

*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

May 16, 2018

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

**NEW BUSINESS**

**Matthew and Corey Hunton – 128 Woodpond Road**

Regulated Activity within lake and upland review area for retaining wall and patio work proposed near lake. This matter was tabled to the June 6, 2018 meeting.

**Brian Lyman – 37 Mill Street**

Regulated Activity within upland review area to install riverfront patio, pavilion and tent area. Mr. Lyman provided updated plans to show the location of two sets of trash and recycling receptacles. The restaurant will be responsible for maintenance of the receptacles. The Commission recommended signage so that the public will know which receptacle to use for their waste/recycling. Mr. Lyman agreed. Assistant Town Planner Rutherford provided clarification in response to comments at the last meeting; the proposed work is outside 100 year floodplain based on grading shown on the approved grading plan.

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

VOTED: To make the determination that the Bryan Lyman application for Regulated Activity within upland review area to install riverfront patio, pavilion and tent area at 37 Mill Street was non-significant in nature and does not require a public hearing.

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

VOTED: To approve the Bryan Lyman application for Regulated Activity within upland review area to install riverfront patio, pavilion and tent area at 37 Mill Street as submitted and on file in the Planning Office with the conditions that best management practices for erosion control and earth removal are used in the construction phase of the project and that signage is installed for clarification of use for the regular and recyclable trash receptacles.

**Trumpf, Inc. – 3 Johnson Avenue**

Regulated Activity within upland review area to construct parking lot, associated drainage, dumpster enclosure building and install deferred parking. The Commission conducted a site walk. William Aston, Buck & Buck, submitted revised plans at the meeting and reviewed detailed changes to the plans. Some changes included adding comments to the plans as requested in the engineering comments, located silt fence on the plans and Mr. Aston questioned the need to change oil/water separators to hydrodynamic separators. The CT Water Company

concurs with Staff Engineering comments and the need for more information to make a determination regarding impact to groundwater quality. A representative from Trumpf provided a handout regarding detailed use of the proposed use of the dumpster enclosure building. No liquid drums, etc. will be stored in the building. A variety of scrap metal will be stored in the building and moved out of their receiving dock where it is currently kept. The Commission asked some clarifying questions to ensure all materials in the building will be confined to the building. There was a brief discussion about site work and clearing needed.

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

VOTED: 6 in favor, 1 abstention (St. James) to make the determination that the Trumpf, Inc. application for Regulated Activity within upland review area to construct parking lot, associated drainage, dumpster enclosure building and install deferred parking at 3 Johnson Avenue is non-significant in nature and does not require a public hearing.

The Commission deferred voting on the matter to a future meeting to allow the applicant the opportunity to respond to the Town Engineering and CT Water comments.

#### New Horizons, Inc. – 37 Bliss Memorial Road

Amendment to Wetlands Map and Regulated Activity within wetland and upland review area for construction of 22 unit congregate housing building with associated driveway, parking and storm drainage (including underground detention). Carol Fitzgerald, Executive Director at New Horizons, was present with Darin Lamire, Drainage Engineer, Freeman Companies, and Jenn Benno, Biologist/Wetland Scientist, Soil Science and Environmental Services, Inc. Assistant Town Planner Rutherford stated for the record that a petition has been received from the public with more than the required number of signatures to require a public hearing for this application. A public hearing will be scheduled for the next Inland Wetlands Commission meeting June 6, 2018 and will be held at the Farmington Senior Center.

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

VOTED: To make the determination that the New Horizons, Inc. application to Amend the Wetlands Map and for Regulated Activity within wetland and upland review area for construction of 22 unit congregate housing building with associated driveway, parking and storm drainage (including underground detention) at 1 Bliss Memorial Road (a.k.a. 37 Bliss Memorial Road) is significant and requires a public hearing.

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

VOTED: To require a third party review be done of the application. The scope of services should include: a site visit, review of the Delineation, Vernal Pool Inspection Report and Wetland Assessment Report and materials and plans submitted for the New Horizons, Inc. application.

#### Nine Pond Street LLC – Lots 8680 and 8685 Pond Street

Regulated activity within wetlands and upland review area for clearing of the lots and construction of new home. The applicant was not present. Assistant Town Planner Rutherford provided a summary of the proposed work.

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

VOTED: To accept the Nine Pond Street LLC application for Regulated Activity within wetlands and upland review area for clearing of the lots and construction of new home at Lots 8680 and 8685 Pond Street.

### **PLANNER'S REPORT**

Assistant Town Planner Rutherford told the Commission about the Pequabuck River Watershed Association –Best Management Practices Tour of the Pequabuck River Watershed on June 16, 2018. She has a registration form for Commissioners interested in attending.

### **MINUTES**

#### **Meeting Minutes**

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

VOTED: 6 in favor, 1 abstention (St. James) to approve the minutes of the May 2, 2018 Inland Wetlands Commission meeting.

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

VOTED: 6 in favor, 1 abstention (St. James) to approve the minutes of the May 10, 2018 and May 12, 2018 Inland Wetlands Commission site walks.

The meeting adjourned at 8:21 p.m.

*SJM*