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**TOWN OF FARMINGTON**  
**INLAND WETLANDS COMMISSION**

October 4, 2017

Present were Chairman Hinze, Commissioners Isner, Simpson, Alternate Commissioner 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.

**NEW BUSINESS**

**Loren Godfrey – 386 Old Mountain Road**

Application for regulated activity within the upland review area for three-lot subdivision at 386 Old Mountain Road. Assistant Town Planner Rutherford stated there are no additional engineering comments. The applicant is in agreement with addressing comments previously submitted and has stated an integrated pest management plan will be implemented. Discussion of the conservation easement areas will take place as a Conservation Commission agenda item. The Commissioners discussed the plan, significance of the wetlands and historic neighborhood interest in land development. Doug Ellis, Buck & Buck and Michael Klein, Professional Wetland and Soil Scientist, Davison Environmental were present.

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

VOTED: To make the determination that the Loren Godfrey application for regulated activity within the upland review area for three-lot subdivision at 386 Old Mountain Road is a significant activity and a public hearing will be scheduled for November 1, 2017.

**Tunxis Mead Boathouse – 200 Tunxis Mead Road**

Assistant Town Planner Rutherford provided an update. The architecture has been modified in response to comments and the engineering comments have been updated. The remaining comments can be addressed as a condition of approval if the Commission chooses. There was general discussion on the determination of significance of this project.

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

VOTED: To make the determination that the Tunxis Mead Boathouse application for regulated activity within upland review area for addition to boathouse at 200 Tunxis Mead Road is non-significant in nature and does not require a public hearing.

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

VOTED: To approve the Tunxis Mead Boathouse application for regulated activity within upland review area for addition to boathouse at 200 Tunxis Mead Road with the following conditions:

1. The applicant shall address engineering comments to the satisfaction of staff; and

2. The applicant shall work closely with the contractor and staff regarding the use of prudent erosion and sedimentation control measures.

### Raym-Co – 62 Spring Lane

Violation hearing for tree and land clearing within a wetland, watercourse and upland review area. Assistant Town Planner Rutherford provided the latest update regarding reflagging the wetland area and GPS recording. Michael Klein handed out a copy of the GPS location map of the wetland boundaries completed the end of last week. They are developing a landscape plan. Mr. Klein reviewed the delineated wetland and commented on suggested plantings Ed Pawlak has recommended. There was a brief discussion about invasive plants and chipped material. Mr. Klein commented a mitigation plan will be submitted with the restoration planting plan at the next meeting.

### **PLANNER'S REPORT**

#### 38 Woodpond Road

The Town has received a copy of an application before the West Hartford Inland Wetlands Commission regarding the construction of a new house at 38 Woodpond Road. Assistant Town Planner Rutherford said this provides the Commission with an opportunity to forward comments to West Hartford if there is concern with this project. The Commission reviewed the plan and commented they have no concerns to forward to West Hartford regarding this application.

#### 788 Farmington Avenue

Construction continues at this site and staff has met with Tom Daly, P.E. with Milone & MacBroom. They would like to add an additional course of stone at the top of the wall to provide a flatter area for future occupants of the building to walk around the building safely. There was a brief discussion about the work done to date. Next, the pending fine was discussed. Assistant Town Planner Rutherford explained the next steps to the Commission and will be contacting the developer to explain as well. The Commission agreed that the Assistant Town Planner should proceed with the next steps regarding the fine.

#### Regulations - Septic Systems

Assistant Town Planner Rutherford follow-up on last meetings discussion regarding this regulation. After conducting research of the Inland Wetland Regulations she found the requirement that a septic system to be 75' set back from a wetland or watercourse was not in the 1988 Inland Wetland Regulations but was in the 1996 version. There were no updates between 1988 and 1996. After a brief discussion it was agreed that a revision to the regulations will be drafted and presented to the Commission and a public hearing will be scheduled to amend the regulations.

### **MINUTES**

#### Meeting Minutes

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

VOTED: To approve the September 20, 2017 Meeting Minutes.

The meeting adjourned at 7:44 p.m.

*SJM*