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TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

March 21, 2018

Present were Acting Chairman Isner, Commissioners Amato, Hannon, Simpson, Statchen (in at 7:03 p.m.), Wolf, Alternate Commissioner St. James and Assistant Town Planner and Clerk. The meeting was called to order at 7:00 p.m. by Acting Chairman Isner.

Alternate Commissioner St. James was appointed to vote on behalf of absent Commissioner Hinze.

Assistant Town Planner Rutherford requests that Item No. 1 on the agenda be moved to the bottom of the agenda.

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

VOTED: To move agenda Item No. 1 to the bottom of the agenda.

NEW BUSINESS

Juliano's Pool, LLC – 37 Somersby Way

Regulated activity within upland review area for installation of an in-ground pool and fence at 37 Somersby Way. Eric Levesque, Juliano's Pool, LLC, was present to answer additional questions. He previously described the request to install a 22' x 36' inground pool proposed to be located in the rear yard approximately ten feet past where the grass has stopped. Assistant Town Planner Rutherford displayed the GIS map of the site and indicated the proposed location of the pool. At the last meeting it was noted there are no wetlands on site per the as-built survey on file however; the Town property behind this parcel contains wetlands. The Commissioners had made the determination that a site walk was not needed for this project. The Commission asked for clarification on where pool water would be drained if necessary. Mr. Levesque responded they typically run a hose to the street. The Commission also asked for confirmation that erosion control measures will be installed prior to construction. Mr. Levesque responded yes.

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

VOTED: To make the determination that the Juliano's Pool, LLC application for installation of an in-ground pool and fence within upland review area at 37 Somersby Way is a non-significant typical residential regulated activity and does not require a public hearing.

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

VOTED: To approve Juliano's Pool, LLC application for installation of an in-ground pool and fence within upland review area at 37 Somersby Way with the following conditions:

1. Silt fence / silt sock installation prior to the start of excavation for the pool; and
2. The applicant shall work closely with staff throughout the construction process.

Juliano's Pool, LLC – 6 Wyndham Lane

Regulated activity within the upland review area for the installation of an in-ground pool and fence at 6 Wyndham Lane. Eric Levesque, Juliano's Pool, LLC, represented the applicant. This application proposes to install an in-ground pool behind the house at 6 Wyndham Lane. They have worked with the Homeowner's Association ("HOA") on the pool location. The HOA also has requested a few evergreen trees be planted west of the pool for additional screening from Somersby Way. The location of the pool is approximately 80 feet from the wetlands. The Commission recommended white pine trees not be used for screening. Mr. Levesque was asked if trees would be removed and how much grading is proposed. He responded they may need to remove four trees to install the pool but they will be replacing them per the request of the HOA. Grading around the pool is approximately ten feet around the pool.

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

VOTED: To accept Juliano's Pool, LLC application for regulated activity within the upland review area for the installation of an in-ground pool and fence at 6 Wyndham Lane.

After a brief discussion it was the consensus of the Commission that a site walk would not be necessary for this project.

Long Horizon Development – Lots 8679 and 8684 Pond Street

Regulated activity within the upland review area for construction of new single family house on merged lots 8679 and 8684 Pond Street. George Touponse, Long Horizon Development, will be merging Lots 8679 and 8684 Pond Street to build one house. He has submitted a revised site plan; building is approximately two feet shorter and slid back approximately three feet. The changes remove the front corner of the building from the wetland. The stair may still encroach some. The revised plans also include the revised location for the relocated swale in response to comments from the site walk. Mr. Touponse has also submitted an application seeking a variance to reduce the side yard setback to five feet for the house. There was some discussion regarding clarification of grade and fill related to construction of the house. The Commission recommends the applicant work closely with Town staff during the development of this site. The Inland Wetlands Commission is also in support of the variance to reduce the side yard setback to keep the house out of the wetland area.

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

VOTED: To make the determination that the Long Horizon Development application for regulated activity within the upland review area for construction of new single family house on merged lots 8679 and 8684 Pond Street is a non-significant regulated activity and does not require a public hearing.

