

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

January 18, 2017

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

NEW BUSINESS

Baliram Maraj – 801 Plainville Avenue

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

Paul Vitaliano, VHB, explained the restoration plan was submitted because trees were removed in the wetland area. The restoration plan proposes installation of thirteen Northern Highbush Blueberry, three Red Maple and two Pin Oak. When asked why the trees were cut Mr. Vitaliano responded it was a contractor error. Commissioners asked about the proposed warranty period for the plantings. Mr. Vitaliano said they proposed a one year warranty for all landscaping. The Commissioners commented one year may not be sufficient and suggested Town staff review the landscaping at one year and if replanting is needed a new one year warranty period would begin. The Commissioners asked for clarification on the location of placement of the wetland seed mix. Mr. Vitaliano indicated the wetland encroachment area on the site plan.

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

VOTED: To make the determination that the restoration plan was non-significant in nature and did not require a public hearing.

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

VOTED: To approve the application of regulated activity for restoration plan dated November 14, 2016 for 801 Plainville Avenue with the following conditions:

1. The wetland seed mix placed area shall be defined as the wetland encroachment area as represented on the November 14, 2016 Wetland Restoration Plan; and
2. All planting material (including wetland seed mix) shall have a three year warranty; after the first year an inspection shall be coordinated with Town staff to evaluate the establishment of the planted material. If required, replanting shall be done at this time.

Mansour Developers Inc. – Lot 3 Red Oak Hill Road

Alternate Commissioner Markuszka was appointed to vote on behalf of Commissioner Radacsi.

Andrew Quirk, Kratzert, Jones & Associates Inc., briefly reviewed his previous presentation to construct a single family house on Lot 3 Red Oak Hill Road. A site visit was conducted on January 15, 2017. Changes made since the last meeting include soil tests as requested by Engineering staff. The elevation of the house has been raised slightly to eliminate the sump pump. The footing drain is above where they expect to find seasonal high ground water so that they can discharge to the wetland

without relying on a pumped system. The plans have been updated to use silt soxx instead of silt fence. They were proposing to discharge the roof leaders to splash pads which would put roof water into the lawn area. Although Engineering staff recommended having the roof leaders outlet to the footing drains to the wetlands they do not believe the Commissioners would be in favor of it. It was recommended that underbrush near the brook be removed from the site and not chipped and left on site.

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

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

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

VOTED: To approve the Mansour Developers Inc. application for regulated activity to construct single family house at Lot 3 Red Oak Hill (adjacent to 146 Red Oak Hill Road) as per plan presented and on file in the Planning Office with the following conditions:

1. Implement an integrated pest management plan;
2. The applicant shall satisfy all engineering comments in the January 17, 2017 memorandum; except the roof leaders shall outlet to splash pad to lawn area; and
3. Underbrush cleared next to the brook shall be hauled off site.

OTHER BUSINESS

No Other Business.

PLANNER'S REPORT

No Planner's Report

MINUTES

January 4, 2017

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

VOTED: To approve the January 4, 2017 meeting minutes.

January 15, 2017 Site Walk Notes

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

VOTED: 6 in favor, 1 abstention (Isner) to approve the January 15, 2017 site walk notes.

The meeting adjourned at 7:33 p.m.

SJM