

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

January 17, 2018

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

Alternate Commissioner Statchen was appointed to vote on behalf of absent Commissioner Radasci.

NEW BUSINESS

AJ&S II Associates, LLC – 1 & 3 Farmglen Blvd.

Chairman Hinze recused himself from this matter and appointed Vice-Chair Isner Acting Chair for this matter.

Regulated activity within upland review area for construction of additional parking spaces at 1 & 3 Farmglen Blvd. David Whitney, P.E., addressed staff comments and submitted revised plans. Mr. Whitney reviewed the overall project to create an additional 87 parking spaces throughout the site, providing detail regarding stormwater quality. Additionally, Mr. Whitney provided written responses to staff comments. Assistant Town Planner Rutherford stated staff is comfortable placing a condition of approval on an approval that all outstanding comments be addressed. There was some discussion regarding whether or not the conservation easement document for the development had been filed on the Land Records. The applicant was asked to supply a copy of the filed document or at a minimum the Volume and Page numbers. The Commission asked if the vegetation at the dam area was removed. Mr. Whitney responded yes.

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

VOTED: To approve AJ&S II Associates, LLC application within upland review area for construction of additional parking spaces at 1 & 3 Farmglen Blvd. as presented in plan set dated October 12, 2017 with a revision date of December 27, 2017 as on file in the Planning Office, with the following conditions:

1. Address Engineering comments to the satisfaction of Town Staff.
2. Record Conservation Easement, or provide documentation indicating it has already been recorded with the Town Clerk.
3. Per the site walk, the dam has significant vegetative overgrowth. All tree and shrub vegetation on dam shall be removed. Annual maintenance to remove vegetation shall be required.
4. Continued annual maintenance of the catch basin is required, and proof of maintenance shall be submitted to the Town of Farmington Planning Department annually, by January 31st of each year for all activities completed the preceding year.

Town of Farmington – 1 Monteith Drive

Regulated activity within an upland review area related to the project to redo the Town Hall parking lot at 1 Monteith Drive. Matt Walsh, Deputy Director/Assistant Town Engineer, asked that this matter be tabled.

Friar Architecture Inc. – 8864 South Road

Regulated activity within upland review area for construction of new parking lot, subgrade drainage and dumpster enclosure related to development of 8864 South Road. Bob Roach, Friar Architecture Inc., represented the applicant and stated Andy's Kitchen's lease is not being renewed and they would like to construct a new restaurant at this location keeping it relatively close to its current location. The new building will be approximately 3,000 sq. ft. and located on the western side of the lot. The building will be mostly one story with a second story office for the business owner. The parking area has been sized to accommodate seating and staff for the restaurant. Tom Daly, P.E., Milone & MacBroom, stated the owner of Andy's Kitchen would like to construct a standalone restaurant at 8864 South Road. Mr. Daly commented the site is generally flat with a gentle slope to the east and wooded; a sanitary sewer line runs along the western property line and they would be willing to grant an easement over it. The project proposes a subgrade drainage system sized for a one hundred year storm. Mr. Daly provided details on how the stormwater collected will be treated and then discharged to the wetland area. Erosion control measures include silt fence and straw wattles. Megan Raymond, Environmental Scientist, Milone & MacBroom, reviewed the wetland report submitted for the record and stormwater management plan. Per her report a small forested depressed area is located on the eastern side of the site/west of an existing low stone wall. The wetland delineation was based on the presence of poorly drained soils and is marked with four wetland flags. The Commission asked clarifying questions regarding the wetland area, proposed drainage system, dumpster location, proximity of one catch basin to the dumpster, deliveries and grease trap location. The Commission commented that an Integrated Pest Management System would be appropriate for this site. Assistant Town Planner Rutherford recommended that the proposed location of straw wattle be expanded.

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

VOTED: To accept the Friar Architecture Inc. application for regulated activity within upland review area for construction of new parking pot, subgrade drainage and dumpster enclosure related to development of 8864 South Road.

The Commission would like to conduct a site visit prior to the next regularly scheduled meeting. The site walk is scheduled for February 4th at 9am.

PLANNER'S REPORT

Section 5. D. of the Inland Wetland Regulations - Septic Systems

A draft amendment to this regulation was discussed at the January 3, 2018 meeting. The Commission previously reviewed the Town Attorney's recommendation, discussed information obtained by Assistant Town Planner Rutherford from the DEEP and discussed when this portion

of the regulations was added and what the Health Code requirements are regarding septic systems. Commissioner Wolf suggested instead of removing this paragraph as recommended by the Town Attorney and DEEP that a portion of the sentence in this Section be amended to remove words “in conjunction with the repair of an existing septic system” from the last sentence. A discussion ensued. Assistant Town Planner Rutherford commented there are a couple of lots of record on Route 10 that would not be able to meet the current regulation.

Chairman Hinze called for a vote to see who was in favor of proceeding with an amendment for the removal of a portion of the last sentence of the existing paragraph.

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

VOTED: 3 in favor (Amato, Simpson, Wolf) to 4 opposed (Hannon, Isner, Hinze, Statchen) to proceed with an amendment to the regulations to remove a portion of the last sentence (“in conjunction with the repair of an existing septic system”) from Section 5. D. The motion failed.

Next Chairman Hinze called for a vote to see who was in favor of proceeding with an amendment to remove Section 5.D. in its entirety as recommended by the Town Attorney.

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

VOTED: 4 in favor (Hannon, Isner, Hinze, Statchen) to 3 opposed (Amato, Simpson, Wolf) to proceed with an amendment to the regulations to remove Section 5.D. in its entirety as recommended by the Town Attorney. The motion passed. After a brief discussion it was determined that a public hearing for the proposed amendment to the Inland Wetlands Regulations will be schedule to be heard April 4, 2018.

Tree Removal - 1609 Farmington Avenue

Assistant Town Planner Rutherford presented photos of tree removal work conducted at 1609 Farmington Avenue. The property owner was contacted and stated they had worked with an arborist and the trees removed were diseased. Trees removed were six Ash trees, one pine tree and two sugar maples. In addition, there is evidence that knotweed and bittersweet were cut back. The owner currently does not have plans to do any planting. Concern was expressed regarding how the trees were disposed of since the State has specific disposal requirements specifically for the emerald ash borer. Assistant Town Planner just received information regarding the Arborist and would like to speak to that individual to obtain additional information.

Connecticut Water Company

Connecticut Water Company would like to demolish two pump stations. One is located at 100 Knollwood Road is not located in an upland review area. The second, 45 Reservoir Road, is within the upland review area but at the corner of two streets. Proposed work is for an isolated area. It was the consensus of the Commission that an administrative review wetland permit could be handled by staff for 45 Reservoir Road.

Yodkins-Morin Memorial Park

An Eagle Scout project to install an information board at the park is currently scheduled for public hearing with the Unionville Historic District and Properties Commission. Assistant Town Planner Rutherford described the project to the Commission. The Commissioners did not express concern.

MINUTES

Meeting Minutes

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

VOTED: 6 in favor and 1 abstentions (Isner) to approve the January 3, 2018 Meeting Minutes.

The meeting adjourned at 8:52 p.m.

SJM