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TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

December 6, 2017

Present were Acting Chairman Isner, Commissioners Amato, Hannon, Wolf, Alternate Commissioner Statchen and Assistant Town Planner and Clerk. The meeting was called to order at 7:00 p.m. by Acting Chairman Isner.

Alternate Commissioner Statchen was appointed to vote on behalf of Commissioner Simpson.

NEW BUSINESS

Pools and More – 1John Steele Road

Regulated activity within upland review area to install inground pool at 1 John Steel Road. Application accepted at the November 1, 2017. Mike Vengruskas, Pools and More, was present to answer any outstanding questions. The Commission conducted a site visit November 12, 2017. The site plan was reviewed; the existing pool and deck will be removed off site. The new pool will be installed in the same location as the existing pool and will be approximately three feet longer and a walkway will be installed around the perimeter. Erosion control measures were discussed and a recommendation to install silt fence and silt sock outside the limit of work to protect the pond area.

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

VOTED: To make the determination that the Pools and More LLC application for regulated activity within upland review area to install inground pool at 1 John Steele Road is non-significant in nature and does not require a public hearing.

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

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

1. The existing pool and deck will be removed in their entirety and disposed of off-site;
2. Applicant to notify the Town staff to inspect the erosion control installation prior to proceeding with other work; and
3. The limits of work shall not exceed the limit of silt fence installation.

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

Regulated activity within upland review area for construction of additional parking spaces at 1 & 3 Farmglen Blvd. The applicant has requested this matter be tabled to the January 3, 2018 meeting and has granted an extension of time to do so.

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

VOTED: To table this matter to the January 3, 2018 meeting.

Winding Trails, Inc. – 50 Winding Trails

Regulated activity within the upland review area to install two pavilions adjacent to Dunning Lake at 50 Winding Trails. Scott Zenke, Winding Trails Board of Directors Vice President, stated they would like to install two new pavilions; one for lifeguard use and one for camp use. These would be installed in existing picnic areas. Mr. Zenke presented a photo of the style of pavilion. The pavilions will be placed on a concrete foundation. They do not expect to clear any trees to install the pavilions. When asked for the distance between the proposed concrete pads to the pond Mr. Zenke responded approximately 50 to 60 feet, he noted the pavilions will be off of the beach in the adjacent lawn area. The Commission also asked when construction would commence. Mr. Zenke stated they plan to install spring time. The applicant was asked if it was necessary to install the concrete pads. Mr. Zenke stated the concrete would provide a cleaner, dust free area for lifeguard and camper use. There was a brief discussion about topography and runoff between the proposed pavilion areas and the pond.

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

VOTED: To accept the Winding Trails, Inc. application for regulated activity within the upland review area to install two pavilions adjacent to Dunning Lake at 50 Winding Trails.

Winding Trails, Inc. – 50 Winding Trails

Regulated activity within Dunning Lake and the upland review area to Dunning Lake to remove sand material from the shoreline area at 50 Winding Trails. Scott Zenke again used a map for clarification regarding the proposed area of work. They would like to reclaim the sand and pull it back onto the beach. A letter dated November 20, 2017 from Mark Dale states he sees no environmental harm as a result of this work. “The ledge area has such intense use during the summer that neither plants nor animals use it for habitat.” Mr. Zenke stated the work will take a couple days to a week at the most. He also presented a photo of the type of “long reach” backhoe that would be used for this project. The Commission recommended equipment be inspected to ensure there are no leaks into the pond.

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

VOTED: To accept the Winding Trails, Inc. application for regulated activity within Dunning Lake and the upland review area to Dunning Lake to remove sand material from the shoreline area at 50 Winding Trails.

The Commissioners discussed and came to consensus that they will visit the site on their own since they are all familiar with Winding Trails.

PLANNER’S REPORT

62 Spring Lane

Eric Davison, Davison Environmental, presented his site stabilization plan, eradication of invasive non-native species and the wetland mitigation planting plan for the Commission. An estimated 27 trees were cleared; proposed multi-layered planting plan includes trees, shrubs,

plugs and seed mixes which were reviewed in detail. Assistant Town Planner Rutherford stated for the record that the fine set by the Commission for this violation was paid. There was a brief discussion regarding stock pile of brush and chipped material. It was recommended that excess chip material be removed from the site.

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

VOTED: To approve the Wetland Mitigation Planting Plan prepared by Davison Environmental as submitted to the Planning Department on November 30, 2017 and as presented to the Commission. The Wetland Mitigation Planting Plan includes the site plan, planting list, and the memo of goals and plant notes. The Plan was approved with the following conditions:

1. The Town of Farmington Planning Department must be notified at least 48 hours prior to the start of planting.
2. Planting shall commence in the spring of 2018.
3. The existing wood chips on-site may be used as needed for the plantings; any wood chips in excess of this must be removed from the property and not stockpiled on-site.

8680 Pond Street

Assistant Town Planner Rutherford explained that this parcel along with 9 Pond Street and 8685 Pond Street have changed ownership. The owner of the three parcels would like to construct a new house on 8680 Pond Street. Staff requested the three parcels be tested and flagged for wetlands before staff could review further. This work has been done and the wetlands were flagged and located to the rear of 8685 Pond Street. The topography of the area was explained and although details on the location and footprint size of the proposed new house are not known at this time, construction of a new house on 8680 Pond Street will be more than 100 feet from the wetlands and the owner at this time has stated they will not clear trees within the twenty five foot rear yard setback area. Assistant Town Planner Rutherford requested feedback from the Commission regarding whether they would require a full application for their review or if they felt the wetland agent upland review process was appropriate for construction of a new house at 8680 Pond Street. After a brief discussion it was the consensus of the Commission that a wetland agent upland review permit process was appropriate for development of 8680 Pond Street.

Sewer Right-of-Way

The WPCA is reviewing their sewer rights-of-way and assessing maintenance needed to provide access to maintain sanitary sewer features. After a brief discussion it was the consensus of the Commission that routine maintenance was part of the original approval to install the system and does not require further review/permitting by the Commission.

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

As requested at the last meeting, the Town Attorney has provided direction to the Commission. The response was just received prior to the meeting and will be sent to the Commissioners for their review. The matter will be addressed further at the next meeting.

MINUTES

Meeting Minutes

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

VOTED: 4 in favor and 1 abstention (Amato) to approve the November 1, 2017 Meeting Minutes.

The meeting adjourned at 8:05 p.m. and the Conservation Commission agenda was tabled.

SJM