

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION
MEETING MINUTES

April 3, 2024

Present for the online web conference were Chair Statchen, Commissioners Berlandy, Fox, Isner, Kelsey (7:02pm), Simons, Simpson and Alternate Commissioner Santos. 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 was Senior Assistant Town Planner Cyr. All others were present online.

NEW BUSINESS

Town of Farmington –14 Westwoods Drive

Regulated activity within upland review area to pave and expand existing parking lot as part of the construction of the new recreational facilities on site. Dylan Reilly, Civil Engineer, reviewed his presentation from the March 20, 2024 meeting. The parking lot expansion is part of an overall project to construct pickle ball courts, splash pad and building for restrooms/maintenance equipment. Mr. Reilly explained stone trenches will be added along the north and west of the parking area and additionally the swale used by the existing outlet will be redefined. Commissioners asked for clarification regarding the upland review limit and the overall scope of the project.

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

VOTED: To approve the Town of Farmington application for regulated activity within upland review area to pave and expand existing parking lot as part of the construction of the new recreational facilities on site located at 14 Westwoods Drive as presented and on file in the Planning Office.

Andrew Tabol – Lot 8723 Red Oak Hill Road (Memorial Forest)

Regulated activity within upland review area to build and install an information kiosk at the memorial site in Farmington Memorial Forest. Mr. Tabol (Boy Scout Troop 170) presented his Eagle Scout Project proposal, Lt. Vincent H. Core WW 2 Plane Crash Memorial. He started with background information of him working with Trustees of the Farmington Memorial Forest and his Troop on this project. There is currently a memorial at the site that includes a stone monument, small rock wall around the perimeter, a flagpole, and a bench. As part of his father's Eagle Project in 1987, he installed the granite stone monument and other sitework. Mr. Tabol would like to continue to enhance the WWII plane crash site. After communications with a Memorial Forest Trustee, he suggested building a kiosk at the site to provide history about the plane crash site so that visitors could learn more about the pilot and what happened. Mr. Tabol continued to explain his activities may include cleaning the monument stones, clearing excess vegetation and moving stones back onto the rock wall. The information kiosk will likely be constructed in a similar manner as another kiosk located in the forest. The kiosk will include information about the pilot and what happened at the site. Photos of the memorial site were provided for clarification. Mr. Tabol also plans to replace the American flag at the site. The

Commission expressed support of the proposed project and after brief comments agreed the project as presented was a non-regulated activity.

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

VOTED: To make the determination the Andrew Tabol Eagle Scout Project to build and install an information kiosk at the memorial site in Farmington Memorial Forest, Lot 8723 Red Oak Hill Road (Memorial Forest) is a non-regulated activity in accordance with Section 4.B.2 of the Inland Wetlands Regulations.

Russell Speeder's Car Wash of CT LLC – 4 Wannowmassa Lane

Regulated activity within upland review area for site improvements to existing car wash operation. Thomas Nales presented the plan to make improvements to the existing car wash at 4 Wannowmassa Lane. The project improvements include building façade upgrades, new pavement, new vacuum/parking spaces and landscaping improvements. Phil Henry, Civil Design Group, LLC, in his Stormwater Management Report stated the proposed stormwater improvements include reducing impervious area and installing hoods within the onsite catch basins to promote treatment and control of stormwater runoff. Post-development peak runoff rates are proposed to be attenuated for the 2, 10, 25 and 100-year storm events. The existing stormwater collection system has sufficient pipe capacity to convey runoff for larger storm events. Overall, the minor improvements to the existing drainage system will not have an adverse effect on downstream drainage infrastructure. Commissioners asked how the car wash soapy water is treated. Senior Assistant Town Planner Cyr provided information on the existing system. Mr. Henry stated they are open to additional water treatment measures if the Commission prefers more than what they are proposing. Senior Assistant Town Planner Cyr commented that the plans are still being reviewed by staff and that more comments will be forthcoming. There was general discussion about the age of existing pavement and original construction.

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

VOTED: To accept the Russell Speeder's Car Wash of Connecticut, LLC application for regulated activity within upland review area to pave and expand existing parking lot as part of the construction of the new recreational facilities on site located at 4 Wannowmassa Lane.

After a brief discussion it was the consensus of the Commission that no site visit will be needed.

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

VOTED: To make the determination the Russell Speeder's Car Wash of Connecticut, LLC application for regulated activity within upland review area to pave and expand existing parking lot as part of the construction of the new recreational facilities on site located at 4 Wannowmassa Lane is a regulated non-significant activity and does not require a public hearing.

Russell Speeder's Car Wash of CT LLC – 362 Scott Swamp Road

Regulated activity within upland review area for site improvements to existing car wash operation. Mr. Nales stated the improvements to this site are the same scope of work as the 4

Wannowmassa Lane site improvements and showed the upland review limit in the northeast corner of the site. Mr. Henry commented on the drainage system and that it drains into leaching catch basins. Senior Assistant Town Planner Cyr expanded on the dry wells and how the overall drainage connects to the state drainage system. The Commission asked if the applicant would add riprap to the discharge point, the flared end section toward the wetlands. Mr. Henry responded they can add riprap.

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

VOTED: To accept the Russell Speeder's Car Wash of Connecticut, LLC application for regulated activity within upland review area to pave and expand existing parking lot as part of the construction of the new recreational facilities on site located at 362 Scott Swamp Road.

After a brief discussion it was the consensus of the Commission that no site visit will be needed.

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

VOTED: To make the determination the Russell Speeder's Car Wash of Connecticut, LLC application for regulated activity within upland review area to pave and expand existing parking lot as part of the construction of the new recreational facilities on site located at 362 Scott Swamp Road is a regulated non-significant activity and does not require a public hearing.

Cease & Desist – 1509 Farmington Avenue

Update regarding conduct of regulated activity without a permit for property located at 1509 Farmington Avenue. Senior Assistant Town Planner Cyr sent the property owner a letter to update fines through March 2024. He explained the process moving forward. Updates will be provided as they become available.

PLANNER'S REPORT

342 Colt Highway

Senior Assistant Town Planner Cyr presented the 2022 Inland Wetlands approval for 342 Colt Highway and explained that a development restriction was discovered after that approval limiting the developable area of the property to the currently disturbed area of the abandoned gas station. The property owner has since modified the site plan reducing the scope of work. The draft plan was presented to the Commission and after some discussion, the Commission was asked if a full application was needed or if this could proceed to the Town Plan & Zoning Commission since the scope of work is significantly reduced.

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

VOTED: To approve the 342 Colt Highway draft site plan dated March 5, 2024 as presented as it is substantially the same as approved with the overall impact to the site significantly reduced.

Town of Farmington Highway

Senior Assistant Town Planner Cyr provided a draft list for limit and scope of work that would be allowed under a general maintenance permit. All work proposed under this general permit will first be reviewed by staff. The Commission suggested a report of work done under the general permit be provided to the Commission each year. After some further discussion Commissioners felt staff could move forward with an application for the Commission to formally consider.

Eversource

Chair Statchen asked about work being done in the area of Batterson Park Road. Senior Assistant Town Planner Cyr said that Eversource is conducting maintenance transmission structure replacements and he will get more information.

MINUTES

Meeting Minutes

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

VOTED: 6 in favor, 1 abstention (Kelsey) to approve the March 20, 2024 Inland Wetlands meeting minutes.

The meeting was adjourned at 8:31p.m.

SJM