

TOWN OF FARMINGTON  
INLAND WETLANDS COMMISSION

February 21, 2018

Present were Chairman Hinze, Commissioners Amato, Hannon, Isner, Simpson, 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 Wolf.

**NEW BUSINESS**

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. This matter is 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., submitted revised plans at the meeting addressing some comments from the last meeting. Megan Raymond, Environmental Scientist, Milone & MacBroom, responded to a question regarding whether or not the wetland area had the characteristics of a vernal pool. She clarified that wetland area does not hold water long enough to support a vernal pool system. There was a brief discussion regarding disposing of existing asphalt properly, examining large/specimen trees on the western side of the property and a request that revised calculations be submitted to staff to match the re-sizing of the drainage system.

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

VOTED: To make the determination that the Friar Architecture Inc. application for regulated activity within upland review area for construction of new parking lot, subgrade drainage and dumpster enclosure related to development of 8864 South Road was non-significant in nature and does not require a public hearing.

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

VOTED: To approve the Friar Architecture Inc. application for regulated activity within upland review area for construction of new parking lot, subgrade drainage and dumpster enclosure related to development of 8864 South Road as shown in plans submitted and on file in the Planning Office with a revision date of February 21, 2018 with the following conditions:

- Address Engineering comments dated February 9, 2018 to satisfaction of Engineering Department;
- Dumpster area shall include receptacles for trash and recycling;

- An integrated pest management plan shall be implemented to reduce the introduction of pesticides and fertilizers into the stormwater;
- The storm drainage system shall be maintained in accordance with the Stormwater Maintenance Program detailed on sheet UT of the site plan set, dated January 8, 2018, as modified. Annual inspection and cleaning reports shall be provided to the Town of Farmington annually, by January 31<sup>st</sup> for the preceding year;
- No disturbance beyond the limit of clearing shown on the approved plans is permitted. The silt fence line on the SE-1 plan shall serve as the limit of clearing; and
- Effort should be made to minimize the removal of trees between the rear of the restaurant and the proposed sanitary sewer easement.

#### Juliano's Pool, LLC – 37 Somersby Way

Regulated activity within upland review area for installation of an in-ground pool and fence at 37 Somersby Way. Eric Levesque, Juliano's Pool, LLC, described the request to install a 22' x 36' inground pool proposed to be located in the rear yard approximately ten feet past where the grass has stopped. Assistant Town Planner Rutherford added there are no wetlands on site per the as-built survey on file however; the Town property behind this parcel contains wetlands. Commissioners asked the applicant if trees would be removed, and to clarify the change in elevation in this area. Mr. Levesque stated no trees will be removed and soil from the pool excavation will be used to level the pool area. The pool will have a concrete patio around it, an area of decorative stone around the patio area and then a fence.

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

VOTED: To accept the Juliano's Pool, LLC application within upland review area for installation of an in-ground pool and fence at 37 Somersby Way.

After a brief discussion the Commission made the determination that they would not conduct a site walk at this location.

#### Juliano's Pool, LLC – 6 Wyndham Lane

Regulated activity within the upland review area for the installation of an in-ground pool and fence at 6 Wyndham Lane. The property owner is working with the homeowner's association regarding the proposed location of the pool and requested this matter be tabled at this time.

#### Long Horizon Development – Lots 8679 and 8684 Pond Street

Regulated activity within the upland review area for construction of new single family house on merged lots 8679 and 8684 Pond Street. George Touponse, Long Horizon Development, hired Michael Klein to flag wetlands on his property. He stated he also hired Godfrey, Hoffman & Hodge to survey the property. Mr. Touponse proposes to construct one house on Lot 8 (8679) as a result of the presence of wetlands, to minimize impact to the wetlands. He plans to relocate the swale which he believes is seasonal. Mr. Touponse stated he may merge the two parcels or create a conservation easement. Commissioners asked for clarification regarding how the driveway would be constructed, how the swale would be relocated and had general questions regarding the size of the swale. Assistant Town Planner Rutherford noted that merging the lots

will require the side yard setback to be ten feet but added the applicant could pursue a side yard variance.

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

VOTED: To accept the Long Horizon Development for regulated activity within the upland review area for construction of new single family house on merged lots 8679 and 8684 Pond Street.

The Commission will conduct a site walk March 4, 2018.

Town of Farmington – 15 Hatters Lane

Scott Zenke, Superintendent of Highway and Grounds, stated they need to do maintenance work at 15 Hatters Lane to remove leaves, silt, debris, weeds and brush. Approximately 20 to 25 yards of material need to come out. The Commission reviewed photos of the area and a brief discussion ensued.

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

VOTED: To make the determination that the proposed work at 15 Hatters Lane is necessary and an as of right use per the Inland Wetlands Regulations.

Kemper Architects – 188 Garden Street

Regulated activity within the upland review area for construction of addition to existing home at 188 Garden Street. Jack Kemper presented the proposed 23' x 38' addition to the rear of 188 Garden Street. The addition will be constructed on existing lawn area and overlook the Farmington River. They have hired an engineer to work on the drainage calculations and will have that information and erosion control ready for the next meeting. There was further discussion about the proposed addition. It may be recommended that a rain garden be used but more information regarding drainage will be needed to make that determination.

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

VOTED: To accept the Kemper Architects application for regulated activity within the upland review area for construction of addition to existing home at 188 Garden Street.

After a brief discussion the Commission made the determination that they would not conduct a site walk at this time, pending receipt of the drainage design.

**OLD BUSINESS**

PAC Group LLC – 788 and 790 Farmington Avenue

Bill Zampaglione, PAC Group LLC, provided an update on the status of the site, restoration done to date and asked that the fine be forgiven. Assistant Town Planner Rutherford stated the process of the violation and commented that the Commission could table further discussion or determination on whether or not to alter the fine imposed for this violation to a later date. After

further discussion it was the consensus of the Commission to table further review until the July 11, 2018 meeting.

## **PLANNER'S REPORT**

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

The public hearing will be scheduled for this regulation amendment in April.

#### Lot 8680 Pond Street

The Commission previously discussed proposed tree clearing at this site for a plan submitted to clear not closer to the rear property line than the 25 foot rear yard setback line. The property owner has since submitted a site plan that is contrary to the upland review agent permit. After further review it was the consensus of the Commission that the developer submit an application to the Inland Wetlands Commission.

#### Tree Removal - 1609 Farmington Avenue

Assistant Town Planner Rutherford provided an update; she spoke with the arborist and spoke with the scientist at CAES regarding removal of the trees and the disposition of the ash trees infected with the emerald ash borer. Given the widespread infestation of emerald ash borer there were no restrictions on removing the trees from the property. There is no replanting plan at this time. As noted previously, four sapling elm trees were planted on the Farmington River embankment last year. Three of the four trees are showing strong evidence of survivability. It is recommended that invasive species management continue at a minimum. At the request of the Commission a letter will be sent to the property owner reminding them of permitting requirements with the Inland Wetlands Commission and that continued invasive species management is required for the survivability of the remaining trees.

#### Land Use Training

Reminder that there was a Land Use Training Workshop on February 20, 2018 and a second one is scheduled for February 26, 2018 for those Commissioners that were not able to attend the first workshop.

## **MINUTES**

### Meeting Minutes

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

VOTED: To approve the January 17, 2018 Meeting Minutes.

The meeting adjourned at 8:59 p.m.

*SJM*