

TOWN OF FARMINGTON  
INLAND WETLANDS COMMISSION

May 6, 2020

Present for the online web conference was Chair Hannon, Commissioners Fox, Isner, Simpson, Statchen, Tulin, Wolf and Alternate Commissioner Berlandy. The Assistant Town Planner and Clerk were also present. The meeting was called to order at 7:00 p.m.

Present in the Council Chambers were Commissioner Statchen and Assistant Town Planner Rutherford, all others were present online.

**NEW BUSINESS**

**WDII, LLC – Bridgehampton Subdivision**

Reapproval of application for regulated activity within upland review area and within wetlands related to construction of cluster subdivision known as the Bridgehampton subdivision with access from River Road and Burlington Rd, known as original Assessor's Map #s 32, 33, 21 and 22 and Lot #s 11, 7A, 10, 45 and 46 approved April 18, 2006. Assistant Town Planner Rutherford summarized comments and questions from the site walks and stated the 100-foot wetland setback was implemented for this project through discussions with staff and the Conservation Commission when this was originally permitted in 2005 and 2006. The current 150 ft upland review regulation was adopted later in December 2007. The Commission has been provided with all prior approval minutes regarding this subdivision. Joe Truncali, WDII, LLC, reviewed the map he submitted showing the 150-foot upland review area ("URA"). Three lots (14, 15 and 17) have the URA line through them. Commissioners asked about the Glen Hollow lots water and sewer connections; relocation of the driveway on Lot 17 out of the URA; limit clearing as shown on Lots 15 and 17 and that Lot 14 shall be reduced to the top of embankment, except as needed to install waterline; concern with impact on wetlands post construction on Lot 14; staff comments should be incorporated into the plans; concern with amount of water flowing down embankment from proposed foundation drains and the suggestion of an alternate means of handling the stormwater. Attorney Christian Hoheb commented the installation of conservation easement medallions/areas and documentation on the land records are all steps they will take to protect the wetlands moving forward. They are scheduled to be heard by the TPZ on May 11, 2020 and would like approval from this Commission, with conditions of approval, so they can move forward. The Commission asked about the disposition of an abandoned vehicle, whether it will be removed. Mr. Truncali said they would if it is easy to get when they begin working in that area.

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

VOTED: To make the determination the WDII, LLC application for reapproval of regulated activity within upland review area and within wetlands related to construction of cluster subdivision known as the Bridgehampton subdivision with access from River Road and Burlington Rd, known as original Assessor's Map #s 32, 33, 21 and 22 and Lot #s 11, 7A, 10, 45 and 46 approved April 18, 2006 is non-significant and does not require a public hearing.

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

VOTED: To approve the WDII, LLC application for reapproval of regulated activity within upland review area and within wetlands related to construction of cluster subdivision known as the Bridgehampton subdivision with access from River Road and Burlington Rd, known as original Assessor's Map #s 32, 33, 21 and 22 and Lot #s 11, 7A, 10, 45 and 46 approved April 18, 2006 with the following conditions:

- a. The addition of a Conservation Easement to Lots 17, 14 and 15 located at the end of the extension of Glen Hollow Dr. The 15 ft side yard setback shall be the Conservation Easement limit. The easement shall include mapping, recorded easement document and installation of easement markers at the time building permits are requested for each lot. Easement markers are installed at 50 ft increments on 4 x 4 wood posts provided by the contractor / owner.
- b. The limit of clearing shall be as shown on Lots 15 and 17 and shall not be expanded. The limit of clearing on Lot 14 shall be reduced and shall be limited to the top of the embankment (close to elevation 300 as shown on the grading plans), except as needed for the installation of the waterline.
- c. The orientation for the home on Lots 14 and 17 shall be altered so that the driveway and garage for the home is located on the south side of the lot.
- d. An Integrated Pest Management Plan shall be implemented for all lots yet to be developed by WD II, LLC.
- e. Work with Town staff regarding the location of the foundation drain on Lots 14 and 15 so that it is not at the top of embankment.
- f. The abandoned vehicle shall be removed with guidance from Town staff.
- g. Additional erosion control shall be installed on Lots 14, 15 and 17. Additional erosion control measures shall also be implemented on Lots 51 and 52 as there is an off-site wetland located to the north of the properties.

The following are conditions from the April 2006 approval, which will continue with this project:

- g. During the course of the construction of this project, the applicant, at such times as directed by the Town Planner, shall prepare plans for approval by town staff and thereafter undertake the restoration of areas of wetlands previously disturbed on the site in accordance with the approved plans. All remediation work shall thereafter be reviewed and approved by town staff. A bond for remediation work may be required by town staff as deemed appropriate.
- h. The applicant's environmental consultant shall prepare a final, detailed plan for review and approval by staff of the waterline crossing. This work shall be undertaken during the dry months, such as July or August, and shall be monitored by the project's environmental consultant.
- i. All items from the April 13, 2006 Engineering memorandum shall be addressed to the satisfaction of town staff.

#### Show-Cause Hearing – 69 Forest Hills Drive

Cease and Desist order for conduct of regulated activity without a permit for property located at 69 Forest Hills Drive. Attorney Charles Shimkus has asked that this matter be continued to the May

20, 2020 meeting. They need more time to verify the septic system and leaching fields as it relates to their restoration plan.

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

VOTED: To continue this matter to the May 20, 2020 meeting.

### **PLANNER'S REPORT**

Assistant Town Planner Rutherford provided some general updates of ongoing monitoring of projects in Town for the Commission.

### **MINUTES**

#### Meeting Minutes

04-15-20, 04-23-20, 4-28-20

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

VOTED: To approve the April 15, 2020 Inland Wetlands meeting minutes, April 23, 2020 and April 28, 2020 site walk minutes.

The meeting adjourned at 7:47 p.m.

*SJM*