

*Minutes are considered "Draft" until approved by the Commission. Please contact the Planning and Zoning Office for a copy of final minutes.*

TOWN OF FARMINGTON  
INLAND WETLANDS COMMISSION

July 22, 2015

Present were Chairman Hinze, Commissioners Hannon, Isner, Quigley, Radacsi and Alternate Commissioner Wolf and Assistant Town Planner and Clerk. The meeting was called to order at 7:01 p.m.

Alternate Commissioner Wolf was appointed to vote on behalf of Commissioner Amato.

**NEW BUSINESS**

**The Berkshire Design Group Inc. – 44 Mill Lane**

Rachel Loeffler, Berkshire Design Group, read through her responses to comments dated July 22, 2015. Areas of clarification included Part A, No. 4 regarding mussels. It was noted the reference to zebra mussels was a type-o and should be changed to freshwater mussels. Snow storage area in the lower parking lot was shown on the site plan by Ms. Loeffler. The location of two outfall structures on the site were clarified on the site plan and it was noted that they are heavily vegetated and show no signs of erosion. An existing catch basin in the upper parking area has been changed to a hooded catch basin. Chris Chamberland, Berkshire Design Group, clarified how storm water on the site is handled. Later it was questioned why the catch basin in the upper parking area cannot be connected to the proposed storm water system to treat storm water prior to reaching the Farmington River. Mr. Chamberland said the smallest stormceptor available could be installed in place of the hooded catch basin if the Commission preferred.

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

VOTED: To approve the regulated activity within upland review area regarding site improvements at 44 Mill Lane with the following conditions:

1. The Applicant shall revise the plans to address Engineering staff comments per memo entitled "Plan Review (Z1533) 44 Mill Lane/Miss Porter's Proposed Site Improvements - Review" dated July 22, 2015 prior to receiving building permit; and
2. The proposed hooded catch basin in the upper parking lot shall be changed to a stormceptor unit as presented and described by Christopher Chamberland with Berkshire Design Group on July 22, 2015.

**Tilcon, Inc. – Lots 8801 & 8802 Settlement Road**

Jurisdictional ruling for forestry operation in wetlands and upland review area. Assistant Planner Dolphin reviewed the matter she presented at the last meeting and stated she is seeking a formal vote of a jurisdictional ruling for the proposed forestry operation. The

Commissioners reviewed a letter and map from Don Lawrence explaining the plan and showing the areas to be selectively harvested.

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

VOTED: The proposed selective timber harvest at 8801 and 8808 Settlement Road as presented in a letter from Dan Lawrence, Peter Marlowe Forest Products and map created by Dan Lawrence dated 2015 as an acceptable activity as of right with the following conditions:

1. Any ruts created by the operation shall be repaired; and
2. If any temporary "bridging" is done with materials brought in from off-site, they will be properly sanitized before use on this property to prevent potential spread of invasive species.

### **OTHER BUSINESS**

#### **Lot 23 Pine Drive**

Assistant Planner Dolphin handed out a letter from Bartlett Tree Experts regarding Lot 23 Pine Drive dated June 11, 2015 noting this is a preview of a possible application for a future agenda. This construction of a new house was approved July 24, 2014 which included a landscape plan showing the preservation of many trees. The current owner of the property had the trees evaluated by an arborist who determined that seven trees will not survive the construction process of the new house. Assistant Planner Dolphin explained that the Commission could determine that they would like to go out to the site before considering the modification at a future meeting, or they could vote to add the modification to the current agenda and then vote to approve or deny the request. Assistant Planner Dolphin added that the owner had talked with Michael Klein and he did not believe the modification would impact the protection of the wetlands and he is willing to provide a revised letter following review of the proposed revised plan.

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

VOTED: To add Lot 23 Pine Drive to the agenda.

The Commissioners reviewed the letter from Rick Daniels, Licensed Arborist dated June 11, 2015. Joe Salvatore, property owner, commented on root systems and how the work associated with construction of the new house will damage them.

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

VOTED: To approve the request for modification of prior approval as presented with the following conditions:

1. The proposal shall be reviewed and reported on by Michael Klein, Environmental Planning Services, prior to initiation of any work,

2. Area of Conservation Easement encompassing the final rear landscape plan shall be established using Town model easement modified to allow for future storm water system maintenance; and
3. Large tree on property line shall be cut and the stump shall be ground to below grade level without removal.

In making their decision, Commissioners noted the importance of having a report from a Licensed Arborist to support the proposed modification.

#### CT Forest & Parks

Assistant Planner Dolphin handed out information regarding a jurisdictional ruling regarding Metacomet Trail, Trail Hardening Proposal. The project proposes improvements of a wet section of the trail. Improvements include bog bridging, tread armoring and wooden bridges. After some discussion the Commission said they would like to look into this proposal further. This matter will be placed on the September 2, 2015 agenda.

#### Wetlands Training

Commissioner Isner received the voucher for wetlands training and was reminded that per Town Ordinance he must complete the DEEP wetlands training this year.

#### **PLANNER'S REPORT**

Assistant Planner Dolphin said she will miss working with the Commission and thanked them for all their work.

#### **MINUTES**

##### July 8, 2015 Minutes

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

VOTED: To approve the minutes of the July 8, 2015 meeting.

The meeting adjourned at 8:16 p.m.

SJM