

*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**

January 3, 2018

Present were Chairman Hinze, Commissioners Amato, Hannon, Simpson, Wolf, Alternate Commissioner Statchen and Assistant Town Planner and Clerk. The meeting was called to order at 7:00 p.m. by Chairman Hinze.

Alternate Commissioner Statchen was appointed to vote on behalf of absent Commissioner Isner.

**NEW BUSINESS**

**AJ&S II Associates, LLC – 1 & 3 Farmglen Blvd.**

Regulated activity within upland review area for construction of additional parking spaces at 1 & 3 Farmglen Blvd. David Whitney, P.E. was present and asked that this matter be tabled to the January 17, 2018 meeting. He needs a little more time to adequately address staff comments regarding the Plan & Zoning and Wetlands applications.

**Winding Trails, Inc. – 50 Winding Trails**

Regulated activity within the upland review area to install two pavilions adjacent to Dunning Lake at 50 Winding Trails. Scott Zenke, Winding Trails Board of Directors Vice President, was present to answer any questions. He briefly reviewed the December presentation regarding the installation of two pavilions. The location of one pavilion was moved in response to comments resulting from a site visit by staff and the Commission.

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

VOTED: To make the determination that the Winding Trails, Inc. application for regulated activity within the upland review area to install two pavilions adjacent to Dunning Lake at 50 Winding Trails is a non-significant activity and does not require a public hearing.

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

VOTED: To approve the Winding Trails, Inc. application for regulated activity within the upland review area to install two pavilions adjacent to Dunning Lake at 50 Winding Trails with the modified pavilion location presented and on file in the Planning Office.

**Winding Trails, Inc. – 50 Winding Trails**

Regulated activity within Dunning Lake and the upland review area to Dunning Lake to remove sand material from the lake that has migrated from the beach into the lake at 50 Winding Trails. Scott Zenke briefly reviewed the December 6, 2017 presentation to reclaim the sand and pull it back onto the beach. Mr. Zenke responded to questions regarding clarification on the process to reclaim the sand, where the material will be placed and timing of the work.

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

VOTED: To make the determination that the Winding Trails, Inc. application for regulated activity within Dunning Lake and the upland review area to Dunning Lake to remove sand material from the lake that has migrated from the beach into the lake at 50 Winding Trails is a non-significant activity and does not require a public hearing.

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

VOTED: To approve the Winding Trails, Inc. application for regulated activity within Dunning Lake and the upland review area to Dunning Lake to remove sand material from the lake that has migrated from the beach into the lake at 50 Winding Trails as submitted and on file in the Planning Office.

#### Town of Farmington – 1 Monteith Drive

Regulated activity within an upland review area related to the project to redo the Town Hall parking lot at 1 Monteith Drive. Matt Walsh, Deputy Director/Assistant Town Engineer, presented the project to replace the parking lot creating eighteen additional parking spaces. When asked if vegetation will be removed, Mr. Walsh responded only within the existing parking area. The Commission asked how much more impervious surface/pavement will be added to the existing parking lot. Mr. Walsh stated it will increase approximately 9,100 sq. ft. The Commission expressed concern that the wetlands have not been flagged and that neither an oil/water separator nor hoods are proposed in the plan. The Commission requests that the wetland area is flagged and the installation of an oil/water separator or hoods be evaluated and the plans updated to include them where possible.

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

VOTED: To accept the Town of Farmington application for regulated activity within an upland review area related to the project to redo the Town Hall parking lot at 1 Monteith Drive.

### **PLANNER'S REPORT**

#### Section 5. D. of the Inland Wetland Regulations - Septic Systems

The Town Attorney has provided direction to the Commission which was given to the Commission for review. Assistant Town Planner Rutherford reviewed and asked for feedback from the membership regarding proceeding with an amendment to the Wetlands Regulations. After some discussion it was the consensus of the Commission that Assistant Town Planner Rutherford proceed with drafting an amendment.

#### Westwoods Golf Course

Assistant Town Planner Rutherford informed the Commission about an application before the Siting Council regarding the installation of a flag pole cell tower behind the fire station at Westwoods. A lease agreement for the installation of a tower in this location was signed by the Town approximately ten or more years ago but was not installed.

**MINUTES**

Meeting Minutes

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

VOTED: 4 in favor and 2 abstentions (Hinze/Simpson) to approve the December 6, 2017 Meeting Minutes.

The meeting adjourned at 8:03 p.m.

*SJM*