

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 17, 2018

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

ELECTION OF OFFICERS

Nomination and Election of Chair, Vice-Chair and Secretary.

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

VOTED: To move the Election of Officers to later in the agenda after Other Business.

NEW BUSINESS

Winding Trails Inc. – 50 Winding Trails Drive

Regulated activity in the upland review area to remove and replace pavilion. Scott Zenke reviewed the proposal to replace the Apache Pavilion. There were no additional questions or concerns expressed by the Commissioners.

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

VOTED: To make the determination that 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 was non-significant in nature due to its distance from the wetlands and watercourse and that a public hearing was not required.

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

VOTED: To approve 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.

Mr. Zenke also provided an update on the sand reclamation project previously approved by the Commission.

599 Farmington Avenue LLC and Birdseye Road LLC – 599 Farmington Avenue and 10 Birdseye Road

Application for Regulated Activity within wetlands or watercourse to expand parking lot. Tom Daly, P.E., Milone & MacBroom, oriented the Commission to the site and then described the proposed location of the parking lot expansion. The existing retaining wall will need to be moved and an area of wetland filled for this expansion between 599 Farmington Avenue and 10 Birdseye Road. Geoff Sager, Metro Realty Group, explained the need for additional parking spaces due to the tenant occupancy of the building under construction at 599 Farmington Avenue. Mr. Daly stated in mitigation for filling approximately 4,000 sq. ft. of wetlands they propose to append approximately 10,000 sq. ft. to existing open space adjacent to their Colt

Highway apartments. Megan Raymond, Environmental Scientist, Milone & MacBroom, described the wetlands and watercourse that is the subject of this project. The wetland at the base of the retaining wall is primarily associated with stormwater discharge from local roads and the I-84 connector as reported by Bill Root in 2014. Ms. Raymond talked about the proposed mitigation; including planting at the base of the new retaining wall. General comments for clarification of the project were made by the Commission as well as expressing concerns with filling wetlands. Feasible and prudent alternatives that were explored by the applicant should be presented at the next meeting.

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

VOTED: To accept the 599 Farmington Avenue LLC and 10 Birdseye Road LLC application for Regulated Activity within wetlands or watercourse to expand parking lot at 599 Farmington Avenue and a portion of 10 Birdseye Road.

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

VOTED: To make the determination that the 599 Farmington Avenue LLC and 10 Birdseye Road LLC application for Regulated Activity within wetlands or watercourse to expand parking lot at 599 Farmington Avenue and a portion of 10 Birdseye Road is a significant activity and requires a public hearing. The public hearing will be scheduled for November 7, 2018.

The Commission will conduct a site walk October 28, 2018.

Farmington West Estates Lt. Ptns. – Coyote Court

Regulated activity with the upland review area for development of Phase IV. Kenneth Hrica, Hrica Associates LLC, described the plan for Phase IV known as Coyote Court off Snowberry Lane. It is located on the east side of the wetland corridor/stream. Most of the lots on Coyote Court are located in the upland review area. Six lots will have access on the private road Coyote Court. A seventh lot will have direct access on Snowberry Lane. Mr. Hrica explained the drainage design for this phase of the development and described the plan for a berm behind the homes closest to the stream. There was some discussion regarding maintenance of the lawns and the importance of having a turf management plan.

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

VOTED: To accept the Farmington West Estates Lt. Ptns. application for regulated activity within the upland review area for development of Phase IV.

The Commission will conduct a site walk October 28, 2018.

OTHER BUSINESS

No Other Business.

ELECTION OF OFFICERS

Nomination and Election of Chair, Vice-Chair and Secretary.

Nominations opened with Commissioner St. James nominating Commissioner Statchen for Chair. Next, Commissioner Isner nominated Commissioner Hinze for Chair.

There were no other nominations for Chair.

Assistant Town Planner Rutherford polled the Commissioners for their vote for Chair based on the nominations made:

Commissioners in favor of Electing Commissioner Statchen as Chair; St. James, Statchen, Wolf.

Commissioners in favor of Electing Commissioner Hinze as Chair; Isner, Simpson, Hinze.

Due to a tie the Election of Officers is tabled to the next meeting.

PLANNER'S REPORT

Assistant Town Planner Rutherford recommended the Commissioners consider a compromise if the Election of Officers continues with a tie vote.

MINUTES

Meeting Minutes

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

VOTED: 5 in favor, 1 abstention (Hinze) to approve the minutes of the October 3, 2018 meeting.

The meeting adjourned at 8:26 p.m.

SJM