

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

July 10, 2019

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

NEW BUSINESS

Winding Trails Inc. – 50 Winding Trails

Application for regulated activity within the upland review area of wetlands for expansion of office and related site improvements located at 50 Winding Trails. Scott Zenke presented the proposed two-story addition to the Winding Trails office building. The first floor space will be used for a dedicated conference/meeting room and the second floor will be used for storage space. Mr. Zenke reviewed the proposed parking lot improvements and erosion control measures detailed on the site plan. The Commission asked for clarification on existing and proposed storm water drainage. The storm water drainage pattern will remain the same as it is today.

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

VOTED: To accept the Winding Trails Inc. application for regulated activity within the upland review area of wetlands for expansion of office and related site improvements at 50 Winding Trails.

The Commissioners agreed that a site visit is not necessary.

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

VOTED: To make the determination the Winding Trails Inc. application for regulated activity within the upland review area of wetlands for expansion of office and related site improvements at 50 Winding Trails is a non-significant activity and does not require a public hearing.

Jason Levesque – Lot 9A1 Main Gate

Application for regulated activity within watercourse and upland review area to construct road with related improvements for four parcels at Lot 9A1 Main Gate. Brian Cunningham, P.E., presented the proposed re-subdivision of this parcel with proposed construction of a formal road to the new parcels. The existing private road is off Main Street and will be formally constructed with a cul-de-sac to service the new homes. Mr. Cunningham provided site details including storm water drainage improvements; site constraints; public utilities to be extended to the new homes; proposed conservation easements on Lots 3 & 4; erosion control. He stated he has addressed concerns/comments of staff to date. The Commission commented on the driveway width and emergency access; sought clarification on storm water drainage, including the installation of the new 30-inch cross-culvert; whether the roadway will remain private; implementing an integrated pest management plan.

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

VOTED: To accept the Jason Levesque application for regulated activity within watercourse and upland review area to construct road with related improvements to four parcels at Lot 9A1 Main Gate.

The Commission would like to conduct a site visit on July 17, 2019.

599 Farmington Avenue LLC -599, 8244, 8245 Farmington Avenue

Regulated activity within upland review area to expand parking lot at 599, 8244, 8245 Farmington Avenue. Tom Daly, P.E., Milone & MacBroom, provided history of development for this site. They have negotiated with the Department of Transportation to purchase the commuter parking lot. With this they are proposing an expansion of the parking lot for the medical office building under construction. The parking area will wrap around the building with the area of the former commuter lot curbed without access to Farmington Avenue. The Commission commented on plantings and maintenance of the drainage system.

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

VOTED: To accept the 599 Farmington Avenue LLC application for regulated activity within upland review area to expand parking lot at 599, 8244, 8245 Farmington Avenue.

The Commissioners agreed that a site visit is not necessary.

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

VOTED: To make the determination the 599 Farmington Avenue LLC application for regulated activity within upland review area to expand parking lot at 599, 8244, 8245 Farmington Avenue is a non-significant activity and does not require a public hearing.

Rock Builders LLC – Lot 10 Peggy Lane

Regulated activity within upland review area to construct new single-family house at Lot 10 Peggy Lane. Attorney Timothy Furey represented the applicant. Lot 10 is the last lot on Peggy Lane and the owner would like to develop the site and construct one single-family house. The site plan also delineated a proposed conservation easement on the eastern portion of the lot. Attorney Furey stated the property owner is willing to add this to the existing adjacent open space area owned by the Town if it does not make the existing lot non-conforming. A new house would need a well and will connect to sanitary sewer. Storm water drainage patterns were discussed; the paved driveway will run toward the road, roof leaders will run to the rear of the house. There were comments regarding grading and the proximity to the wetland boundary. Mr. Rock will get back to the Commission regarding the settling pit.

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

VOTED: to accept the Rock Builders LLC application for regulated activity within upland review area to construct new single-family house at Lot 10 Peggy Lane.

The Commission would like to conduct a site visit on July 17, 2019.

PLANNER'S REPORT

41 Woodruff Road

Status Update: Restoration progressing slowly. Staff will continue to monitor.

275 Talcott Notch Road

Status Update: Restoration progressing well. Staff will continue to monitor.

Metacomet Trail

Assistant Town Planner Rutherford received a call from a steward of the Metacomet Trail about using millings with 2 x 4's set in place for steps for a sloped area of the trail for safety.

Miss Porter's – 44 Mill Lane

Update: Regarding the project to remove insulation; the underside insulation removal is complete. They are proceeding with phase two of the project to reinforce the flooring.

40 Garden Gate

Erosion control is in place and preparation of the approved project.

Johnson Avenue

Met at the site with Scott Zenke and the project will likely start late July/early August.

MINUTES

Meeting Minutes

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

VOTED: To approve the June 19, 2019 Inland Wetlands meeting minutes.

The meeting adjourned at 8:40 p.m.

SJM