

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

June 6, 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. Town Council Liaison Boye-Williams was also present.

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

PUBLIC HEARING

Secretary Isner read the legal notice into the record for the public hearing matter.

New Horizons, Inc. – 37 Bliss Memorial Road

Chair Hinze read a statement into the record regarding his past affiliation with Darin Lemire, when they worked on a mutual project for Storm Sandy home rehabilitations. There is no conflict of interest or need for recusal.

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). Attorney Robin Pearson, Alter & Pearson, introduced the project and team of professionals that would be presenting. She thanked Town staff for their diligence and responsiveness with their reviews of the plans and reports.

Carol Fitzgerald, Executive Director at New Horizons, explained the mission of New Horizons and described the facility. They have 101 residents on the 25 acre site. The proposal to add single bedroom units will allow the facility to transition the makeup of the two-thirds shared living units and one-third single living units to two-thirds single living units and one-third shared living units. The current proposal shows the addition of buildings within the existing inner courtyard area as opposed to the originally submitted plan to construct a building on the northern portion of the site in the upland review area. The current plan shows the new buildings outside the upland review area.

Scott Stevens, Registered Professional Soil Scientist, Soil Science and Environmental Services, Inc., delineated the wetlands on the property in March 2018. Mr. Stevens reported four wetland areas and two watercourses.

Darin Lamire, Drainage Engineer, Freeman Companies, presented the proposed stormwater plan, the condition of existing detention basins, and details of the proposed underground detention system under the northerly parking lot. He noted that with improvements to the existing basin and the construction of the new underground basin there will be a decrease in the stormwater flow off of the property even with the increase in impervious area from the new buildings and roadway improvements. Water quality improvements are proposed with the design and include the installation of two hydrodynamic separators, new catch basins with deep sumps and hoods, and outlet protection at all inlets and outlets to the existing basin.

Sue Watts, Landscape Architect, Freeman Companies, described the existing site and explained how since the opening of the facility in 1986 ADA standards and requirements have changed. Many of the proposed improvements are safety related; replacing and widening walkways, and widening the perimeter roadway for emergency vehicle access. The proposed buildings are outside of the upland review area. Work within the upland review area includes drainage improvements, and sidewalk and roadway improvements. Ms. Watts reviewed the proposed planting plan in detail.

Jennifer Beno, Biologist/Wetland Scientist, Soil Science and Environmental Services, Inc., presented functions and values of the wetland soils as submitted in her Wetlands Assessment report dated May 31, 2018 in response to the revised site plan. Ms. Beno concluded there are no direct wetland or watercourse impacts. In addition, she inspected the site for vernal pools and determined there are no vernal pools on site as documented in her May 1, 2018 Vernal Pool Inspection letter.

David Arai, AIA, President, Maier Design Group, discussed the evolution of the architectural design of the project. He discussed how the proposed buildings will blend in appearance with the existing buildings. He also noted that a portion of the roof on the 11 unit building will be a 'green' roof, planted with a container garden.

Attorney Pearson summarized the presentation.

Ed Pawlak, Registered Soil Scientist / Certified Professional Wetland Scientist, Connecticut Ecosystems, stated he was hired to conduct a third party review of the wetland delineation and investigate whether or not the site supported vernal pool activity. Mr. Pawlak reviewed the mapping and reports submitted, visited the site on May 25, 2018 and conducted tests of the soils. His report finds the wetland delineation done by Mr. Stevens to be accurate and the determination by Ms. Beno that there are no vernal pools on site to be accurate.

The Commission asked if the roadways were treated with salt, commented on the roadway improvements, asked for clarification on proposed upgrades to the detention basins, for more information regarding the Natural Diversity Database species at the southeastern portion of the site. Annual inspection of plantings was recommended. The applicant was asked to confirm they have no issue addressing any of the staff comments as a condition of approval. The applicant confirmed they would accept the comments as a condition of approval. The Commission asked for further clarification regarding the detention basin to the north. Mr. Lamire reviewed the details of the detention basins for the record. Ms. Watts will work with Staff for an alternate material for deicing the roadways. There was a brief discussion about snow storage. Carol Kirkwood, New Horizons, explained where and how the snow is cleared currently. The applicant confirmed that they will incorporate the recommendations from the May 31, 2018 Wetland Assessment memo. The commission had questions about the green roof that David Arai addressed. There were additional questions from the commission about the existing and proposed detention basin which were addressed by Darin Lamire.

Rachel Bogartz, New Horizons, asked for additional information about plantings/landscaping and if the van loading location will change.

New Horizons resident, confirmed the sidewalks are not adequate and that the slopes are steep in some areas creating safety issues. She supports the proposal.

Cathy Wojnoski, New Horizons, asked how residents will navigate the site during the construction process.

Leanne at New Horizons, said she has been on a waiting list for a single apartment for years and supports the project. She also asked about timing for construction and how residents will get around.

Resident, New Horizons, stated she is a three year resident. She spoke in support of the project.

Steve Caminiti, 16 Mals Way, expressed concern with stormwater and his back yard.

Robert at New Horizons, enjoys the experience of living in the village and looks forward to having a single unit.

Carol Kirkwood, Manager, New Horizons, stated the residents deserve the privacy of a single unit.

Robert Reeve, 147 Oakridge, stated the old plan would have impacted the buffer between their home and New Horizons. They are happy with the revised plan but have one more suggestion. He suggested a conservation easement be placed on the portion of wooded property located between the north curb line of the perimeter road and the north property line. He noted that this is similar to easements encumbering some of the residential properties along Oakridge. He submitted a copy of the Oakridge Extension Subdivision Map for the record.

