting utilities around of the proposed addition area, realignment of parking and green space around the addition. Next, he presented details regarding storm water management. Runoff from the addition and related site improvements will be collected with new area drains and catch basins and routed to the existing infrastructure. Seven new open bottom dry wells are proposed to be implemented as part of the storm water management system, capturing and infiltrating all storm water from the new construction. Larger rain events will overflow out of the drywells through the existing discharge locations. Mr. Walter stated the erosion and soil control plan has been designed per DEEP guidelines. The plan as presented will have no adverse impacts to the wetland. He asked the Commission to consider making a determination of non-significance tonight. Commissioners asked clarifying questions about the proposed drainage plans and distance to the manmade wetland.

Upon a motion made and seconded (Statchen/Fox) it was unanimously

VOTED: To accept the Trumpf, Inc. application for regulated activity within upland review area for expansion of manufacturing building and associated site work at 1 Johnson Avenue.

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

VOTED: To make the determination the Trumpf, Inc. application for regulated activity within upland review area for expansion of manufacturing building and associated site work at 1 Johnson Avenue is a non-significant regulated activity and does not require a public hearing.

The Commissioners will not conduct a site visit.

Trumpf, Inc. – 1 Johnson Avenue

Regulated activity within upland review area for expansion of parking lot. This application was withdrawn. Mr. Walter commented they withdrew this application at this time as they are still master planning and will likely be back before the Commission later in the year.

CPD Properties – 342 Colt Highway LLC

Alternate Commission Canto recused himself from this matter.

Regulated activity within upland review area for development of site (fuel station with convenience store, bank and office building). Mike Bonforte, consultant for the owner, introduced the project. Chris Tymula, PE, Sr. Project Manager at GPI / Greenman-Pedersen, Inc., presented existing conditions site plan stating the former gas station has been out of service for a number of years. The existing wetland shown on the site plan was delineated by David Lord. Grades at the intersection of Colt Highway and Fienemann Road are 414 feet and the back of the site toward Cheryl Drive is 386 feet, resulting in a 28-foot grade differential across the property. Mr. Tymula presented the proposed site development plan, redeveloping the site with a new gas station with convenience store and quick service restaurant, a separate bank building west of the gas station and office building south of the convenience store. The site plan shows two curb cuts onto Fienemann Road and right turn in/right turn out curb cut on Colt Highway. Other details on the site plan are the 150-foot upland review area and the location of a proposed modular block style retaining wall. The grading and drainage plan show the location of two proposed bioretention basins and outlets, and proposed grades. Mr. Tymula also reviewed the details of the utility plan and erosion & sediment control plan. David Lord, Soil Resource Consultants, delineated the wetlands in 2016 and more recently went to the site and re-established the wetland flags. He presented details provided in his April 18, 2022 Wetland Functions and Values Assessment report. In summary Mr. Lord stated it was his professional opinion, the proposed development as configured does not represent a likelihood for significant adverse environmental impact to the existing functioning of the onsite wetlands or their long-term functioning at present levels. The Commission asked if there was evidence of a vernal pool onsite. Mr. Lord responded no, indicating there is an outlet for the wetland that connects into the closed drainage system for Cheryl Dr.; therefore, the wetland does consistently hold enough water to support vernal pool habitat. The Commission also asked for clarification on maintenance of the bioretention basins, sanitary sewer connection for the convenience store, distance between the retaining wall and the wetland, percent / amount of impervious surfaces, and wetland enhancements. Mr. Tymula provided detailed responses. During discussions the Commissioners agreed a site visit would be necessary and that they would not make a determination of significance regarding this project until they have conducted a site visit.

Upon a motion made and seconded (Statchen/Kelsey) it was unanimously

VOTED: To accept the CPD Properties – 342 Colt Highway LLC application for regulated activity within upland review area for development of site (fuel station with convenience store, bank and office building) at 342 Colt Highway.

The Commission discussed what they would like staked out for the site visit and that they will visit the site April 30, 2022, immediately following Morea Rd., approximately 10 am.

## **PLANNER'S REPORT**

### **Morea Road**

Confirmation reminder about the site visit for the Morea Road project on April 30, 2022 at 8:30 am.

### **Plant 17 – 1179 Farmington Avenue**

Mr. Logan continues to monitor the wetland creation areas and staff provided an email update from this week indicating there has been no signs of amphibian breeding in wetland area – existing or created.

## **MINUTES**

### **Meeting Minutes**

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

VOTED: To approve the April 6, 2022 Inland Wetlands meeting minutes.

The meeting adjourned at 8:34 p.m.

*SJM*