

**Town of Farmington, CT
Office of the Town Manager
Regular Town Council Meeting**

Date: November 9, 2021
(Council Members should call the Town Manager's Office if unable to attend.)

Time: 7:00 p.m.

Place: Town Hall – Council Chambers **(Public Welcome)**
To access the livestream: <https://us02web.zoom.us/j/84548681607>
Dial: +1 312 626 6799
Webinar ID: 845 4868 1607

Agenda

- A. Call to Order
- B. Pledge of Allegiance
- C. Presentations and Recognitions
 - 1. Veterans Day Proclamation
 - 2. 2021 Firefighter of the Year – Russ Nelson
- D. Public Hearing
 - 1. To amend the Farmington Town Code, Chapter 78 "Animals" to add Article 2 "Wildlife Feeding."
- E. New Items
- F. Public Comments
- G. Reading of the Minutes
 - 1. October 12, 2021 Regular Town Council Meeting
- H. Reading of Communications and Written Appeals
 - 1. None.
- I. Report of the Committees
 - 1. Land Acquisition Committee
 - 2. Green Efforts Committee
 - 3. Farmington High School Building Committee
 - 4. Racial Equality Taskforce
 - 5. American Rescue Plan Act (ARPA) Ad-Hoc Committee
- J. Report of the Council Chair and Liaisons
 - 1. Chair

2. Board of Education Liaison
3. Economic Development Commission Liaison
4. Farmington Historic District Commission
5. Housing Authority
6. Human Relations Commission
7. Library Board
8. Town Plan and Zoning Liaison
9. Unionville Historic District Commission
10. Unionville Village Improvement Association Liaison
11. Water Pollution Control Authority
12. Other Liaisons

K. Report of the Town Manager

- a) Veterans Day
- b) Town Council Reception

L. Appointments

1. Building Code Board of Appeals (Das)
2. Conservation & Inland Wetlands Commission **alternate** (Berlandy)
3. Economic Development Commission (Philips)
4. Green Efforts Commission (Barnes)
5. Housing Authority (Mason)
6. Housing Authority (Frink)
7. Lower Farmington River and Salmon Brook Wild & Scenic Management Plan (LFSWS) (Schlegel)
8. North Central Regional Mental Health Board Inc. (Plona)
9. North Central Regional Mental Health Board Inc. (Marsh)
10. Plainville Area Cable TV Advisory Council (Bernier)
11. Plainville Area Cable TV Advisory Council (Parlow)
12. Green Efforts Commission (Messier)
13. Town Plan and Zoning Commission **alternate** (Halstead)
14. Unionville Historic District & Properties Commission (Horton)

M. Old Business

N. New Business

1. To amend the Farmington Town Code, Chapter 78 "Animals" to add Article 2 "Wildlife Feeding."
2. To refer the transfer of a 2,216 square foot piece of Town open space property to Wilson Development in exchange for a 5,252 square foot piece of property to be made permanent open space to the Town Plan and Zoning Commission for a report under Section 8-24 of the Connecticut General Statutes.

3. To approve the attached Fire Station Comprehensive Building Project Statement of Needs, and to appoint a Fire Station Building Committee.
4. To award a contract in the amount of \$74,985.96 to J&S Radio Sales Inc. for Communications Upgrade Phase 2, under Connecticut State Contract 19PSX0088.
5. That Section 55-1 of the Town Code of Ordinances be waived and that SWAB Wagon Company, Inc. of Elizabethville, Pennsylvania be awarded a contract to refurbish Medic 16's Advanced Life Support fiberglass body unit and remount it on a new cab and chassis at a total cost of \$55,000.
6. To approve property tax refunds.

O. Executive Session

1. Land Acquisition

P. Adjournment.

PROCLAMATION

WHEREAS, the citizens of our country are justly proud of the men and women who have fought to defend the principles of liberty and freedom on which our nation was founded, and

WHEREAS, from the Revolutionary-era militias through today's sophisticated defense structure, American service members have defended our country in times of challenge, brought honor to the United States and created a solid foundation for its continued security, growth and prosperity, and

WHEREAS, despite the tremendous perils and pressures of wartime, our Armed Forces have defended the country with conviction and courage. In admiration of the strength of our convictions, other nations have looked to America for leadership, and our allies have always been secure in the knowledge that our proud country will not allow its principles and beliefs to be compromised, and

WHEREAS, the citizens of the United States will forever owe an immense debt of gratitude to our Veterans for the sacrifices they have made to secure the safety of our country, and

WHEREAS, as an expression of that gratitude, President Dwight D. Eisenhower signed into law an act calling for the observance of Veterans Day on November 11th of each year, and in 1921 that date was originally designated as Armistice Day in remembrance of the end of World War I and as a perpetual reminder of the blessings of peace, and by 1954, the observance widened to honor the courageous Veterans of all foreign conflicts, and

WHEREAS, our Veterans reflect the preeminent qualities of patriotism and courage in all of us and continue to make countless contributions to military and civilian life. In addition, many men and women from the Connecticut National Guard are serving in Iraq or Afghanistan, or are scheduled to be deployed there shortly, along with many other Connecticut residents serving with the United States Army, Air Force, Navy, Marines and Coast Guard.

Now, therefore, be it resolved, that the Farmington Town Council hereby thanks the many contributions and accomplishments of all our Veterans.

