

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION
MEETING MINUTES

June 1, 2022

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

Present in the Development Conference Room were Sr. Assistant Town Planner Cyr and Clerk Michaud. All others were present online.

Alternate Commissioner Canto was appointed to vote in place of absent Commissioner Berlandy.

NEW BUSINESS

CPD Properties – 342 Colt Highway LLC

Regulated activity within upland review area for development of site (fuel station with convenience store, bank and office building). Chair Hannon noted the revised plans were submitted without enough time for staff to complete their review and that he would not be comfortable rendering a decision until staff has more time to complete their review. Chris Tymula, PE, Sr. Project Manager at GPI / Greenman-Pedersen, Inc., presented revisions to the plan since the April 20, 2022 presentation in response to notes from the site walk which was conducted April 30, 2022 and staff comments dated May 3, 2022. The retaining wall at the proposed office building was moved to provide adequate area alongside the proposed dumpster enclosure and for a gated maintenance access to the bioretention area. The outfall south of the proposed bank parking area was rotated and a level spreader was added. A straw wattle and silt fence note was added to the plans. A note for the installation of 'No Dumping' signs fifty feet on center alongside Cheryl Drive was added to the site plans. Existing trash, debris and clippings will be removed along Cheryl Drive. All other staff comments were technical in nature and will be addressed as part of their Zone Change/Site Plan Application with the Town Plan and Zoning Commission. The Commission asked for clarification on the sanitary sewer line, the need for two bioretention areas and where will the roof drains be directed. Mr. Tymula used the proposed plans to review the drainage details. It was suggested the applicant be aware of the potential for erosion at the level spreaders. The Commission sought confirmation on a maintenance plan for the underground detention system and the bioretention areas. Regarding the remaining comments, staff will work with Mr. Tymula to address any outstanding comments. The Commissioners commented the applicant did a good job addressing notes and comments, and all concerns identified have been addressed. After a brief discussion it was the consensus of the Commission to table a decision until the June 15, 2022 meeting.

Honeyman Builders LLC – 17 Burlington Road

Regulated activity within upland review area to construct single-family home. David Whitney, P.E., provided a review of his last presentation and an update on revisions to the proposed subdivision and construction of a new single-family house. Revisions highlighted include shortening the roof leader pipe so that it is now approximately 50 feet away from the wetlands. The limit of a conservation easement runs between ten to twenty feet off the wetlands boundary. Erosion & sedimentation control notes were added to the plan along with providing a second row of straw wattle with the silt fence. The anti-tracking pad was increased from 25' to 50'. Sr. Assistant Town Planner Cyr commented if this application is approved the next step is for the applicant to

seek approval from the Town Plan & Zoning Commission. The Commissioners asked general clarifying questions and Mr. Whitney responded using the site plan for clarification. Site grading is relatively flat, the house is designed to be above the high ground water table, the homeowner will have access to the Conservation Easement area to conduct maintenance on the foundation drain outlet, and to provide a temporary sedimentation area in case dewatering is required for construction of the foundation and home. Commissioner Canto stated on the record he reviewed all the application material.

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

VOTED: To approve the Honeyman Builders LLC application for regulated activity within upland review area to construct single-family home at 17 Burlington Road as presented and on file in the Planning Office with the following conditions:

1. The conservation easement document will contain language permitting the property owner to conduct maintenance on the foundation drain outlet; and
2. Address Engineering comments to the satisfaction of staff.

Inspired by Opportunity LLC – 331 South Road

Regulated activity within upland review area for site improvements associated with reconfiguration of site. Chris Gagnon, PE, BL Companies, presented the existing site conditions and the proposed plan. The plan is to demolish the existing building and construct a new modern restaurant with a drive thru. The building and entrance drive will be located in the Town of West Hartford and the proposed exit drive and parking area will be located in the Town of Farmington. Mr. Gagnon provided details on site circulation and the reconfiguration proposing an enter only driveway into the site from West Hartford and exit only out of the site in Farmington. The site plan included the upland review limits where a small amount of work is proposed along with the reduction of impervious parking area. The dumpster area will be relocated out of the upland review area. Drainage details were presented, and they propose to utilize the existing storm drainage system with modifications to the outlet. A hydrodynamic separator will be added to the end of the system, and a new outlet pipe and rip rap apron installed. The overall flow to this point will be reduced with the reduction of impervious surfaces, as such there is no need for any retention or detention. The site currently operates with a septic system, and they would like to abandon that system and tie into the sanitary sewer system. This will require extending the sanitary sewer main from the intersection of South Road and Woodruff Road, along the roadway, to the site. Traffic signal equipment located at the new exit drive will be relocated. The Commissioners asked for clarification of the location of the existing septic system and how it would be abandoned if the addition of silt fence should be added along South Road for the extension of the sanitary sewer line. There was a brief discussion and Sr. Assistant Town Planner Cyr commented they will also need to protect the catch basin in South Road during the installation of the sanitary sewer. The Commission also asked if there was a stormwater management plan. Mr. Gagnon responded the plan is part of the stormwater report.

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

VOTED: To accept the Inspired by Opportunity LLC application for regulated activity within upland review area for site improvements associated with reconfiguration of site at 331 South Road.

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

VOTED: To make the determination the Inspired by Opportunity LLC application for regulated activity within upland review area for site improvements associated with reconfiguration of site at 331 South Road is a non-significant regulated activity and does not require a public hearing.

No site walk is needed.

OLD BUSINESS

Carrier Group Inc. – Lots 8517 & 8518 Morea Road

Regulated activity within upland review area associated with proposed 25-lot cluster subdivision. The public hearing was closed May 18, 2022. Sr. Assistant Town Planner Cyr stated staff has received inquiries from the public regarding the need for a third-party review and holding another public hearing. The Town Attorney has provided his opinion and confirmed that because the Commission closed the public hearing, no new information can be received, no additional public hearing with this Commission can be held, and a third-party review cannot be performed. The Commission has thirty-five (35) days to render a decision. The Chair polled the membership for their level of readiness to vote on this application. It was the consensus of the membership to table moving forward with a decision until the next meeting to allow additional time to review the application materials. The Commissioners are encouraged to reach out to staff if they need clarification on the materials.

PLANNER'S REPORT

Zeytoonjian v. Town of Farmington Inland Wetlands Commission

A decision was rendered in the above referenced appeal of the Commission's decision of the 402 Farmington Ave LLC application. Town Planner Rutherford provided an update to the Commission.

Plant 17 – 1179 Farmington Avenue

George Logan will provide an update to the Commission on his visits to the site for the next meeting.

Bridgehampton Crossing Subdivision

Discuss removal of water quality basins in road cul-de-sacs. Sr. Assistant Town Planner Cyr stated the developer is working on the final phase and concerns have been raised with three cul-de-sac water quality basins. Photos showed basin areas in the center of the cul-de-sac. The extensive drainage system was reviewed with the Commissioners. Staff tends to agree with the request to remove the water quality basins at Bridgehampton Crossing, Dunstable Close and Newcastle Place cul-de-sacs. He asked the Commission for feedback. After a brief discussion it was the consensus of the membership to remove the water quality basins as presented.

Inland Wetlands Training

Sr. Assistant Town Planner Cyr asked Commissioners that have not yet completed the DEEP wetlands training course to please do so and send him their certificate for our records.

MINUTES

Meeting Minutes

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

VOTED: To approve the May 18, 2022 Inland Wetlands meeting minutes.

The meeting adjourned at 9:30 p.m.

SJM