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TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

November 2, 2016

Present were Chairman Hinze, Commissioners Quigley and Simpson, Alternate Commissioners Markuszka and Wolf and Assistant Town Planner and Clerk. The meeting was called to order at 7:00 p.m. by Chairman Hinze.

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

ELECTION OF OFFICERS

At the October 5, 2016 meeting the following nominations were made for officers:

Chairman, John Hinze
Vice-Chair, Robert Isner
Secretary, Robert Hannon

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

VOTED: To accept and elect John Hinze as Chairman, Robert Isner as Vice-Chairman and Robert Hannon as Secretary through October 2017.

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

VOTED: To add Trumpf Inc.-111 Hyde Road to the agenda under New Business.

PUBLIC HEARING

Chairman Hinze read the legal notice into the record for the public hearings.

George and Constance Mason – 20 Mountain Spring Road

Regulated activity in wetlands and within upland review area to install swale, underdrain, curb wall and to regrade a portion of the existing yard to reclaim lawn area being overtaken with cat tails at 20 Mountain Spring Road. . Receipts of the certified notices were submitted for the record. William Aston, Buck & Buck, briefly reviewed the proposed project as presented at the last meeting. He has revised the plans to extend the silt sack approximately 75 feet and has added the Cornell Cooperative Integrated Pest Management plan ("IPM"). He needs to confirm that the property owners will accept the IPM but did not anticipate a problem.

Demetrios Giannaros, 56 Basswood Road, spoke in support of the proposed application.

Chairman Hinze stated for the record that the Farmington Land Trust submitted a letter dated October 29, 2016 in support of the proposed project.

The public hearing closed at 7:08 p.m.

Commissioner Wolf moves and Commissioner Quigley seconds the following resolution:

Whereas the Farmington Inland Wetlands Commission (Commission) received an application to permit regulated activity to reclaim lawn area within the wetland area and within the 150 foot upland review area at 20 Mountain Spring Road as shown on plans entitled "Lawn Reclamation Plan, Mason Residence, 20 Mountain Spring Road, Farmington, CT" dated September 15, 2015; and revised October 5, 2016; and

Whereas the Commission accepted the application at its September 21, 2016 meeting and found the application to be complete, scheduled and conducted a site walk on October 2, 2016; and made a determination that the activity is significant at its October 5, 2016 meeting and scheduled a public hearing for November 2, 2016; and

Whereas the Commission conducted a properly noticed public hearing on the request in accordance with state and local regulations on November 2, 2016, where all interested parties were heard; and

Whereas the Commission evaluated the proposal in accordance with its regulations, specifically Section 7 of the Farmington Inland Wetlands Regulations.

Now therefore be it resolved that the Commission finds that the proposed activities, displayed on the engineered drawings entitled "Lawn Reclamation Plan, Mason Residence, 20 Mountain Spring Road, Farmington, CT" dated September 15, 2015; and revised October 5, 2016 are in conformance with the requirements found in Section 8 of the Inland Wetlands Regulations; and

Be it further resolved that the Commission finds that there are no feasible and prudent alternatives to the proposed regulated activity to reclaim lawn area; and

Therefore be it finally resolved the Commission approves said activities within the wetland area and within the 150 foot upland review area, with the following conditions;

1. Install erosion silt sock or straw wattle at the downstream end of the work, through the completion of construction and the stabilization of the swale;
2. Notify the Planning Department once all erosion control measures are in place and prior to the start of any construction activity for staff to review and inspect the installation of the erosion control;
3. Engineering comments dated October 4, 2016 shall be addressed to the satisfaction of Town staff prior to the start of any work;
4. Final plans shall be submitted to the Planning Department prior to the start of any work;
5. That the owner agrees to the implementation of an Integrated Pest Management plan for the maintenance of the yard and gardens within the regulated area.

The motion to approve was passed unanimously.

JDA Farmington, LLC – 788 and 790 Farmington Avenue

Regulated activity within upland review area for demolition of existing building and construction of a 12-unit residential condominium building at 788 and 790 Farmington Avenue. Attorney Robert Reeve, Scully, Nicksa & Reeve, stated for the record that the signs were posted and certified notice was mailed to property owners within 200 feet of the parcel as required. Receipts of the certified notices were submitted for the record. Attorney Reeve briefly summarized the proposed project to remove the former Chuck's steakhouse restaurant building and construct a twelve unit residential condominium. Tom Daly, P.E. with Milone & MacBroom, described the existing conditions of the site and the proposed development site plan details as submitted in plans entitled "Proposed Multi-Family Building, 788 Farmington Ave. (Parcel B), Farmington, CT" dated September 29, 2016 and revised October 25, 2016. William Root, MS, with Milone & MacBroom, summarized his delineation report dated September 28, 2016 and impact assessment dated October 3, 2016. There was discussion regarding stabilization of the banks of the stream, debris in the area of the stream, tree removal clarification and deconstruction as opposed to demolition of the former Chuck's building.

Stephen Burn, 790 Farmington Avenue, spoke in support of the proposed stream stabilization plan.

