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TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

September 21, 2016

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

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

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

VOTED: To add Nosal Builders – 9 Farm Springs Road to the agenda under New Business.

NEW BUSINESS

AT&T – Farmington River

Todd Atkinson, J. Robert Folchetti & Associates, LLC presented the proposal at the last meeting. No additional information was requested and as stated they are in the process of obtaining Army Corps. and CT DEEP permits.

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

VOTED: To approve the AT&T application for regulated activity within wetland or watercourse to rebury two steel conduits in the riverbed of the Farmington River near the Farmington Canal – Heritage Rail Trail as per plan presented and on file in the Planning Office with the following conditions:

1. The applicant is required to secure all necessary state and federal permits prior to starting work; and
2. The applicant shall notify the Town Planning Department prior to the start of work.

Town of Farmington – Meadow Road Bridge

In response to a DOT Inspection Report regarding an inspection conducted on July 15, 2016 the Town of Farmington would like to replace riprap along the east and west abutments of Bridge No. 05282 located on Meadow Road over the Pequabuck River. The Engineering Department is proposing to place 6-inch to 12-inch stone rip rap along the base of both abutments. The stone will be hand placed. The Town would like to do this work as soon as possible during the current low flow conditions.

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

VOTED: To approve the Town of Farmington application for regulated activity within wetland or watercourse to conduct maintenance on Bridge No. 05282 located on Meadow Road over the Pequabuck River as per plan presented and on file in the Planning Office.

Fore Group Inc. – 80 Mountain Spring Road

This application was accepted at the last meeting and additional information was requested of the applicant. The Commission also conducted a site walk. David Whitney, Consulting Engineers, LLC, reviewed revisions made to the site plan regarding Lot 2 to move the proposed house out of the upland review area. A conservation easement area was proposed to the rear of the lot for long term protection of the flagged wetlands. A Wetlands Assessment report dated September 20, 2016 from George Logan was submitted for the record. It is noted in his report that he reviewed a small depression area on Lot 1 and determined it was not wetlands but recommended removal of the phragmites. It was Mr. Logan's conclusion that the proposed three lot subdivision will not have a significant or adverse impact on the wetlands. Mr. Whitney reviewed engineering staff comments of the project adding most of them will apply to the subdivision application when submitted to the Town Plan & Zoning Commission. During discussion the Commission recommended installation of medallions along the boundary of the conservation easement. Mr. Whitney also suggested a physical barrier of boulders be set in place behind the house on Lot 2 to deter expansion of the future yard. Concern was expressed regarding the use of fertilizers/pesticides on the lawn of Lot 2 and the proximity of the wetlands. Mr. Whitney clarified the lawn will be graded so that storm water will run to the north and not to the wetlands. When asked if the applicant will implement an integrated pest management plan, Mr. Whitney stated one will be included with the subdivision application. The applicant was asked to confirm they will address all staff comments. Mr. Whitney responded yes, except comment no. 10 regarding extension of public water. The applicant intends to seek a waiver from the Farmington Valley Health District so they can install wells at the two new lots. Regarding stock piling of material, Mr. Whitney stated any stockpiling will be done outside of the upland review area.

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

VOTED: 5 in favor to 1 opposed (Wolf) to make the determination that the proposed regulated activity is non-significant and does not require a public hearing.

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

VOTED: 5 in favor to 1 opposed (Wolf) to approve the Fore Group Inc. application for regulated activity within upland review area related to the subdivision of 80 Mountain Spring Road with the following conditions:

1. The applicant shall implement an Integrated Pest Management Plan;
2. The conservation easement markers shall be placed along the limits of the easement. Installation is the responsibility of the applicant;
3. The applicant shall address to the satisfaction of the Chief of Engineering staff comments dated September 21, 2016;
4. The applicant shall install a level spreader at detention areas to reduce impact to the site. These shall be depicted on the site plan;
5. The applicant shall remove invasive species as recommend in George Logan's report dated September 20, 2016;
6. Soil stockpile area shall be depicted on the site plans outside of the upland review area and silt socks shall be used on Lot 2 during excavation/stockpiling; and
7. Dewatering and erosion control shall be coordinated with Town Staff.

