

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION
MEETING

May 5, 2021

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

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

NEW BUSINESS

Andre Rainville – 16 Mountain Spring Road and 8154 Coppermine Road

Mr. Rainville presented the details of his Eagle Scout Project proposing to construct one bog bridge over a wet and muddy area at the Mountain Spring Nature Trail and one bog bridge over a frequently flooded area of Bushley Farm. Each bog bridge will be 48 feet long. Mr. Rainville plans to begin work in May and has a June/July completion date. Details of the bridge construction were presented. The Commissioners commented the project was well thought out and had no major concerns.

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

VOTED: To make the determination Andre Rainville's Eagle Scout project to install a bog bridge on the Mountain Spring Nature Trail and the Bushley Farm is a non-regulated activity per Section 4.B. of the Inland Wetland Regulations.

Randy Vanvoorhies – 10 St. Andrews

Application to construct a detached garage in the upland review area to a watercourse. This application has been withdrawn.

Newport Realty Group LLC – 8677 Plainville Avenue

Application for regulated activity within wetlands and upland review area for sanitary sewer extension within wetlands, grading and clearing within upland review area related to the construction of an active adult community. Andy Quirk, P.E., Kratzert Jones, responded to comments and questions resulting from the site walk about the detention basin and the outlet to the basin. Mr. Quirk commented on observations made of the existing pedestrian crossing / stone bridge through the wetland and discussed installing a twelve-inch HDPE pipe under the crossing. Regarding fallen trees and brush, they will make sure to either remove from the site or move so stormwater flow is not obstructed. He stated they have tried to address Engineering and Planning Staff comments and the balance of the comments are zoning related. Mr. Quirk reviewed this application is for the 22 sq. ft. of direct wetland impact for the sanitary sewer extension and a total of 0.7 acres upland review area disturbance. The specific areas were shown in color during the presentation for clarification. The approximate 7.2 acres of open space is proposed in Farmington protecting all wetlands on site. The Commission also asked for

confirmation the applicant will leave as many trees in place as possible. Mr. Quirk reviewed the plans to show the clearing limits and the development limits. There was some discussion about further protecting the wetlands by placing a conservation easement over the open space area. The Commission asked for clarification on the elevation/depth of the sewer line and storm water extension behind Laurel Lane. Mr. Quirk explained the plan and property line limitations. Commissioners asked staff if there were any concerns with outstanding staff comments being addressed. Staff needs a little more information but generally does not foresee an issue. Erosion control measures preferred are silt fence and silt sock. Mr. Quirk stated they do not see any comments they cannot address and will continue to work with staff. The Commission asked how long the trench will be open for extension of the pipe. Mr. Quirk responded three to four days. The work will be done during a dry time. The Commission asked if a forester will be hired, and an inventory done as part of this project. David Lord responded yes.

It was acknowledged for the record and announced that comments being submitted through chat were not recorded as part of this meeting. This matter is not a public hearing. The Commission is working as charged in the Wetland Regulations. Commissioners then discussed making a determination of significance.

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

VOTED: 5 in favor to 1 opposed (Statchen) to make the determination the Newport Realty Group LLC application for regulated activity within wetlands and upland review area for sanitary sewer extension within wetlands, grading and clearing within upland review area related to the construction of an active adult community at 8677 Plainville Avenue (Map 147 Lot 11) adjacent to 901 Plainville Avenue was regulated but not a significant wetland impact activity and does not require a public hearing.

The Commission will consider making a decision on the application at the May 19, 2021 meeting.

Ten One Ten LLC – 281 Farmington Avenue

Application for regulated activity within upland review area to remove existing pavement, install storm pipe, repave storm trench and remove landscape area and construct paver patio, steps and seat wall. Jim Cassidy, Hallisey, Pearson & Cassidy, represented the applicant and presented the existing site survey. The applicant proposes to remove six parking spaces and create an outdoor paver patio/seating area and seat wall/retaining wall. Mr. Cassidy described details of the patio and drainage improvements related to the project. The site plan delineated the wetland and upland review limit; a small corner of the patio and steps/walkway to the parking area are within the upland review area. The Commission asked clarifying questions about stormwater flow and about the staff comment suggesting the use of impervious pavers. Mr. Cassidy used the site plan to clarify drainage questions and regarding the pavers prefer not to use pervious pavers for maintenance purposes. Soils will not accommodate infiltration per Mr. Cassidy.

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

VOTED: To accept the Ten One Ten LLC application for regulated activity within upland review area to remove existing pavement, install storm pipe, repave storm trench and remove landscape area and construct paver patio, steps and seat wall at 281 Farmington Avenue.

It was the consensus of the Commissioners not to conduct a site walk.

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

VOTED: To make the determination the Ten One Ten LLC application for regulated activity within upland review area to remove existing pavement, install storm pipe, repave storm trench and remove landscape area and construct paver patio, steps and seat wall at 281 Farmington Avenue is not significant in nature and does not require a public hearing.

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. Assistant Town Planner Rutherford commented on the receipt of correspondence from George Logan dated April 29, 2021 and correspondence from Ed Pawlak dated May 3, 2021. Attorney Galske summarized they had a productive site meeting last week and discussed observations made at the meeting. Mr. Pawlak reviewed his May 3, 2021 review letter. Attorney Galske stated the composition of the work road will remain dirt and when the work is complete it will be seeded. The Commission commented they agreed the Eastern Toad breeding area be maintained until breeding pools are established in the wetland creation areas. The upland review area should be demarcated on the plan set. There was some discussion on the disposal of bagged invasive species; making sure they are disposed of properly. The Commission suggested incorporating the remaining items in the May 3, 2021 letter from Ed Pawlak as conditions of approval and that they work with staff and follow directives to implement the plan.

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

VOTED: To accept the Plant 17 Restoration Plan dated April 1, 2021, revised April 15, 2021, April 26, 2021 and April 30, 2021 by REMA Ecological Services with the following conditions:

1. Staff is directed to lift the Cease & Desist, with conditions for implementing the restoration plan
2. Restoration Plan shall incorporate the May 3, 2021 letter from Ed Pawlak
3. No fill shall be placed in Wetland B or the eastern or western ponding areas
4. The owner shall provide status report at each meeting or at a minimum, monthly
5. Staff will continue to be involved in monitoring the Plan implementation.
6. While the mitigation area is being constructed (at two points) staff would like Ed Pawlak on site to ensure they are being constructed as planned.

PLANNER'S REPORT

402 Farmington Ave LLC

Staff has received a copy of an appeal filed regarding the Inland Wetlands Commission decision of this project. Updates will be provided as they become available.

MINUTES

Meeting Minutes

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

VOTED: To approve the April 21, 2021 Inland Wetlands meeting minutes and May 1, 2021 site walk notes.

The meeting adjourned at 8:58 p.m.

SJM

DRAFT