

*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**

November 1, 2017

Present were Chairman Hinze, Commissioners Hannon, 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 Amato.

Chairman Hinze read the legal notice into the record.

**ELECTION OF OFFICERS**

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

VOTED: To nominate and elect John Hinze as Chairman, Robert Isner as Vice-Chairman and Robert Hannon as Secretary through October 2018.

**PUBLIC HEARING**

Loren Godfrey – 386 Old Mountain Road

Application for regulated activity within the upland review area for three-lot subdivision at 386 Old Mountain Road. Michael Klein, Biologist and Soil Scientist, submitted a planting plan within the conservation easement area along Old Mountain Road. Proposed for planting are seven native trees and shrub masses consisting of deciduous and evergreen shrubs. Areas of the existing stonewall will be removed and relocated to provide adequate sight lines for the two new driveways. Doug Ellis, Buck & Buck, presented the proposed site plan; division of the existing parcel into three parcels; expanded conservation easement area; location of proposed new houses, septic systems and related site work. He commented the footprint of the proposed house at Lot 3A-3 has been reduced and moved slightly east creating a greater distance to the wetlands. Mr. Klein reviewed his report dated September 20, 2017. Wetlands were delineated on August 18, 2017. A watercourse flows westerly along the northern property line. Wetland soils at this site are primarily Wilbraham and Menlo, extremely stony fine sandy loam and Aquents. Two wetlands are flagged at the site and indicated on the site plan and the proposed re-subdivision plan has no direct wetland impacts. The Farmington Valley Health District submitted a letter date October 18, 2017 stating that based on soil test data and plans it appears that Lots 3A-2 and 3A-3 have suitable areas for 5 bedroom septic systems along with drinking water wells; and the reserve area for Lot 3A is also suitable. The Commission asked for clarification regarding the slope to the north of the site and the northerly ground water break out; requesting that the conservation easement in this area be expanded to provide greater protection of this feature. Mr. Ellis agreed and will update the site plan to show the expanded conservation easement area. The Commission asked the applicant to confirm there were no issues addressing all staff comments. Mr. Ellis confirmed they have no objection to addressing all staff comments. The Commission asked for clarification on how storm water runoff will stay on site. Mr. Ellis explained the grading and storm water flow site design and he confirmed that stormwater will remain on site and overflow Old Mountain Rd.

Margaret Morrissey, 405 Old Mountain Road, expressed concern with the proposed subdivision layout and storm water runoff from the site.

Claire Burnett, 354 Old Mountain Road, expressed concern with runoff onto Old Mountain Road.

Kim Zimmerman, 325 Old Mountain Road, expressed concern with storm water runoff on Old Mountain Road.

Mitch Gilbert, 396 Old Mountain Road, expressed concern with storm water runoff from the site.

Mr. Ellis clarified the proposed storm water measures and site plan details.

The public hearing closed at 7:42 p.m.

Commissioner Wolf moved and Commissioner Simpson seconded the following resolution:

**Whereas** the Farmington Inland Wetlands and Watercourse Commission (Commission) received an application to permit a regulated activity within the upland review area related to a three-lot subdivision at 386 Old Mountain Road as shown on plans entitled "Land Use Submission Resubdivision of Property of Loren Godfrey, 386 Old Mountain Road, Farmington, Connecticut" dated September 18, 2017, as amended; and

**Whereas** the Commission conducted a site walk on October 21, 2017, accepted the application at its September 20, 2017 meeting and found the application to be complete, and made a determination that the activity is significant at its October 4, 2017 meeting and scheduled a public hearing for November 1, 2017; and

**Whereas**, the Commission conducted a properly noticed public hearing on the request in accordance with state and local regulations on November 1, 2017, 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 "Land Use Submission Resubdivision of Property of Loren Godfrey, 386 Old Mountain Road, Farmington, Connecticut" dated September 18, 2017, as amended 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, within the upland review area, to create a three-lot subdivision; and

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

1. All sediment and erosion control measures shall be implemented in accordance with the approved plans. The approved plan shall include the use of silt socks.

