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TOWN OF FARMINGTON  
INLAND WETLANDS COMMISSION

July 11, 2018

Present were Chairman Hinze, Commissioners Hannon, Simpson, Wolf and Alternate Commissioner St. James, Assistant Town Planner and Clerk. The meeting was called to order at 7:02 p.m. by Chairman Hinze.

**NEW BUSINESS**

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, reviewed site details of the June 20, 2018 presentation. He clarified the proposed subdivision is a cluster subdivision. They continue to work with staff to address comments and have no issue accepting them as a condition of approval. There was a brief discussion regarding the applicant investigating whether or not the existing barn has historic significance. It was noted that the property is not located in either of the Historic Districts.

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

VOTED: To approve the Calco Construction & Development Co. application for regulated activity within upland review area for development of 15-lot subdivision at 566 Plainville Avenue as per plan submitted and on file in the Planning Office with the following conditions:

1. Erosion control measures should be increased to include a silt sock backed by a silt fence in areas adjacent to the wetlands or in areas that flow to the wetlands.
2. The temporary sedimentation basin shall be cleared of all sediment prior to use as the detention basin for the development.
3. Conservation Easements for the rear of Lots 7, 8, 9, 10, 11, and 12 with the installation of Conservation markers, as per plan.
4. Conservation marker should be installed along the entire western perimeter to reduce encroachments into the Open Space, as per plan.
5. Address Engineering Comments dated June 19, 2018 to the satisfaction of Town staff.
6. Long Term Maintenance Plan shall be required for the storm sewer system.
7. Maintenance reports shall be submitted to the Town Planning Department annually by January 31st of each year confirming maintenance activities completed.
8. Implementation of an Integrated Pest Management plan for all proposed lots, owners shall be notified of this requirement.

George & Constance Mason – 20 Mountain Spring Road

Request for modification of approval granted November 2, 2016. Chair Hinze read the request dated July 2, 2018 from William Aston, Buck & Buck LLC. Mr. Aston is seeking remove the requirement to perform the approved work between October 1 and November 15. They are willing to work with staff to ensure conditions are dry enough to conduct the approved work.

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

VOTED: To approve the George & Constance Mason request to remove the condition of approval limiting the time frame work is conducted only between October 1 and November 15 at 20 Mountain Spring Road with the condition that they work with staff regarding a consistently dry time to conduct the approved work.

Michael Hamlin- 1593 Farmington Avenue

Regulated activity within wetlands and watercourse and upland review area for clearing, minor grading, vegetation removal, paving and other site improvements at 1593 Farmington Avenue. Mr. Hamlin introduced the proposed project to make improvements to this site. Phil Barlow, To Design LLC, presented the proposed renovation and overall upgrade to the site. Mr. Barlow reviewed site details; twenty foot sewer easement location, existing gravel parking area and reconstruction of the outdoor dining and bar area. The Commissioners asked for clarification regarding the existing and proposed location of the outdoor dining area including the elevation; the extent of clearing and paving proposed; and clarification of “repair and extend retaining wall”. The Commission also commented on proposed work within the floodway and floodplain. The applicant was asked to consider moving the outdoor dining area further to the east. Mr. Barlow reviewed the plans for clarification and agreed to make some revisions to provide additional clarification prior to a site walk. The Commission asked that no storage of material be located in the floodway and the floodplain.

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

VOTED: To accept the Michael Hamlin application for regulated activity within wetlands and watercourse and upland review area for clearing, minor grading, vegetation removal, paving and other site improvements at 1593 Farmington Avenue.

The Commission agreed to a site walk at 6:30 p.m. July 18, 2018.

**PLANNER’S REPORT**

Brushy Hill Subdivision - Lot 5 Mountain Lane (adjacent to 33 Mountain Lane)

Assistant Town Planner Rutherford asked for feedback from the Commission regarding a call to our office. There is interest in constructing a house at this site and the buyer would like to construct a four-bedroom home. The approvals granted limit the area of grading and clearing and the location of the house for a three-bedroom house. After some discussion the Commission requested they consult with the Farmington Valley Health District and then report back to the Commission for further consideration.

**MINUTES**

Meeting Minutes

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

VOTED: To approve the minutes of the June 20, 2018 meeting.

The meeting adjourned at 7:56 p.m.

*SJM*