11 South Road LLC – 11 & 21 South Road

Attorney Christian Hoheb represented the applicant and was present with Tom Daly, Milone & MacBroom, and Principals of Metro Realty Group, Geoff Sager and Peter Dunn. Peter Dunn talked about the evolution of the medical office area and size of the storage building proposed, what is stored in the building and employees that would use/store equipment in the building. The storage building will be curbed on three sides and has been moved back ten feet to allow for ease of deliveries. Tom Daly reviewed the site plan, comparing the approved plan of the 40' x 60' storage building and the expanded building proposed. Generally, the dumpsters have been moved to the southern edge of the parking lot; the back wall of the building will be a foundation wall; and relocation of the roof leader that was proposed to discharge 10 feet from the wetlands. No heavy maintenance will be conducted on vehicles/equipment on site. There was discussion about what will be stored in the building over time; fuels, chemicals, etc. Mr. Dunn said no hydraulic fluid will be stored in the building and that they will be storing what is currently on site but is kept outside for lack of indoor storage space. The Commission recommended the applicant submit a report every 21 months regarding the contents of the storage building. Mr. Dunn stated he had no issue with the request. He noted the Fire Marshal inspects twice a year and a curb will be installed on three sides of the building. Bagged salt will be stored in the building so they will no longer need to stockpile and cover. Concern was expressed by the Commission with the proximity to the wetlands. After further discussion about concern with containing the salt, etc. in the building in the event of a spill, Mr. Daly suggested a filter be added to the catch basin in the parking lot in front of the building. The applicant had no objection to addressing staff comments dated September 21, 2016.

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

VOTED: To accept the 11 South Road LLC application for regulated activity within upland review area to construct 40' x 120' storage building and to make the determination that the activity is non-significant and does not require a public hearing.

Patricia and Jeffery Moores – 152 Woodpond Road

Ms. Moores reviewed her application to rebuild an existing cabana and add an additional 26 sq. ft. A double row of silt fence with nine inch wattle is proposed between the cabana and the pond. She explained they have reviewed the project with the Woodridge Association and they have no major concerns with the proposal. A formal letter will be sent to the Moores regarding their decision and they will forward to the Town for the application file. Ms. Moores is proposing to replace/rebuild the cabana because the piers are rotted. The proposed addition will be on the west side of the building. When asked approximately how far the building is from the pond, Ms. Moores responded approximately twenty feet. There was some general discussion for clarification on the erosion control measures proposed.

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

VOTED: To accept the Patricia and Jeffrey Moores application for regulated activity within upland review area to rebuild and add onto the existing cabana at 152 Woodpond Road and to make the determination that the proposed activity is non-significant and does not require a public hearing.

George and Constance Mason – 20 Mountain Spring Road

Application to install swale, underdrain, curb wall and regrade portion of existing yard to reclaim lawn area being overtaken with cat tails. No one was present for this application. The Commission reviewed the site plans submitted by Buck & Buck LLC. Assistant Planner Rutherford said she looked at Google earth and the wetland area has been pretty consistent over time.

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

VOTED: To accept the application.

The Commission will conduct a site walk on October 2, 2016.

Nosal Builders – 9 Farm Springs Road

Henry Withers, CR3, presented the application of Nosal Builders, for regulated activity to repair parking lot, walks and drainage with the upland review area at 9 Farm Springs Road. Mr. Withers explained details to redo the parking lot and replace/repair catch basins describing a minor modification to the layout. Erosion and sedimentation control plans were also reviewed. Mr. Withers said the number of parking spaces will remain the same. The project will be phased at the site so the business can stay in operation. Kevin Clark, Clark Engineering, commented the plans reflect responses to engineering staff comments from previous discussions. Mr. Clark described the site drainage layout, replacement of existing structures and the addition of hoods.

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

VOTED: To accept the application of Nosal Builders for regulated activity within upland review area to repair parking lot, walks and drainage at 9 Farm Spring Road.

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

VOTED: To make the determination that the proposed activity is non-significant and does not require a public hearing.

The Commission will conduct a site walk on October 2, 2016.

OTHER BUSINESS

Discuss Meeting Schedule for 2017

Assistant Planner Rutherford presented a draft meeting schedule with the traditional twice a month meetings except August, November and December. She has checked the meeting frequency of neighboring Towns. Simsbury and West Harford meet twice a month. Others meet once a month. There was discussion about the Commission requirement that an application cannot be acted upon until 14 days after it has been accepted. After a brief discussion the Commission agreed to maintain the current meeting frequency moving forward.

PLANNER'S REPORT

CACIWC Annual Conference

The registration deadline for the November 12, 2016 conference is October 15, 2016. The conference will be held at the Sheraton Hartford South Hotel in Rocky Hill.

University of Connecticut

Connecticut Invasive Plant Working Group 2016 Symposium will be held October 11, 2016 at the Student Union at the Storrs Campus.

MINUTES

September 7, 2016 Meeting Minutes and September 18, 2016 Site Walk Minutes

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

VOTED: To approve the September 7, 2016 meeting minutes and the September 18, 2016 site walk minutes of the Inland Wetlands Commission.

The meeting adjourned at 9:15 p.m.

SJM