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. Engineering comments dated September 29, 2017 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. The house on lot 3A-3 shall be reduced in size and moved to the east, as presented during the public hearing.
6. 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.
7. Trees removed along the frontages, in front of the stone wall, shall have the stumps removed and backfilled.
8. Drainage features for each lot will include rain gardens and/or detention basins sufficiently sized to ensure that stormwater runoff will be collected on the individual lots and not permitted to sheet flow over Old Mountain Road. Proposed drainage patterns should closely mimic existing drainage patterns to ensure the hydrology of the wetland and watercourse are maintained.
9. All conservation easements shall be recorded on the Town of Farmington Land Records.
10. The applicant shall work with staff to expand the Conservation Easement along the northerly portion of the property to include the isolated wetland north of the existing home.

The motion passed unanimously.

### **NEW BUSINESS**

#### **AJ&S II Associates, LLC – 1 & 3 Farmglen Blvd.**

Chair Hinze recused himself from this matter and appointed Vice-Chair Isner Acting Chair for this application.

Regulated activity within upland review area for construction of additional parking spaces at 1 & 3 Farmglen Blvd. David Whitney, P.E., read a narrative into the record regarding the need for additional parking spaces in response to a question raised at the last meeting. Mr. Whitney commented on the dam vegetation and cleanup that will be conducted. He also generally reviewed proposed storm water plans outside the upland review area.

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

VOTED: To make the determination that the application from AJ&S II Associates, LLC for regulated activity within upland review area for construction of additional parking spaces at 1 & 3 Farmglen Blvd is non-significant in nature and does not require a public hearing.

The applicant will submit revised plans and drainage calculations in advance of the December 6, 2017 meeting for staff review.

#### **Pools and More – 1 John Steele Road**

Regulated activity within upland review area to install inground pool at 1 John Steel Road. Mike Vengruskas, Pools and More, explained the owners would like to install an 18' x 36'

rectangular inground pool in the location of an existing above-ground pool. An aluminum fence and a patio area will be installed around the pool. The pool filter has cartridges and requires no backwashing. Mr. Vengruskas explained the pond will be approximately 95 feet from the edge of the pool. There was further discussion on the pool location and related improvements.

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

VOTED: To accept the Pools and More LLC application for regulated activity within upland review area to install inground pool at 1 John Steele Road.

The Commission will conduct a site visit Sunday, November 12, 2017.

### 2018 Meeting Schedule

A draft meeting schedule was provided to the Commission in advance of this meeting.

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

VOTED: To adopt the 2018 Meeting Schedule as drafted. The Commission noted that the September 19, 2018 is a holiday and some members may not be able to attend.

## **PLANNER'S REPORT**

### 65 Harold Road

Proposed 16' x 20' two story addition on a slab foundation. A watercourse runs along the southern property line. Erosion and sedimentation control measures will be required. Assistant Town Planner Rutherford reviewed the watercourse details and asked the Commission if agent review is acceptable for the proposed work or if they would like to review an application. The Commission agreed agent review is appropriate for this project.

### 4 Willow Lane

Homeowner proposing to add onto the rear of their existing home. Assistant Town Planner Rutherford explained there is a drainage pipe that runs along the easterly property line and outlets to a swale within the setback area. Erosion and sedimentation control measures will be required. The Commission agreed agent review is appropriate for this project.

### 15 Walnut Street

Staff has met with a developer interested in subdividing this parcel, razing the existing house and constructing either two duplexes or two single family homes. The lot slopes to the south away from northern property line. There is an open watercourse to the north of the property that enters a 48-inch pipe prior to the north property line. After Assistant Town Planner Rutherford reviewed the area wetland/watercourse the Commission agreed agent review would be appropriate for this site.

62 Spring Lane

A letter dated November 1, 2017 from Davison Environmental LLC provided an update and recommendations for site stabilization and invasive species removal.

Section 5. D. of the Inland Wetland Regulations - Septic Systems

Assistant Town Planner Rutherford spoke with Darcy Winther at DEEP about the language in this section of the regulations. The recommendation is that language is not prohibitive within the upland review area. There was some discussion about modifying this section of the regulations. Some members felt it would be appropriate to remove the paragraph and another was not. The Chair suggested the Town Attorney provide direction to the Commission before they make a determination on how to proceed.

**MINUTES**

Meeting Minutes

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

VOTED: To approve the October 18, 2017 Meeting Minutes.

The meeting adjourned at 9:08 p.m.

*SJM*