

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

November 4, 2020

Present for the online web conference was Acting Chair Isner, Commissioners Fox, Simpson, Statchen, Tulin, Wolf and Alternate Commissioner Berlandy. The Interim Town Planner and Clerk were also present. The meeting was called to order at 7:00 p.m.

Present in the Development Conference Room were Interim Town Planner Rutherford and Clerk, all others were present online.

Alternate Commissioner Berlandy was appointed to vote on behalf of Commissioner Hannon.

NEW BUSINESS

402 Farmington Ave LLC – Lots 40 & 40B1 Farmington Avenue

Regulated activity within upland review area consisting of proposed driveway, parking lot, garage building, associated grading/clearing and stormwater management basins associated with multifamily development. Tom Daly, P.E., with Milone & MacBroom, presented the site plan; describing the two parcels off Quarry Road. The development site is located within the northern third of the property. The far northwestern corner of the site is the highest portion of the site and slopes from west to east. The Quarry Road, including culverts and utilities have already been extended into the site. Mr. Daly reviewed the development site plan and the location of the wetland limit and upland review limits. West of the gas line easement is the proposed multifamily development, the majority of which is outside the upland review area but a portion of proposed Garage F, parking spaces and stormwater basins and related site work is within the upland review area. Megan Raymond, Wetland Scientist, Milone & MacBroom, reviewed details of the November 2, 2020 wetland delineation and impact assessment using Figure 2 of the assessment to orient the Commission to the wetlands and vernal pool on site. The development has been designed to avoid direct wetland and vernal pool impact. Mr. Daly provided additional information on how stormwater will be handled and directed on site.

Commissioners asked for clarification regarding overland runoff drainage patterns; drainage plan details; if the garage in the upland review area location can be adjusted out of the upland area; and concurred a site walk will be helpful. Mr. Daly responded by reviewing the site plan details and stated they will take a look at the garage location.

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

VOTED: To accept the 402 Farmington Ave LLC application for regulated activity within upland review area consisting of proposed driveway, parking lot, garage building, associated grading/clearing and stormwater management basins associated with multifamily development at Lots 40 & 40B1 Farmington Avenue.

The Commission will conduct a site walk November 8, 2020 at 8:30am.

Danny Mancini – Lot 6B Pheasant Hill Road

Regulated activity within wetland and upland review area to construct new house, driveway and septic system with associated grading at Lot 6B Pheasant Hill Road. Ron Wolff, Wolff

Engineering, commented on the site walk, and presented an alternate house location. The alternate location requires a variance for the encroachment into the required front yard. Moving the house forward will reduce some tree clearing and impact within the upland review area to the vernal pool but will increase the direct impact to the isolated wetland at the front of the home near the garage. The Commissioners suggested expanding the conservation easement closer to the limit of clearing on the south side of the house for additional protection of the vernal pool; recommended sending a letter of support for the new location to the Zoning Board of Appeals; and discussed ways to discourage encroachment in the conservation easement area. It was recommended placing boulders approximately ten feet apart in addition to medallions on posts along the limit of the easement area. In response to the type of heating proposed for the house, Mr. Wolff responded they will use propane. The underground tank will be installed near the shed shown on the site plan.

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

VOTED: To make the determination the Danny Mancini application for regulated activity within wetland and upland review area to construct new house, driveway and septic system with associated grading at Lot 6B Pheasant Hill Road is non-significant and does not require a public hearing.

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

VOTED: To approve the Danny Mancini application for regulated activity within wetland and upland review area to construct new house, driveway and septic system with associated grading at Lot 6B Pheasant Hill Road (adjacent to 14 Pheasant Hill Road) as presented and on file in the Planning Office with the following conditions:

- a. Conservation easement shall be delineated with 4 x4 posts which shall be installed by the owner. Easement markers provided by the town shall be placed on the post. Additionally, boulders shall be placed along the easement edge to prevent encroachment. The Conservation Easement document shall be recorded on the Town of Farmington Land Records prior to the issuance of a Building Permit.
- b. The owner is to implement an integrated pest management plan for landscaping maintenance.
- c. The type of perimeter erosion control shall be as designated in the wetland / vernal pool documents and shall be identified on the site plan. Haybale berms shall be used along the top of slope. To minimize runoff and erosion during construction.
- d. Erosion control shall be reviewed and inspected by the engineer or soil scientist every two weeks or after storm events greater than ½ inch of rain. Reports shall be provided to the town and contractor. Contractor shall be obligated to immediately implement all recommended improvements to the erosion control.
- e. Implement all recommendations regarding the vernal pool; maximize the conservation easement area in the area around the vernal pool.
- f. The approval is valid for the original plan and for the modified plan with the house moved forward as presented to the Commission. If the modified plan is approved by the Zoning Board of Appeals, there is no need for the applicant to return to the Inland Wetlands Commission.

A letter of support of the alternate house location shall be provided to the Zoning Board of Appeals.

Show-Cause Hearing – 15 Pond Street

Cease and Desist Order for conduct of regulated activity without a permit for property located at 15 Pond Street. Interim Town Planner Rutherford stated the Cease and Desist Order was modified to allow stabilization activities and photos of the work were shared with the Commission.

Show-Cause Hearing – 1179 Farmington Avenue

Cease and Desist Order for conduct of regulated activity without a permit for property located at 1179 Farmington Avenue. Interim Town Planner Rutherford made sure everyone received the letter from Ed Pawlak and commented he will be participating in the December 2, 2020 meeting to discuss with the Commission.

The Commission will conduct a site walk with Mr. Pawlak November 15, 2020 at 8:30am.

PLANNER'S REPORT

Midpoint Development District

Interim Town Planner Rutherford informed the Commission an application for the Midpoint Development District zone change, master plan and special permit had been submitted and will proceed as prescribed in the regulations. If approved, the proposal will proceed to the site plan review/approval process and go before the Inland Wetlands Commission at that time.

MINUTES

Meeting Minutes

October 21, 2020 Meeting Minutes

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

VOTED: To approve the October 21, 2020 Inland Wetlands meeting minutes.

November 1, 2020 Site Walk Notes

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

VOTED: To approve the November 1, 2020 Site Walk Notes.

The meeting adjourned at 8:37 p.m.

SJM