

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

June 21, 2017

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

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

NEW BUSINESS

Farmington Soccer Club – Tunxis Mead

Application for regulated activity within wetlands and upland review area to convert Field 8 to turf field at Tunxis Mead. Robert Hiltbrand, R. R. Hiltbrand Engineers & Surveyors, LLC, presented the proposal. Field 8 is in the floodplain and has an elevation of approximately 171 feet. In the past the field has flooded. The soils were tested and found to be alluvial; well drained sand and gravel. They have worked with a soil scientist and test wells were installed and monitored all spring. The test wells remained dry during the spring. It has been determined that there are no hydric soils on site. Mr. Hiltbrand explained the cut and fill plan to raise the field elevation to an elevation of 175 feet. An area toward the woods that is already disturbed will be excavated and the material will be used to raise the playing field elevation. The disturbed area will be graded and is proposed to be a maintained grass area. The Commission asked why they were proposing to change the field to turf. Mr. Hiltbrand responded this field is difficult to maintain and use because it is often wet. A turf field will allow a longer soccer season. The Commission asked about the use of rubber pellets and expressed concern with them getting into the Farmington River. Mr. Hiltbrand explained the design of the field including curbing that will protect the field from flood water. Al Bell, Farmington Soccer Club, spoke about the make-up, design and components of the proposed turf field; Revolution 360. The Commission asked if the existing trail access will remain. Mr. Hiltbrand responded yes. The Commission asked for clarification on the cut and fill plan and grading. The Chairman asked the applicant to provide material data sheets for their review.

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

VOTED: To accept the application for regulated activity within wetlands and upland review area to convert Field 8 to turf field at Tunxis Mead.

The Commission will conduct a site walk on July 9, 2017.

Birdseye Road, LLC – I-84 Connector Road

Application for regulated activity to remove invasive species within upland review area along the I-84 connector adjacent to 10 Birdseye Road and 521, 529 and Lot 8244 Farmington Avenue. Geoff Sager, Metro Realty Group, stated it has been determined that a brush hog will be used to clear slopes. He then asked if the Commission had any questions as a result of the site walk. There was some discussion about concern with using a brush hog on the slope and the potential return of invasive species. Mr. Sager said the plan is to clean up the area and then

come back with a detailed planting plan. They anticipate coming back with the plan in September.

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

VOTED: To approve the Birdseye Road LLC application for regulated activity to remove invasive species within upland review area along the I-84 connector embankment adjacent to 10 Birdseye Road and 521, 529 and Lot 8244 Farmington Avenue with the following conditions:

1. Clearing of invasive species and removal of dead trees and limbs will proceed in accordance with the Invasive Species Clearing of DOT Right of Way document received from the applicant on June 19, 2017.
2. The Invasive Species Management Plan shall be implemented in accordance with the document prepared by All Habitat Services, LLC and submitted on June 19, 2017.
3. A proposed restoration planting plan will be submitted to the town staff for review with the Inland Wetlands Commission prior to October 15, 2017.

Fore Group, Inc. – 77 Mountain Spring Road

Application for regulated activity to add fill within the upland review area at 77 Mountain Spring Road. Per the request of the applicant this matter was table to the July 12, 2017 meeting.

CA Senior Living Holdings, LLC – 8068 Bridgewater Road

Application for regulated activity for construction of a new building in the upland review area at 8068 Bridgewater Road. Attorney Robert Reeve, Scully, Nicksa & Reeve, and Tom Daly, P.E. with Milone & MacBroom, were present to answer any questions the Commission had regarding the site walk. The Commission asked if a conservation easement will be placed over the wetlands. Attorney Reeve responded he does not believe there will be a problem providing a conservation easement over the poorly drained soils wetland area if the Commission requires as a condition of approval. There was some discussion on possible future recreation use by the facility for its residents. The Commission asked if a conservation easement would affect the zoning calculation for the development site. Attorney Reeve responded no.

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

VOTED: It was voted 2 in favor (Isner, Hinze) to 4 opposed to make the determination that the proposed CA Senior Living Holdings, LLC application for regulated activity for construction of a new building in the upland review area at 8068 Bridgewater Road is significant in nature and requires a public hearing.

The motion failed.

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

VOTED: 4 in favor to 2 opposed (Isner/Hinze) to make the determination that the proposed CA Senior Living Holdings, LLC application for regulated activity for construction of a new

building in the upland review area at 8068 Bridgewater Road is non-significant in nature and does not require a public hearing.

The motion passed.

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

VOTED: To approve the CA Senior Living Holdings, LLC application for regulated activity for construction of a new building in the upland review area at 8068 Bridgewater Road as per plan presented and on file in the Planning Office.

OTHER BUSINESS

No Other Business

PLANNER'S REPORT

No Planner's Report.

MINUTES

Meeting Minutes

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

VOTED: 5 in favor, 1 abstention (Markuszka) to approve the June 7, 2017 Meeting Minutes and June 11, 2017 site walk.

The meeting adjourned at 7:43 p.m.

SJM