

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION
MEETING MINUTES

April 17, 2024

Present for the online web conference were Chair Statchen, Commissioners Berlandy, Fox, Kelsey, Simpson and Alternate Commissioner Santos. 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 was Town Planner Rutherford and Clerk Michaud. All others were present online.

Alternate Commissioner Santos was appointed to participate in place of absent Commissioner Isner.

NEW BUSINESS

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. Phil Henry, Civil Design Group, LLC, stated they have received and reviewed staff comments and had a couple comments to address that were Inland Wetland related. Comments that are Plan & Zoning Commission related will be addressed prior to application submission to that Commission. Mr. Henry focused on Engineering Comments No. 24 and 25. Comment No. 24: Infiltration systems for parking areas do not allow for any pretreatment of sodium chloride used for snow/ice winter maintenance which could impact groundwater. Review alternative products. Mr. Henry confirmed they can commit to using an alternative product. Comment No. 25: Provide catch basin filters for all combination catch basin/drywells to accommodate removal of both sediment and hydrocarbons. Mr. Henry confirmed they can commit to using the filters. The property is within the Aquifer Protection Area. In addition, Town Planner Rutherford commented on No. 38 and 39, Stormwater Management Report comments: Provide Water Quality Calculation for 1.3in in accordance with the CTDEEP Stormwater Quality Manual, and confirm the existing system accommodates the requirements; and Rainfall intensity shall be in accordance with NOAA Atlas 14 are due to the proposed redevelopment of the site. Mr. Henry confirmed the modification to the stormwater system to incorporate a hydrodynamic separator will be included to meet the CT DEEP water quality requirements. The Commission did not express any outstanding concerns.

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

VOTED: To approve the Russell Speeder's Car Wash of Connecticut, LLC application for regulated activity within upland review area for improvements to existing carwash operation on site located at 4 Wannowmassa Lane as presented and on file in the Planning Office with the condition of approval that the applicant address staff comments dated April 12, 2024 to the satisfaction of staff.

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. Phil Henry, Civil Design Group, LLC, stated they have received and reviewed staff

comments and had a couple comments to address that were Inland Wetland related. Engineering Comment No. 25 and 26: Infiltration systems for parking areas do not allow for any pretreatment of sodium chloride used for snow/ice winter maintenance which could impact groundwater. Review alternative products; and provide catch basin filters for all combination catch basin/drywells to accommodate removal of both sediment and hydrocarbons. Mr. Henry stated they will commit to using an alternate material for snow/ice winter maintenance and installation of filters. In response to the Commission's comment at the last meeting regarding the flared-end section in the northeast corner of the property, the applicant has committed to refreshing the riprap apron at the discharge point to the rear toward the wetlands. There were no other outstanding concerns expressed by the Commission.

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

VOTED: To approve the Russell Speeder's Car Wash of Connecticut, LLC application for regulated activity within upland review area for improvements to existing carwash operation on site located at 362 Scott Swamp Road as presented and on file in the Planning Office with the condition of approval that the applicant address staff comments dated April 12, 2024 to the satisfaction of staff and refresh/ reshape rip-rap at outlet to flared end section at the northeast corner of the property.

Talcott Glen Tax District – Talcott Glen Road

Regulated activity within wetlands and upland review area to dredge 4,800 sq. ft. pond. Martin Brogie, LEP, Soil Scientist, Martin Brogie, Inc. Environmental Services, stated he was hired by the Talcott Glen Community Association regarding the Talcott Glen Pond dredging project and has submitted his Wetland Delineation Report dated January 8, 2024 and additional photos of the pond outlet from April 2024 in support of this application. The focus of the study area is a 4,500 +/- square foot (s.f.) shallow, man-made pond located southeast of a paved parking and garage area southeast of Talcott Glen Road in between two multi-unit residential condominium buildings. The pond receives overland flow from an intermittent stream entering from a wooded wetland to the southwest. This stream originates from stormwater features in the western portion of the condominium development and from a culvert located under Talcott Notch Road to the south. A 15" reinforced concrete pipe also enters the pond along the northwest side and originates at a catch basin located along Talcott Glen Road. Stormwater from a paved parking area to the northwest enters the pond via a paved leak-off. This paved area and associated garage buildings have been the subject of flooding when the pond exceeds capacity during large storm events. The pond outlets via a 30" reinforced concrete pipe located on the northeast side of the pond which is directed to an underground stormwater system located to the north. Mark Amler, Pristine Waters, LLC of Ridgefield, CT will conduct the proposed dredging consisting of the removal of accumulated soft, organic sediment from the pond bottom. The work includes diver assisted removal of 1 to 4.75 feet of accumulated sediment based on a bathymetric survey completed by the contractor. A total estimated volume of 450 cubic yards (wet) will be removed from the pond using a pump and suction hose. The suction hose will be operated by hand and requires pond entry by properly trained and outfitted personnel. The sediment and water will be transferred overland to a dewatering bag located within a bermed containment. Water filtering out from the bag and into the containment will be pumped back into the pond. Two sediment curtains will be placed at the pond discharge point to limit the discharge of any sediment from the pond during suction and rewatering. Once all sediment has been removed, the bag and dewatering system will continue to operate until the sediment is fully dewatered under gravity. The bag will be opened and the sediment allowed to air dry within the haybale containment.

