

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION

September 19, 2021

SITE WALK

Calco Construction – 222 Talcott Notch Rd.

The site walk began at approximately 8:30 am.

Present were Commissioners Berlandy, Fox, Hannon, Isner, Simpson and Statchen, and Assistant Town Planner Rutherford. On behalf of the applicant the following individuals were present: Steve Giudice, Bryan Panico and Josh Senese.

The site walk began at the intersection of the existing driveway with Talcott Notch Rd. with a general review of the plan and site orientation. The walk proceeded east, up the driveway, noting flagging that had been hung along the driveway edge with offsets to the north representing the centerline of the new road. Upon reaching the end of the driveway, the walk proceeded east toward the existing pool locating the proposed property corner of Lot 4. The walk continued east along the clearing limit of Lot 4. The corners of the proposed house for Lot 4 had also been staked out. General questions were asked about the orientation of the home and the ability to move the clearing limits further north away from the watercourse. It was noted that there was currently no flow in the watercourse.

The walk then proceeded west behind the existing home (proposed Lot 5). The Commission stopped to observe the existing pond and dam located on Lot 5. There was some discussion about registration and inspection of the dam.

The walk proceeded to Lot 6. The edge of clearing had been previously staked and was observed as part of the site walk. There was general discussion about moving the clearing limits north to the top of the embankment / ridge for Lot 6.

Soil scientist, David Lord, arrived at the end of the site walk. The Commission members had no questions for Mr. Lord.

The site walk ended at approximately 9:30 am.

Calco Construction – 168 Coppermine Rd.

The site walk began at 9:50 am.

Present were Commissioners Berlandy, Fox, Hannon, Isner, Simpson and Statchen, and Assistant Town Planner Rutherford. On behalf of the applicant the following individuals were present: Steve Giudice, Bryan Panico, David Lord and Josh Senese.

The site walk began at the existing driveway into 168 Coppermine Rd. near the existing barn. Survey stakes were observed for the proposed house to be located on Lot 11, in proximity to the existing barn.

There was an initial orientation to the site and a discussion of the survey stakes that had been set in advance of the walk. The walk then proceeded in a north-northeast direction along the proposed centerline of the road. The general site condition was noted during the walk along the roadway centerline. It was noted that the roadway is outside of the 150 ft upland review area to the wetland and watercourse.

The walk proceeded to the location of the proposed cul-de-sac, from here the location of the proposed houses on Lots 6 and 7 were observed.

The walk proceeded west to the northern most detention basin. The survey stakes locating the outlet and the level spreader were found. The walk continued further west to the edge of the wetland. General observations were made regarding recent inundation from the August / September storms. There was no standing water at the edge of the wetland at the time of the site walk. Mr. Lord used his auger to extract two soil samples, one within the wetland limit and one approximately 10 ft outside of the wetland. Mr. Lord described the differences in the soil characteristics of each sample taken.

The site walk proceeded south approximately along the wetland edge to the southern detention basin. The survey stakes for the western edge of the basin and level spreader were located. General observations of the site conditions were made at this location.

The walk continued east returning back to the existing barn. Mr. Giudice provided a closing summary of where we had just walked, and the pertinent locations observed.

The site walk ended at approximately 11 am.