

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

November 7, 2018

Present were Chairman Hinze, Commissioners Hannon, Isner, St. James, Simpson, Statchen and Wolf and Assistant Town Planner and Clerk. The meeting was called to order at 7:00 p.m.

PUBLIC HEARING

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. The applicant requested the public hearing be postponed to the December 5, 2018 meeting.

NEW BUSINESS

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 located on the east side of the wetland corridor/stream. Mr. Hrica reviewed his previous presentation. The Commission conducted a site walk October 28, 2018 and asked follow-up questions regarding drainage and other site improvements for clarification.

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

VOTED: To make the determination that the Farmington West Estates Lt. Ptns. application for regulated activity within the upland review area for development of Phase IV known as Coyote Court off Snowberry Lane was non-significant in nature and does not require a public hearing.

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

VOTED: To approve the Farmington West Estates Lt. Ptns. application for regulated activity within the upland review area for development of Phase IV known as Coyote Court off Snowberry Lane with the following conditions:

1. Implement an Integrated Pest Management/Lawn Management Plan for all proposed lots, owners shall be notified of this;
2. Address Engineering Comments dated October 31, 2018 to the satisfaction of Town staff;
3. Conservation markers shall be installed along the entire perimeter of the Open Space to reduce encroachments;
4. Instead of hay bales straw wattles shall be used for erosion control; and
5. Clean out invasive species and save trees where possible by removing vines/invasive species that may be choking trees.

SBRA, LLC – 62 Spring Lane

Bryan Balicki, PE, Sage Engineering & Contracting, Inc., described the Raym-Co Inc. plan for an approximate 23,000 sq. ft. addition to their existing building at 62 Spring Lane. The addition and all related work will be outside the 150 foot upland review area. Erosion control measures will be installed at the limits of the upland review area. Mr. Balicki is confident that all work can be contained outside of the 150 ft upland review area. Mr. Balicki reviewed the proposed site and drainage improvement details. The Commissioners asked general clarifying questions regarding the proposed drainage improvements, stormwater and type of erosion control measures proposed. After some discussion the Commission had a couple recommendations but felt the proposed work was a non-regulated activity and does not require a wetland permit.

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

VOTED: To make the determination that the SBRA, LLC project for an approximate 23,000 sq. ft. addition to the existing building at 62 Spring Lane with related site improvements is a non-regulated activity, because all improvements and construction activity will be outside of the 150 ft upland review area.

The Commission recommends a hood be installed for Catch Basin No. 5 in the northerly parking area and that straw wattles be installed with silt fence for erosion control measures along the 150 foot upland review boundary.

John Tice – 53 Woodruff Road

Regulated activity within wetland and upland review area related to addition to house at 53 Woodruff Road. Frank Mancini, homeowner, presented his application to construct a two story garage addition to the rear of his home. A corner of the proposed footprint appears to come up to the wetland boundary line shown on the as-built survey of his property. Mr. Mancini stated that soil removed for the footings/frost wall will be surrounded with silt fence. Assistant Town Planner Rutherford reviewed the as-built showing the location of a conservation easement and watercourse. The aerial map of the property was also presented to show that the proposed addition is within existing lawn area. Mr. Mancini noted that no trees will be removed.

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

VOTED: To accept the John Tice application for regulated activity within wetland and upland review area related to two-story addition to house at 53 Woodruff Road.

The Commission will conduct a site walk Sunday, November 18, 2018.

Show-cause Hearing – 41 Woodruff Road

Mr. Seinyan stated grass seed was planted to stabilize the disturbed area and the silt fence was corrected as requested. Chair Hinze asked what the plans are for the site; specifying the need for detailed plans of work proposed. Mr. Seinyan responded he would like to construct a 16' x 18' deck and 20' x 35' shed with full foundation wall. When asked what would be stored in the shed Mr. Seinyan responded maybe a car or lawn equipment. The Commission instructed Mr. Seinyan to hire a professional landscape architect or other similar professional to create a

restoration plan for a natural vegetated buffer to the stream, restoring the conservation easement area. Commissioners expressed concern with the proposed size of the shed and the construction process doing more damage. Mr. Seinyan was reminded that the Cease & Desist Order remains in effect and that he should be back before the Commission with a restoration plan by January 9, 2019 at the latest. If he is able to have a restoration plan ready for the December 5, 2018 meeting he may come back at that time.

OTHER BUSINESS

No Other Business.

ELECTION OF OFFICERS

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

Nominations opened for Chair with Commissioner Hinze nominating Commissioner Hannon for Chair. The nomination was seconded by Commissioner Statchen.

There were no other nominations for Chair.

Assistant Town Planner Rutherford polled the Commissioners and all Commissioners voted in support of Electing Commissioner Hannon as Chair.

Nominations opened for Vice-Chair with Commissioner Hinze nominating Commissioner Isner for Vice-Chair. The nomination was seconded by Commissioner Hannon.

There were no other nominations for Vice-Chair.

Assistant Town Planner Rutherford polled the Commissioners and all Commissioners voted in support of Electing Commissioner Isner as Vice-Chair.

Nominations opened for Secretary with Commissioner Hinze nominating Commissioner Statchen for Secretary. The nomination was seconded by Commissioner St. James.

There were no other nominations for Secretary.

Assistant Town Planner Rutherford polled the Commissioners and all Commissioners voted in support of Electing Commissioner Statchen as Chair.

2019 Meeting Schedule

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

VOTED: To adopt the 2019 Meeting Schedule as drafted.

PLANNER'S REPORT

275 Talcott Notch Road

Assistant Town Planner Rutherford reviewed details of a recent wetland and conservation easement violation.

MINUTES

Meeting Minutes

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

VOTED: 6 in favor, 1 abstention (Hannon) to approve the minutes of the October 17, 2018 meeting.

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

VOTED: To approve the minutes of the October 28, 2018 Site Walk Notes.

The meeting adjourned at 9:00 p.m.

SJM