Once dry it is estimated that approximately 150 cubic yards of organic material will remain. This material may be hauled offsite or stockpiled and secured onsite for future use in landscaped areas. The Commissioners asked clarifying questions about the process, time of year the work will be conducted, and elevation of the bottom of the pond. Mr. Amler responded he will provide elevation information about the bottom of the pond before the next meeting but expects it to be 5 ½ to 6 feet on average. Some areas are only at about two feet deep now. Mr. Almer provided more detail regarding the dredging operation and storage of fuel for the equipment, he also indicated the work will likely take place in mid to late summer. Both Mr. Almer and Mr. Brogie noted that there are no animal species of concern in the pond per the DEEP NDDDB mapping, additionally, Mr. Almer noted that based on his experience the fish, amphibians and reptiles flee the area once the operation starts.

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

VOTED: To accept the Talcott Glen Tax District application for regulated activity within wetlands and upland review area to dredge 4,800 sq. ft. pond at Talcott Glen Road.

After a brief discussion it was the consensus of the Commission that a site visit was not necessary and that determination of significance will be made at the next meeting.

Jane Hazard – 45 Shady Lane

Ron Wolff, Wolff Engineering, presented septic system leaching field plan. The existing system has failed, and the new system as shown on the April 1, 2024 Subsurface Sewage Disposal Plan will be located on the eastern portion of the rear yard. He explained the location of a drainage swale that runs along the north and eastern portions of the property. He conducted soil testing with Farmington Valley Health District and found the proposed location to be the highest and driest location available on the site. Silt fence will be installed around the work area and Mr. Wolff agreed with the use of straw wattles with the silt fence proposed. A 36” Maple tree in the back yard is intended to remain in place. The Commission asked about the existing leaching system. Mr. Wolff responded the existing system will be abandoned and left in place.

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

VOTED: To make the determination that the Jane Hazard proposal to replace existing septic system is work permitted as of right under maintenance of a residential property per Section 4.A.4 of the Inland Wetlands Regulations.

Cease & Desist – 1509 Farmington Avenue

Update regarding conduct of regulated activity without a permit for property located at 1509 Farmington Avenue. Town Planner Rutherford confirmed the property owner was sent a letter to update fines through March 2024. She explained the process moving forward and that updates will be provided as they become available.

PLANNER'S REPORT

Eversource ROW (Batterson Park Pond Area)

Eversource is replacing some but not all the poles along the transmission line between the West Farms Mall and Unionville. Eversource has been coordinating with our Public Works Department. Staff stopped out earlier and walked a portion of the work near Batterson Park Road, between the back of the homes on Bradford Walk and Ingleside/Hamilton Way. They have constructed a roadway utilizing timbers as a temporary measure. Photos were shared with the Commission. It does not appear there is much disturbance or erosion as part of the construction, however we can revisit when they remove the timbers. We will coordinate with them to see what their plans are for restoration of the ROW once the timbers are removed.

504 Main Street

Staff has been in contact with the owner at 504 Main Street. He has assured Staff the plants have been ordered and are ready to install once the weather conditions permit. We have asked him to contact us prior to installation to meet and review the plants and the planting plan.

9 Apple Tree

Staff updated the Commissioners last meeting about the fire. Staff has not contacted the owner as of yet. Most of the plantings were completed last year prior to the winter. There was a row of arborvitae and some smaller plantings to be installed along the rear property line and were to be installed this spring. A commissioner asked a question about the status of the pool at the rear of the house. Staff will check and follow up.

Trumpf (1 Johnson Avenue)

Staff met with the contractors on April 11th. They are scheduled to perform the cleaning of the WQB the week of April 22nd. We will meet with them again before they start construction to review. A portion of the work for the cleaning of the stormwater retention basin, under a separate permit approved by the Commission on 1-17-2024, was completed. The contractor has cleared the invasive material along the side of the basin and repaired the outlet. The Contractor will coordinate with Staff to clean the sediment from the pond later this spring/summer when the weather conditions are favorable.

5 Spring Lane

Town Planner Rutherford presented a plan submitted for work proposed at 5 Spring Lane, the former Centennial Inn. They are proposing to construct some of the deferred parking spaces, convert existing administrative office space to two residential units, construct a small addition and create two fire pit/grilling areas. The site plan provided shows how the Scott Swamp Brook meanders through the site and the limit of the 150' upland review area. The Commission did not express concern with the proposed work as described but suggested trash receptacles be provided at the two fire pit/grilling areas. It was the consensus of the Commission that a formal application was not required.

MINUTES

Meeting Minutes

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

VOTED: To approve the April 3, 2024 Inland Wetlands meeting minutes.

The meeting was adjourned at 8:55 p.m.

SJM