

*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

October 3, 2018

Present were Acting Chairman Isner, Commissioners Hannon, Simpson, Statchen, 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.

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

**NEW BUSINESS**

Winding Trails Inc. – 50 Winding Trails Drive

Regulated activity in the upland review area to remove and replace pavilion. Scott Zenke stated the Apache Pavilion will be demolished and replaced with a new pavilion. Photos of the existing and proposed structures were provided for review. Proximity to Walton Pond was discussed and Mr. Zenke noted the elevation of the pavilion area is approximately 40 feet higher than the pond. He added they typically park equipment related to cross country skiing activity under the pavilion during the winter months. Gutters will be installed on the structure and tied into the existing storm water system. Construction will take place during the winter if able otherwise it will take place in the spring before camp season begins. The Commission asked for clarification regarding grading, limit of disturbance and what equipment will be stored under the structure during the winter months. Mr. Zenke provided clarification on grading and the limit of disturbance. Grooming equipment is what they typically store under the pavilion.

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

VOTED: To accept the Winding Trails Inc. application for Regulated Activity in the upland review area to remove and replace the Apache pavilion at 50 Winding Trails Road.

The Commission agreed a site visit was not necessary.

PAC Group LLC – 788 Farmington Avenue

Bill Zampaglione, PAC Group, was present to answer questions the Commission may have as a result of their site visit on September 27, 2018. The Commission asked if responses have been submitted to staff, as requested, addressing all items in the May 5, 2017 Revised Enforcement Order. Mr. Zampaglione said he had printed copies with him of a letter from the landscape architect dated October 1, 2018, but he thought electronic responses were submitted. Assistant Town Planner Rutherford commented she has not received a copy of the letter. Mr. Zampaglione distributed copies to the Commission and staff. The Commission reviewed the letter from the landscape architect. Assistant Town Planner Rutherford reviewed each item in the May 5, 2017 Revised Enforcement Order. Commissioners asked for confirmation that the new replacement plantings proposed in the landscape architects letter will have a better chance of survival do to the recently installed irrigation system on the north embankment. Mr. Zampaglione responded yes. A discussion ensued regarding the outstanding fine. Mr. Zampaglione has asked the Commission to consider a reduction.

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

VOTED: To uphold the following outstanding items from the Revised Enforcement Order dated May 5, 2017:

- Accept recommendations from the Landscape Architect for additional/ replacement plantings and a reduction in the total quantity of tubelings to be installed, as noted in the October 1, 2018 letter from Dian Barnes.
- e. All tree and shrub plant material shall have a 5-year warranty.
- f. Live stakes and live branches (tubelings) shall have a 5-year warranty. A survivability rate of at least 70% of the original planting quantity will satisfy this requirement.
- g. Annual post construction inspections shall be conducted by the applicant's engineer and landscape architect regarding the survivability of the plantings and the stability of the boulder wall and embankment reinforcement.
- h. The applicant shall provide a bond, the type and amount to be approved by staff, to be held for 5 years.
- i. Resolution of engineering comments, issued via email on May 1, 2017 to the satisfaction of the engineering department.

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

VOTED: 5 in favor to 1 opposed (St. James) to reduce the fine amount issued April 9, 2017 from \$20,000.00 to \$10,000.00.

#### Town of Plainville – 8403 Johnson Avenue

Regulated activity in a wetland and upland review area for removal of trees at 8403 Johnson Avenue. Assistant Town Planner Rutherford reviewed an email submitted by Scott Colby Jr., Assistant to the Town Manager which discussed the timing of the proposed work, access options and erosion control methods. Their contractor will utilize construction mats while accessing trees located on the Connecticut Water property. Work will be conducted when the leaves are off the trees and the ground is firm / frozen which will result in less ground disturbance. Also, discussed was having hay bales on location if needed for erosion control. A group of trees in the northern portion of the parcel can be accessed from the Triumph Parking Lot. The contractor will not refuel equipment or vehicles on site. The contractor will use a crane to cut the trees down and the will haul them in a truck off the property. Stumps will be left in place.

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

VOTED: To make the determination that the Town of Plainville application for regulated activity in a wetland and upland review area for removal of trees at 8403 Johnson Avenue (rear of 111 Hyde Road) was non-significant and did not require a public hearing.

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

VOTED: To approve the Town of Plainville application for regulated activity in a wetland and upland review area for removal of trees at 8403 Johnson Avenue (rear of 111 Hyde Road) with the following conditions:

1. Construction mats should be cleaned prior to and after use;

2. The work shall be conducted during the winter months;
3. Stumps shall be left in place.

### **PLANNER'S REPORT**

#### 1593 Farmington Avenue

Assistant Town Planner Rutherford met the property owner at 1593 Farmington Avenue regarding trees to be removed. Approximately twenty trees will be removed in all. Their locations were described to the Commission for their info.

#### Safari Energy – 500 South Road

Assistant Town Planner Rutherford informed the Commission that the Safari Energy Petition to install solar at Westfarms Mall was approved.

#### Election of Officers

The Election of Officers will be placed on the next agenda.

### **MINUTES**

#### Meeting Minutes

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

VOTED: To approve the minutes of the September 19, 2018 meeting.

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

VOTED: To approve the September 27, 2018 Site Walk Notes.

The meeting adjourned at 8:16 p.m.

*SJM*