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TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

September 19, 2018

Present were Acting Chairman Isner, Commissioners Hannon, Simpson, Wolf and Alternate Commissioner St. James and Assistant Town Planner and Clerk. The meeting was called to order at 7:01 p.m. by Acting Chairman Isner.

NEW BUSINESS

Connecticut Spring and Stamping Corp. – 48 Spring Lane

David Rusczyk, P.E., GZA Geoenvironmental, Inc., was present for additional questions regarding regulated activities related to a Consent Order between the Connecticut Department of Energy and Environmental Protection and CTS&S (owner of the site). The proposed work is consistent with the Consent Order and the Commission asked that they stay in touch with Staff during implementation in the event issues arise.

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

VOTED: To approve the Connecticut Spring and Stamping Corp. application for regulated activity in the upland review area for clearing and trenching to install subsurface piping at 48 Spring Lane as submitted and on file with the Planning Office.

C. Nancy Culos – 92 Woodpond Road

Regulated activity within upland review area to construct an accessory apartment addition at 92 Woodpond Road. Ms. Culos presented revisions to the site plan and the notes listed under the construction sequence portion of the plan. A letter has been received from Farmington Valley Health District approving the septic design. Assistant Town Planner Rutherford was asked if Staff has been able to review the revisions. She noted that the construction access will require a location adjustment to be worked out with Staff, a curb cut permit will be required and the curb and road restored after construction. Roof drain plans are acceptable and the Erosion and Soil control measures have been added to the plan.

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

VOTED: To make the determination that the C. Nancy Culos application for regulated activity within the upland review area to construct an accessory apartment addition at 92 Woodpond Road is non-significant in nature and does not require a public hearing.

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

VOTED: To approve the C. Nancy Culos application for regulated activity within the upland review area to construct an accessory apartment addition at 92 Woodpond Road with the following conditions:

1. Straw wattle/silt sock shall be installed with the silt fence;

2. Erosion control measure must be installed prior to initiating any other work. Erosion control shall be inspected by Town Staff. Owner or contractor shall call to schedule inspection; and
3. The construction entrance driveway location shall be resolved with Staff prior to applying for a curb cut permit.

Town of Plainville – 8403 Johnson Avenue

Regulated activity in a wetland and upland review area for removal of trees at 8403 Johnson Avenue. Scott Colby, Jr., Assistant to the Town Manager, Town of Plainville, received a request from the FAA to submit an application to this Commission on behalf of Connecticut Water to remove trees that have been deemed too tall for night time approach to their airport. Approximately six (6) trees located in Farmington will be cut. The stumps will not be removed. Commissioners asked for details on the method of tree removal and if they anticipate more tree removal within a couple years.

Upon a motion made and seconded (Hannon/St. James) it was unanimously

VOTED: To accept the Town of Plainville application for regulated activity in a wetland and upland review area for removal of trees at 8403 Johnson Avenue.

The Commission determined a site visit was not necessary. Mr. Colby was asked to provide details regarding the tree removal process for the next meeting.

Show-Cause Hearing – 41 Woodruff Road

The homeowner was not present and is away until sometime in November. Assistant Town Planner Rutherford provided an update regarding stabilization of the yard and clarification on the process required for the homeowner to seek approval to do any work in the Conservation Easement area. All applications will be submitted to the Commission. If work within the Conservation Easement area is approved by the Commission then the homeowner will need to seek approval to modify the Conservation Easement from the Town Council. When the homeowner returns he will be before the Commission.

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

VOTED: To table this matter.

PAC Group LLC – 788 Farmington Avenue

Bill Zampaglione, PAC Group, stated he was before the Commission for resolution of their outstanding fine for tree clearing. He is looking for a Temporary Certificate of Occupancy because they are mostly done with the project. The Commission asked if the restoration work had been completed. Mr. Zampaglione responded yes adding that some plantings did not grow as expected. They can replace if the Commission would like. Assistant Town Planner Rutherford provided photos of the channel and plantings; explaining that the ground cover shown on the plan was not irrigated and was mulched over and appears to have not survived. Mr. Zampaglione explained they have since installed irrigation. He said he would appreciate anything the Commission could do for a reduction of the fine. After some discussion it was the consensus of the Commission to conduct a site visit before a final determination of Mr.

Zampaglione's request. Assistant Town Planner Rutherford stated as-built surveys have not been submitted and responses to their enforcement letter have not been submitted. These need to be submitted prior to the Town's consideration of a Temporary Certificate of Occupancy. The Commission will conduct a site visit September 27, 2018 at 6pm.

Show-Cause Hearing – 18 Red Coat Lane

The homeowners have cleared a large portion of their back yard without the benefit of a wetland permit. The Commission conducted a site visit and after review find the work done to be part of the incidental use and enjoyment of a residential property. The area should be stabilized. The area beyond the stones should be left to naturalize. The homeowners have met with a landscaper that will bring in topsoil to level the yard. After a brief discussion it was the consensus of the Commission to not impose fines. Surface roots will be raked out and they would like to remove remaining stumps. The Commission asked the property owners to work with staff on their plan to stabilize the yard. Lastly, the Commission recommended an Integrated Pest Management Plan be put in place. Assistant Town Planner Rutherford will provide this information to the property owners.

Upon a motion made and seconded (Wolf/St. James) it was unanimously

VOTED: To make the determination that no fines shall be imposed.

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

VOTED: To lift the Cease & Desist Order and direct the property owners of 18 Red Coat Lane to work with a landscaper on a stabilization plan and review with Town Staff. The property owners are not required to hire a landscaper and may self-perform the restoration. The property owner shall work to stabilize the yard by the end of the year and restoration is to take place within one-year. Stabilization efforts shall include the installation of erosion control measures such as silt fence and haybales.

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

VOTED: To add Wellington Condos to the agenda.

Wellington Condos

Charles Baumgartner, 66 Wellington Drive, spoke informally with the Commission. He sought advice on what to do about the condition of the pond to the rear of the Wellington Condo Association. After describing his concerns Mr. Baumgartner was told his Homeowner's Association will need to hire a consultant to evaluate and assess the pond and put forth a plan for restoration. An application would then be made to the Commission with a formal plan. The Commission also suggested he reach out to other developments with a pond.

PLANNER'S REPORT

Winding Trails

Winding Trails would like to remove and replace the Apache Pavilion. Assistant Town Planner Rutherford explained it is located next to Walton Pond and is currently 675 sq. ft. The new

pavilion is proposed to be 24' x 40'. After a brief discussion the Commission came to the consensus that it would like a full application to be submitted.

CACIWC

The next CACIWC meeting is Saturday, November 17, 2018. Commissioners interested in attending should contact Assistant Town Planner Rutherford.

Reappointments

Commissioners Hannon and Statchen have been reappointed and have been sworn in for the next term on the Conservation and Inland Wetlands Commission.

MINUTES

Meeting Minutes

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

VOTED: To approve the minutes of the September 5, 2018 meeting.

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

VOTED: To approve the September 12, 2018 Site Walk Notes.

The meeting adjourned at 8:44 p.m.

SJM