

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
CONSERVATION COMMISSION

June 20, 2018

Present were Chairman Hinze, Commissioners Amato, Hannon, Isner, Simpson, Statchen, Wolf and Assistant Town Planner and Clerk. The meeting was called to order at 7:01 p.m. by Chairman Hinze.

New Business

New Horizons Inc. – 37 Bliss Memorial Road (a.k.a. 1 Bliss Memorial Road)

Construction of 22 unit congregate housing building with associated driveway, parking and storm drainage (including underground detention) in upland review area. The Commission discussed the request received from an abutting property owner to place a conservation easement over the wooded buffer between the ring road and back yard of Oakridge residents. This area is greater than the 100 foot building setback restriction. They also discussed a compromise conservation easement received from the applicant should the Commission find that an easement is needed in addition to the deeded 100 foot building setback restriction. Some Commissioners felt the 100 foot setback requirement was sufficient buffer and that a conservation easement was not necessary; adding the applicant already made a compromise significantly altering their plans and that the upland review area requires any work done in this area requires review per the Inland Wetland Regulations. Others felt that although the request for a conservation easement of the abutting property owner was too large they felt adding a conservation easement would provide additional protection for the wetlands and detention areas. It was suggested that an alternative easement area of 85 feet from the north property line might be more appropriate; this was less than the compromise area offered by the applicant. There was discussion about being cautious about limiting the ability of the facility to provide a nature observation area and/or pathways for their residents.

A motion was made and seconded (Isner/Statchen) and voted 3 in favor, 1 abstention (Amato) to 3 opposed (Hannon, Simpson, Wolf) to forward a recommendation to the Inland Wetlands Commission that an 85 foot conservation easement as measured from the north property line with east and west limits as shown on the compromise plan provided by the applicant with the rights to perform maintenance of the detention/drainage areas – (Plan Sheet C-300 dated June 6, 2018). The motion failed.

After some discussion a second motion was made and seconded (Wolf/Amato) and voted 3 in favor (Amato, Isner, Wolf) to 4 opposed to forward a recommendation to the Inland Wetlands Commission that they accept the applicant's submission of a compromise conservation easement with the rights to perform maintenance of the detention/drainage areas – (Plan Sheet C-300 dated June 6, 2018). The motion failed.

The Commission further discussed.

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

VOTED: 5 in favor to 2 opposed (Hannon/Simpson) to forward a recommendation to the Inland Wetlands Commission that they accept the applicant's submission of a compromise

conservation easement to be placed over the northerly portion of the site as submitted, with the following modification: At CT Wetland Flags #31 and 32 extend west to intersect with contour 324, follow the 324 elevation contour line west (as shown on Sheet 1 of 7 of plan set Existing Conditions prepared for New Horizons, Inc. 1 Bliss Memorial Drive, Unionville, Connecticut dated 04/10/18) to a point parallel with CT Wetland Flag #37, then proceed in a northwest direction as originally proposed on the compromise easement submitted by the applicant (Sheet C-300, dated June 6, 2018); with the right to perform maintenance of the detention/drainage areas 37 Bliss Memorial Road (a.k.a. 1 Bliss Memorial Road).

There were no other recommendations.

Other Business

Land Acquisition Committee Report

No new information.

Planner's Report

No Planner's Report.

Minutes

June 6, 2018 Meeting Minutes

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

VOTED: To approve the June 6, 2018 Conservation Commission meeting minutes.

The meeting adjourned at 7:46 p.m.

SJM