

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION
SPECIAL MEETING

November 18, 2020

Present for the online web conference was Chair Hannon, Commissioners Fox, Isner, Statchen, Tulin, Wolf (8pm) and Alternate Commissioner Berlandy. The Interim Town Planner and Clerk were also present. The meeting was called to order at 7:00 p.m. Town Council Liaison Capodiferro was also present.

Present in the Council Chambers were Interim Town Planner Rutherford and Clerk, all others were present online.

Alternate Commissioner Berlandy was appointed to vote on behalf of Commissioner Wolf.

NEW BUSINESS

William Yankus – 10 Pheasant Hill Road

Installation of inground pool. Commission to make determination as a Permitted As of Right use in a residential zone or to accept application. Mr. Yankus explained he would like to install an inground pool and landscaping in the area of an existing tennis court. The tennis court will be removed, the adjacent basketball court will remain. The pool area will be smaller than the area of the tennis court. Dennis Sullivan reviewed the construction practices; the tennis court will be removed; erosion control will be installed to ensure no material or water makes its way to the berm that runs along the rear of the property. Mr. Sullivan described the type of filter system and the saltwater style pool maintenance. If the pool requires to be drawn down, they can divert water into the yard away from the swale area. The Commissioners asked clarifying questions about the location of a wetland/watercourse; closest distance from the pool to the swale; and handling of the pool water for discharge when necessary. After a brief discussion it was recommended the site plan be revised to show the revised discharge area.

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

VOTED: To make the determination that the William Yankus request to install an inground pool at 10 Pheasant Hill Road is a customary use in a residential zone and is Permitted As of Right. The site plan shall be updated to revise the location of discharge as discussed and the property owner and contractor shall work closely with staff throughout the project.

Show-Cause Hearing – 1200 New Britain Avenue

Cease and Desist Order for conduct of regulated activity without a permit for property located at 1200 New Britain Avenue. Interim Town Planner Rutherford described the site plan; the property owner has a building permit to construct a new single-family house without the patio area shown on the site plan because it encroaches into the upland review area. All work is to be outside the upland review area. During routine inspection of the site it was discovered some clearing and piling of woody debris activity was conducted in a portion of the wetland area and upland review area. This area also has a conservation easement over it. Bruce Cyr, Development Specialist/Zoning Enforcement, reviewed photographs taken at the site for clarification. Property owner, Robert DiTommaso, stated he hired a tree company to clear some

trees and they dragged branches to the back of the lot. He stated he was not aware of the wetland area. There was some discussion to determine if any material was put on the neighbor's property. It is hard to determine so the property owner will need to have a surveyor mark the property line. Generally, the Commission commented material should be removed, the area restored, and conservation easement medallions installed. Mr. DiTommaso was asked the name of the tree company. He could not recall but said he would provide the information to staff. Staff was asked if they felt comfortable working with the property owner on the removal of debris. Other work to be done is to rake the ruts shown on the path and stabilize the area with a seed mix/hay and then remove material in winter months with replanting in the spring along with the installation of conservation easement markers. The Cease and Desist Order will be modified to allow the work on the house to continue as long as the restoration moves forward. Mr. DiTommaso stated he will have the surveyor stake out the conservation easement and the rear property line.

Town of Farmington – Coppermine Village

Drainage improvements to front detention basin. Commission to make determination as a Permitted As of Right use in accordance with Section 4.A. maintenance of drainage facility or to accept application. Interim Town Planner Rutherford spoke to photos of a partially clogged outlet pipe at Coppermine Village and reviewed the subdivision plan sheets with basin details. She explained the proposed maintenance work recommended to allow water to properly flow into the basin. The Commission was comfortable agreeing the proposed work is routine maintenance but if more work needs to be done to the basin they would be interested in seeing an application.

PLANNER'S REPORT

No Planner's Report.

MINUTES

Meeting Minutes

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

VOTED: To approve the November 4, 2020 Inland Wetlands meeting minutes, November 8, 2020 Site Walk Notes, and November 15, 2020 Site Walk Notes.

The meeting adjourned at 8:16 p.m.

SJM