Bruce Truncali, 151 Oakridge, thanked New Horizons for revising the plan and supports the suggestion to place a conservation easement on the portion of wooded property located between the north curb line of the perimeter road and the north property line.

Michelle Hamilton former director of New Horizons spoke in support of the application.

Representatives for the applicant then responded to a number of the questions that arose during the public comment period. Responses included: the applicant has no objection to the staff engineering comments being a condition of approval with the exception of No. 26 (they need clarification from Town Staff regarding the request). Carol Fitzgerald stated no residents will be displaced during the construction process and accommodations will be made for mobility. David Arai reviewed the construction phasing plan. Ms. Watts stated the van loading area will not be moved just improved. She also commented on planting/landscaping plan. Mr. Lamire commented on stormwater/drainage concerns. Attorney Pearson stated they did not agree with the recommendation for a conservation easement submitted by an abutting property owner. She stated the site already has a 100 foot building line deed restriction for the northerly portion of the site, the 100 ft building line restriction applied to most other property lines as well and there is a 200 foot restriction in the southeast / east portion of the property. Adding a conservation easement will restrict their ability to use the area for pathways and garden areas for residents at New Horizons. Attorney Pearson as a compromise then distributed a map showing a reduced Conservation Easement area that the applicant could agree to, should the Commission find it necessary. The map was submitted for the record. The map encumbered the wetlands and watercourses adjacent to the north property line.

Attorney Pearson noted that the application is in compliance with Section 8 of the Regulations.

Assistant Town Planner Rutherford asked the applicant to state for the record that they submitted a request to withdraw the amendment to the wetlands map portion of the application. Attorney Pearson confirmed for the record that the map amendment was withdrawn.

The public hearing was closed at 9:58 p.m. (Statchen/Simpson)

The Commission discussed possible conditions of approval and the request received for the addition of a conservation easement. After a brief discussion the Commission voted to table a decision on the application until the June 20, 2018 meeting. (Wolf/Isner)

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 20, 2018 meeting.

Trumpf, Inc. – 1 & 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, commented he received a letter from Connecticut Water. He also stated he is in agreement with Engineering staff comments and that he will address. Mr. Aston provided additional information regarding the floor of the proposed dumpster enclosure building.

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

VOTED: To approve 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 1 and 3 Johnson Avenue with the following conditions:

1. The application shall address to the satisfaction of the Engineering Division comments in Memorandum dated June 6, 2018;
2. The use of pesticides and fertilizers to maintain landscaped areas shall be minimized;
3. The use of sodium chloride as a deicing agent shall be prohibited and the use of any deicing agent shall be minimized;
4. A schedule for the yearly inspection and maintenance of catch basins and other stormwater structures shall be noted on the site plans;
5. In case of a spill, the Connecticut Water Company shall be immediately notified by calling 800-286-5700;
6. In case of a spill, the Department of Energy and Environmental Protection shall be immediately notified.

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 members reviewed materials submitted and asked for clarification on the scope of the project. Christopher Leadbetter, 4 Bidwell Farm Road,

Canton, responded that the scope of work was different from the application submitted. It was suggested the application be modified.

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

VOTED: To table this matter to the June 20, 2018 meeting.

Metro Realty Group LTD – 55 and 8859 South Road

Modification of prior approval for regulated activity in wetland and within upland review area related to construction of a medical office building at 55 and 8859 South Road. Tom Daly, P.E., Milone & MacBroom, explained the surgical center tenant that will be occupying a portion of the new building requires a backup generator and area for gases used for the operation of their center. Mr. Daly provided site plan details on a 150 sq. ft. area of wetlands proposed to be filled to accommodate these requirements. Peter Shea, Milone & MacBroom, stated the change will not impact the wetland function. The Commission asked for clarification on the generator and fuel proposed to operate the generator.

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

VOTED: To accept the Metro Realty Group LTD application for modification of prior approval for regulated activity in wetland and within upland review area related to construction of a medical office building at 55 and 8859 South Road.

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

VOTED: To make the determination that the Metro Realty Group LTD application for modification of prior approval for regulated activity in wetland and within upland review area related to construction of a medical office building at 55 and 8859 South Road was non-signification in nature and does not require a public hearing.

Calco Construction & Development Co. – 566 Plainville Avenue

Regulated Activity within upland review area for development of 15-lot subdivision at 566 Plainville Avenue. Bryan Panico, Project Engineer, Harry E. Cole & Son, represented the applicant. Mr. Panico presented the site plan; details on the site layout, detention basin, and proposed open space. He stated there will be limited disturbance in the upland review area for clearing and grading. The Commissioners asked for more information/clarification regarding vernal pools, wetland impact, detention basin maintenance etc.

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

VOTED: To accept the Calco Construction & Development Co. application for regulated activity within upland review area for development of 15-lot subdivision at 566 Plainville Avenue.

The Commission will conduct a site walk June 13, 2018.

Big Sky Fitness – 94 Brickyard Road

Regulated Activity within upland review area for parking lot modification and expansion at 94 Brickyard Road; limited wetland impact for drainage improvements. Bryan Panico, Project Engineer, Harry E. Cole & Son, represented the applicant and presented the project. Two tennis courts will be eliminated to add parking to the rear of the site. In addition, other parking lot modifications were proposed. Joe Millett explained how buses currently maneuver on site and the safety concerns he has.

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

VOTED: To accept the Big Sky Fitness application for regulated activity within upland review area for parking lot modification and expansion at 94 Brickyard Road.

The Commission will conduct a site walk June 13, 2018.

PLANNER’S REPORT

No Planner’s Report.

MINUTES

Meeting Minutes

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

VOTED: To approve the minutes of the May 16, 2018 Inland Wetlands Commission meeting.

The meeting adjourned at 11: 08 p.m.

SJM