

*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**

April 4, 2018

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

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

**PUBLIC HEARING**

Town of Farmington – Text Amendment

Chair Hinze read the legal notice into the record.

Application to amend the Inland Wetlands Regulations. Assistant Town Planner Rutherford presented the proposed amendment to remove Section 5.D. from the Inland Wetlands Regulations in its entirety. Other minor clerical edits were proposed as well. The proposed amendments are on file in the Town Clerk's Office and the Planning Office.

There was no public comment in favor or in opposition to the proposed amendment.

The public hearing was closed at 7:06 p.m.

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

VOTED: 6 in favor to 1 opposed (Wolf) to approve the Town of Farmington application to amend the Inland Wetlands Regulations as presented and on file in the Planning Office. The amendment will become effective April 27, 2018.

**NEW BUSINESS**

Town of Farmington – 1 Monteith Drive

Regulated activity within an upland review area related to project to redo the Town Hall parking lot at 1 Monteith Drive. Matt Walsh, Deputy Director/Assistant Town Engineer, presented an update in response to concerns raised at the January 2, 2018 meeting. Michael Klein was hired to flag the wetland area off the southeast corner of the existing parking lot. A drainage area plan depicting areas of stormwater runoff currently being treated through Low-impact Design techniques prior to discharging to the closed drainage system was provided and reviewed in detail. Low-impact design stormwater management techniques are required by the current MS4 permit. Mr. Walsh also presented and reviewed details of the Drainage Sub Areas Sheet No. G-1 dated March 15, 2018. Other stormwater treatment features include a stone infiltration trench at the southeast corner of the parking lot were discussed in detail. Mr. Walsh then reviewed the erosion and soil control plan. Commissioners generally asked clarifying questions and appreciated responses to their previous concerns.

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

VOTED: To make the determination that the Town of Farmington application for regulated activity within an upland review area related to project to redo the Town Hall parking lot at 1 Monteith Drive is a non-significant regulated activity and does not require a public hearing.

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

VOTED: To approved the Town of Farmington application for regulated activity within an upland review area related to project to redo the Town Hall parking lot at 1 Monteith Drive as submitted and on file in the Planning Office.

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") regarding the location of the pool. 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 (Hannon/Simpson) it was unanimously

VOTED: To make the determination that the 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 is a non-significant regulated residential use and does not require a public hearing.

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

VOTED: To approve the 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 as submitted and on file in the Planning Office with the conditions that the evergreen screening/planting are verified with staff, perimeter erosion control is silt sock, and pool water is not discharged directly to the wetlands.

Unionville Architectural Improvement Association – 29-55 Mill Street

Regulated activity within an upland review area related to a project to remove invasive species and plant native plants along the top of the embankment to the Farmington River at 29 to 55 Mill Street and request to waive filing fee per Section 6.B. of the Inland Wetlands regulations. Janet Colturi, Beautification Chair of the Unionville Village Improvement Association, stated they would like to enhance the walkway along the river behind 29-55 Mill Street. The scope of the project is to remove invasive plants and replace with native plants. The work will be done in phases. Ms. Colturi stated they met with a Farmington River Watershed Association representative at the site and will continue to work with them moving forward. P.B. Parker

Benjamin, owner of the property, has granted approval for this project. Ms. Colturi said they will seek volunteers to help with the work and they will work with/seek guidance from Assistant Town Planner Shannon Rutherford and the Farmington River Watershed Association representatives.

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

VOTED: To accept the Unionville Architectural Improvement Association application for regulated activity within an upland review area related to a project to remove invasive species and plant native plants along the top of the embankment to the Farmington River at 29 to 55 Mill Street.

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

VOTED: To grant the request to waive filing fee per Section 6.B. of the Inland Wetlands regulations.

The Commission determined that a formal site walk at this location was not necessary.

#### Tahir Choudhry – 860 Farmington Avenue

Regulated activity within upland review area related to removal and replacement of underground fuel storage tanks at 860 Farmington Avenue. Rick Mangione, contractor performing proposed work, explained two 12,000 gallon double-wall fiberglass replacement storage tanks will be installed in the same location as the three storage tanks being removed. Additionally, all piping will be replaced between the tanks and the dispenser units. When the tanks are removed the soil will be tested and submitted to CT DEEP as required. The tank closure reports will be submitted to CT DEEP and the Farmington Fire Marshal, a copy will be provided to the Planning Office as well. When asked why the tanks are being removed/replaced the applicant explained it is required by the State Department of Energy & Environmental Protection when the warranty expires on underground fuel storage tanks. There was a brief discussion regarding grade of the site and the proximity to the Farmington River and stormwater runoff. Mr. Mangione commented the site pitches away from the river.

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

VOTED: To accept the Tahir Choudhry application for regulated activity within upland review area related to removal and replacement of underground fuel storage tanks at 860 Farmington Avenue.

The Commission determined that a formal site walk at this location was not necessary.

#### Town of Farmington – Tunxis Mead

Assistant Town Planner Rutherford presented the request to conduct minor swale maintenance to remove accumulate leaves and silt, remove invasives from trees and conduct minor earthwork to level ground in area of trees behind the boathouse at Tunxis Mead. There was a brief discussion for clarification of work proposed.

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

VOTED: To make the determination that the Town of Farmington proposed drainage swale maintenance, invasive removal and minor grading activities at Tunxis Mead are a Permitted As of Right use as presented and on file in the Planning Office.

Town of Farmington – Walnut Street

Assistant Town Planner Rutherford presented the request to removal downed trees from within swale, remove items dumped over embankment and install railing, and conduct maintenance at pipe outlet and inlet to remove accumulated materials on Walnut Street opposite Serra Drive.

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

VOTED: To make the determination that the Town of Farmington proposal for embankment and drainage pipe and swale maintenance is a Permitted As of Right use on Walnut Street (Lot 8080) as presented and on file in the Planning Office.

Town of Farmington – 20 Wolf Pit Road

Assistant Town Planner Rutherford provided details regarding proposed maintenance work to the drainage swale, tree removal, invasive removal and extension of the culvert and grading at 20 Wolf Pit Road. A row of evergreen trees covered with invasive species that provided a buffer between the school and 14 Wolf Pit Road were heavily damaged by snowfall which brought a number of the trees down. The Town has removed the damaged trees and would like to conduct maintenance on the drainage swale. The proposal includes installation of pipe to convey stormwater drainage to the wetland instead of maintaining the existing swale. The Commission recommended an application be submitted since the proposed work exceeded routine maintenance.

**PLANNER’S REPORT**

No Planner’s Report.

**MINUTES**

Meeting Minutes

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

VOTED: To approved the meeting minutes of the February 21, 2018 Inland Wetlands Commission.

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

VOTED: 6 in favor, 1 abstention (Hinze) to approve the meeting minutes of the March 21, 2018 Inland Wetlands Commission.

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

VOTED: To approve the February 4, 2018 site walk minutes of the Inland Wetlands Commission.

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

VOTED: To approve the March 4, 2018 site walk minutes of the Inland Wetlands Commission.

The meeting adjourned at 8:20 p.m.

*SJM*