The public hearing closed at 7:56 p.m.

Commissioner Wolf moves and Commissioner Quigley seconds the following resolution:

Whereas the Farmington Inland Wetlands Commission (Commission) received an application to permit regulated activities to demolish the existing building and parking area, remove some trees and construct a new three-story multi-family residential building with below grade parking within the 150 foot upland review area at 788 Farmington Avenue as shown on plans entitled "Proposed Multi-Family Building, 788 Farmington Ave. (Parcel B), Farmington, CT" dated September 29, 2016 and revised October 25, 2016; and

Whereas the Commission found the application to be complete, accepted the application and made a determination that the activity is significant at its October 5, 2016 meeting and scheduled a public hearing for November 2, 2016; and scheduled and conducted a site walk on October 16, 2016; and

Whereas the Commission conducted a properly noticed public hearing on the request in accordance with state and local regulations on November 2, 2016, where all interested parties were heard; and

Whereas the Commission evaluated the proposal in accordance with its regulations, specifically Section 7 of the Farmington Regulation for Inland Wetlands.

Now therefore be it resolved that the Commission finds that the proposed activities, displayed on the engineered drawings entitled "Proposed Multi-Family Building, 788 Farmington Ave. (Parcel B), Farmington, CT" dated September 29, 2016 and revised October 25, 2016 are in conformance with the requirements found in Section 8 of the Inland Wetlands Regulations; and

Be it further resolved that the Commission finds that there are no feasible and prudent alternatives to the proposed regulated activity to deconstruct, where possible, the existing building and parking area, remove some trees and construct a new three-story multi-family residential building with below grade parking within the 150 foot upland review area; and

Therefore be it finally resolved the Commission approves said activities within the 150 foot upland review area, with the following conditions;

1. The proposal shall adhere to all Engineering Division comments and conditions in their memorandum dated October 12, 2016, as amended, all relevant sections of the regulations, representations made by the applicant during the public hearing and the latest plans provided by the applicant;
2. Notify the Planning Department once all erosion control measures are in place and prior to the start of any demolition or construction activity for staff to review and inspect the installation of the erosion control;
3. Final plans shall be submitted to the Planning Department prior to the start of any work;
4. That the owner agrees to the implementation of an Integrated Pest Management plan for the maintenance of the yard and plantings within the regulated area;
5. Additional conditions as -agreed to during the hearing regarding tree removal and embankment stabilization of the south embankment with boulders.

The motion to approve was passed unanimously.

NEW BUSINESS

Latitude Design Services, LLC – 1651 Farmington Avenue

Assistant Planner Rutherford explained a significant number of trees and invasive species were removed between the house and the Farmington River stopping at the top of the slope. She also stated the wetland boundary line is approximately fifteen feet from the house. Photos of the area were reviewed by the Commission. Branches and the invasive species were chipped and were spread out on a portion of the yard. The property owner's Landscape Design Company has submitted the details of a landscape project. A Voluntary Compliance letter has been issued and all work has ceased at the site. After some discussion it was the consensus of the Commission members present that a formal application must be submitted for review, and they want to conduct a site walk.

Trumpf Inc. – 111 Hyde Road

Chairman Hinze recused himself from this matter and appointed Commission Quigley as Acting Chairman.

George Andrews, Loureiro Engineering, presented the proposal to construct a campus wide walking path. The approximately 3,000 linear foot walking path will encircle the building at 111 Hyde Road and the corner of Johnson Avenue but will not be placed in the wetlands. Mr. Andrews stated the path material proposed is pervious pavement. They will also need to seek an amendment to the conservation easement agreement to permit the installation of a portion of the walking path along the southerly property line. He has received and reviewed staff comments and feels there will be no problem complying with/addressing them. Mr. Andrews explained the plan proposes the use of compost/mulch socks but staff would prefer they also use silt fence.

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

VOTED: To accept the Trumpf Inc. application for regulated activity within upland review area to install campus wide walking path at 111 Hyde Road.

After further discussion the Commission stated they would like to conduct a site walk on November 20, 2016.

OTHER BUSINESS

Westwoods Upper Elementary

Assistant Planner Rutherford reviewed a conceptual playground plan with the Commission for informal purposes only. A formal application will likely be submitted sometime this winter. It was suggested the wetland delineation line be flagged and details be provided regarding storm water with the application.

PLANNER'S REPORT

CACIWC Annual Conference

Reminder that the CACIWC Annual Conference is on November 12, 2016.

801 Plainville Avenue

Staff has been monitoring the site and it was discovered that approximately 2,500 sq. ft. of the wetland area toward the northerly property line has been cleared. They have been instructed to go back to their soil scientist and develop a restoration plan to submit to the Commission.

Metro Realty – Birdseye Road

| -Continued monitoring of the development of this medical office building site is taking place.

MINUTES

October 19, 2016 Meeting Minutes

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

VOTED: To approve the October 19, 2016 meeting minutes of the Inland Wetlands Commission.

The meeting adjourned at 8:48 p.m.

SJM