

**FARMINGTON RIVER ENHANCEMENT GRANT COMMITTEE MEETING
THURSDAY, MAY 20, 2010
TOWN HALL 6:00 P.M.**

Present: Chairman John Souchuns, Planning Commission Member, Secretary William Tracy, Land Trust President, First Selectman Frank Chiamonte, Highway Supervisor John Fredsall, Ronald Sherlock, Zoning Chairman, Bruce Burnett, IWWC Chairman, Paul Gibson, Supreme Industries, Polly Redmond, Land Use Coordinator and Karen Nelson, ZEO. Tim Bobroske, IWWC Member arrived at 7:45 p.m.

Also present: Glenn Chalder, Planimetrics, Steve Trinkaus, Trinkaus Engineering, Michael Rybak, Town Attorney.

1. Open meeting – establish quorum.

Chairman Souchuns called the meeting to order at 6:08 p.m. and a quorum was established.

2. Glenn Chalder, Planimetrics and Steve Trinkaus, Trinkaus Engineering – Discussion of Strategic LID Recommendations.

- a. LID Strategies - Part 2 -Preliminary Approaches
- b. LID Design Manual “Draft”

Glenn Chalder refers to handout *Part 2 – Preliminary Approaches*. Various preliminary approaches that this commission can implement into the land use regulations are reviewed. Page 1 shows a chart listing Primary Strategies, Secondary Strategies, Tertiary Strategies and Other Strategies that are to be considered for inclusions into the Zoning Regulations and Subdivision Regulations. The chart also refers to Other Actions that may be considered such as adopting an LID Manual. Mr. Chalder states that throughout the Zoning Regulations there is sporadic mention of Stormwater Management and he suggests placing it into one area in the regulations. Town Atty. Michael Rybak points out that LID techniques/practices are up to the developer to implement and not the property owner.

Steve Trinkaus refers to the Draft LID Manual pointing to page 85 where a Stormwater Management Plan Checklist exists for projects. Mr. Chalder states that a future training seminar for engineers may be beneficial. Atty. Rybak questions maintenance responsibilities for detention basins and other types of stormwater management. Mr. Trinkaus replies that if it is for a small commercial property or an individual lot, it is the property owner who is responsible. If it is on the road, the Public Works Dept. is responsible. Mr. Trinkaus notes that maintenance agreements must be filed on the land records. Atty. Rybak points out that the town has the right to maintain detention basins but not the obligation. Mr. Trinkaus refers back to the Draft LID Manual pointing to Appendix E which is a sample Maintenance Agreement for Stormwater Systems.

Mr. Chalder refers to page 3 of *Part 2 Preliminary Approaches* and questions what type of development should LID be applied to? All new development? All new development except single family residential lots? All new development resulting in 300 s.f. or more of impervious coverage? Atty. Rybak informs the commission that any new regulation on LID cannot be retroactive for existing approved lots. He has no problem putting LID requirements and the Basic Standards (*Groundwater Recharge Requirement, Water Quality Treatment and Peak Flow Control Requirement* found on pages 4-7 of *Preliminary Approaches*) into the Subdivision Regulations and have the LID Manual be an appendix to the Zoning Regulations with allowance for waivers by Special Exception to avoid going to the Zoning Board of Appeals. Bill Tracy states he would like to see the Basic Standards written down so everyone knows what is expected.

Returning to Mr. Chalder’s question on what types of development should be made to comply with LID techniques, it is the census of the commission that applications creating coverage of over 10% of impervious surface on all lots would require some sort of mitigation and also to newly created lots within a subdivision.

Proceeding to page 12 of *Part 2 Preliminary Approaches* it is the census of the commission that they do not want to move forward with a residential density regulation. Page 14 refers to possibly adopting regulations to allow more flexible development patterns, i.e., allowing for less than required road frontage if open space can be provided. It is the commission’s census that this will remain open for discussion. It is also noted that this would be a consideration of the Zoning Commission.

Tim Bobroske arrives at 7:45 p.m.

Proceeding to page 19 of *Part 2 Preliminary Approaches* it is the census of the commission that they keep discussion open on increasing the open space set-aside requirement as well as allowing for LID techniques in upland review areas mentioned on page 20.

At this time, discussion on scheduling the next meeting takes place with Mr. Chalder stating he will set up a calendar using Doodle.com that members can mark available dates for attendance. He will work with the Land Use Coordinator to set a date. The meeting will pick up with page 21 of *Part 2 Preliminary Approaches*.

3. **Approve minutes of previous meeting:** 3/4/10.
Bill Tracy **motioned** to approve the minutes of 3/4/10, seconded by Mr. Sherlock. Motion passed unanimously.
4. **Any other business.** None.
5. **Invoices.**
Mr. Sherlock **motioned** to approve the invoice of Planimetrics, dated 3/22/10, in the amount of \$6,174.26, seconded by Mr. Burnett. Motion passed unanimously.
6. **Adjourn.**
Mr. Burnett **motioned** to adjourn the meeting at 8:25 p.m., seconded by Mr. Sherlock. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON, CT
ON 5-25-10 AT 12:33 PM
ATTEST: PATRICIA K. WILLIAMSEN, TOWN CLERK