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

VOTED: To approve the Long Horizon Development application for regulated activity within the upland review area for construction of new single family house on merged lots 8679 and 8684 Pond Street with the following conditions:

1. Perimeter erosion control shall be silt sock backed by silt fence.

2. Work in the watercourse shall take place during the summer / low flow months.
3. Final plans shall include utility connections, foundation drain outlets, roof drain outlets and grading limits.
4. Erosion control shall be installed prior to land clearing.
5. Final plan shall be to scale and signed and stamped by a licensed engineer. The plan shall note who completed the survey and the wetland delineation.
6. Additional erosion control measures may be required during construction to ensure that sediment is not washed downstream. Measures will likely include silt sock or haybale check dams at the culvert inlet.
7. Trees to be removed shall be limited to the area of disturbance for the house construction and trees outside the limit of construction that are dead. Trees to be removed shall be flagged for review and concurrence by Town staff prior to removal.
8. The applicant shall work closely with staff throughout the construction process.

Kemper Architects – 188 Garden Street

Regulated activity within the upland review area for construction of addition to existing home at 188 Garden Street. Richard Crane, Kemper Architects, presented small changes to the proposed addition to the rear of 188 Garden Street. A site walk was conducted on March 4, 2018 and the applicant has submitted the roof runoff collection plan and calculations to staff.

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

VOTED: To make the determination that the Kemper Architects application for regulated activity within the upland review area for construction of addition to existing home at 188 Garden Street is a non-significant regulated activity and does not require a public hearing.

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

VOTED: To approve the Kemper Architects application for regulated activity within the upland review area for construction of addition to existing home at 188 Garden Street with the following conditions:

1. Erosion control shall be silt sock and shall be installed prior to all construction activities.
2. Raise cleanout to grade for the infiltration unit.
3. The applicant shall work closely with staff throughout the construction process.

Matthew Pogson – 270 Brickyard Road

Determination for a Permitted As of Right use in accordance with Section 4.A.4 for the creation of a berm along the eastern and southern property lines. Mr. Pogson began relocating soil on his property to create a berm along the eastern and southern property lines which he hopes to install a fence on. This will create a safe yard for his daughter to play in and since there is a significant amount of truck traffic on Brickyard Road, he hopes the berm and fence will help soften the sound. In addition, he plans to plant arborvitae along the road side of the berm. The Town's GIS map indicates wetlands may be present on the eastern side of Brickyard Road. There is a low point on the adjacent parcel to the south that appears to have wetland characteristics. Staff is not aware of wetland testing/delineation taking place on that property. Acting Chair Isner asked if the Town has any other information on whether the adjacent parcel contains wetlands.

Assistant Town Planner Rutherford responded no; 270 Brickyard Road was part of a subdivision in 1993 and no wetlands are indicated on the subdivision plan. She added Bruce Cyr inspected the site from the roadway and inspected the Town's easement area. There was a brief discussion regarding a comment from a Commissioner about asking the adjacent property owner for permission to more closely inspect/test for wetlands.

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

VOTED: 6 in favor, 1 abstention (Wolf) to make the determination that Matthew Pogson's request to create a berm along the eastern and southern property lines of 270 Brickyard Road is a Permitted As of Right use in accordance with Section 4.A.4. of the Inland Wetlands Regulations.

TPCC LLC – Town Farm Road

Determination for a non-regulated activity in accordance with Section 4.B.2 for maintenance of existing golf course that involves tree and stump removal. Assistant Town Planner Rutherford presented the plans for the owners to remove trees; a number of trees on the golf course are negatively impacting their operations. The property is located within the floodway and floodplain of the Farmington River and is considered a wetland. Trees to be removed for maintenance of the golf course. Most of the trees are over one hundred feet from a water body with the exception of a few. Removal of those few trees will require installation of erosion control. Restoration of these areas includes raking, providing top soil if needed and seeding all areas. Some smaller ornamental trees will be replanted. The Commission recommends the owners of Tunxis Plantation Country Club work closely with staff on this project.

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

VOTED: To make the determination that the TPCC LLC request involving tree and stump removal for maintenance of the existing golf course at Town Farm Road is a Non-Regulated activity in accordance with Section 4.B.2 of the Inland Wetlands Regulations.

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

VOTED: To adjourn the meeting and table the rest of the Inland Wetlands and the Conservation Commission agendas to the April 4, 2018 meeting due to the inclement weather.

PLANNER'S REPORT

No Planner's Report.

MINUTES

Meeting Minutes – review and vote tabled

The meeting adjourned at 8:16 p.m.

SJM