DATED AT FARMINGTON, CONNECTICUT this 9th day of November 2021.

C.J. Thomas, Chair
Farmington Town Council

PROCLAMATION

WHEREAS, Russ Nelson has served the Town of Farmington as a Firefighter for 34 years at the East Farmington Volunteer Fire Department beginning his service on July 21st, 1987, and

WHEREAS, Russ Nelson, has held numerous social and line officer positions for the East Farmington Volunteer Fire Department, to include President, Vice President, Lieutenant, Captain, Deputy Chief, Assistant Chief and then becoming Chief in 2004 holding that position for 16 years; and;

WHEREAS, Russ Nelson, has continued to enhance the fire service within the State of Connecticut through his position as a Regional County Coordinate for Hartford County, a Task Force Team Leader for Taskforce 54 under the Statewide Fire Service Disaster Response Plan, and Vice President of the Capital Region Fire Chiefs Association; and;

WHEREAS, Russ Nelson, has made immeasurable contributions to the Town of Farmington and its residents such as fundraising for a regional burn building to enhance firefighter training, serving on numerous apparatus committees to ensure the department has the safest and most efficient equipment, and continuing a high level of response to calls for service; and;

WHEREAS, Russ Nelson has always maintained a focus on the public good and acted to protect the public interest while donating countless hours of time, energy and personal commitment to better our community and enrich the lives of the residents of the Town of Farmington.

NOW, THEREFORE, the Farmington Town Council hereby commends Russ Nelson for his excellent work on behalf of the community and we congratulate him on his 2021 Firefighter of the Year Award. The Farmington Town Council hereby proclaims November 9, 2021 as Russ Nelson Day in Farmington, Connecticut.

DATED AT FARMINGTON, CONNECTICUT this 9th day of November 2021

C.J. Thomas, Chair
Farmington Town Council

**LEGAL NOTICE
TOWN OF FARMINGTON
PUBLIC HEARING**

A Public Hearing will be held on November 9, 2021 at 7:05 p.m. in the Town Hall Council Chambers to amend the Farmington Town Code, Chapter 78 "Animals" to add Article 2 "Wildlife Feeding."

To access the meeting:

<https://us02web.zoom.us/j/84548681607>

Dial: +1 312 626 6799

Webinar ID: 845 4868 1607

Dated at Farmington, Connecticut this 26th day of October 2021.

Kathleen A. Blonski
Town Manager

MOTION:

Agenda Item K

Report of the Town Manager

- a. Veterans Day
- b. Town Council Reception

a. Veterans Day

A short ceremony will be held at the Farmington Town Hall, 1 Monteith Drive, in front of the Veterans Memorial Monument at 11:00 a.m. on Thursday, November 11, 2021. If you have any questions regarding the ceremony, please contact Paul Krause at 910.376.5454.

b. Town Council Reception

On December 14, 2021 from 6:00 p.m. to 7:00 p.m., prior to the regular Town Council Meeting, there will be a reception honoring the outgoing members of the Farmington Town Council and the Town Clerk, Paula Ray.

MOTION: Agenda Item L-1

That _____ be appointed to the Building Code Board of Appeals for the balance of a five-year term beginning immediately and ending September 30, 2026. (Das)

MOTION: Agenda Item L-2

That _____ be appointed to the Conservation & Inland Wetlands Commission as an **alternate** for a balance of a four-year term beginning immediately and ending September 30, 2025. (Berlandy)

MOTION: Agenda Item L-3

That _____ be appointed to the Economic Development Commission for the balance of a two-year term beginning immediately and ending September 30, 2023. (Philips)

MOTION: Agenda Item L-4

That _____ be appointed to the Green Efforts Commission beginning immediately for an indefinite term. (Barnes)

MOTION: Agenda Item L-5

That _____ be appointed to the Housing Authority for the balance of a five-year term beginning immediately and ending September 30, 2026. (Mason)

MOTION: Agenda Item L-6

That _____ be appointed to the Housing Authority for the balance of a five-year term beginning immediately and ending September 30, 2026. (Frink)

MOTION: Agenda Item L-7

That _____ be appointed to the Lower Farmington River and Salmon Brook Wild & Scenic Management Plan (LFSWS) for an indefinite term. (Schlegel)

MOTION: Agenda Item L-8

That _____ be appointed to the North Central Regional Mental Health Board Inc. for the balance of a two-year term beginning immediately and ending September 30, 2023. (Plona)

MOTION: Agenda Item L-9

That _____ be appointed to the North Central Regional Mental Health Board Inc. for the balance of a two-year term beginning immediately and ending September 30, 2023. (Marsh)

MOTION: Agenda Item L-10

That _____ be appointed to the Plainville Area Cable TV Advisory Council for the balance of a two-year term beginning immediately and ending June 30, 2023. (Bernier)

MOTION: Agenda Item L-11

That _____ be appointed to the Plainville Area Cable TV Advisory Council for the balance of a two-year term beginning immediately and ending June 30, 2023. (Parlow)

MOTION: Agenda Item L-12

That _____ be appointed to the Green Efforts Commission beginning immediately for an indefinite term. (Messier)

MOTION: Agenda Item L-13

That _____ be appointed to the Town Plan and Zoning Commission as an **alternate** member for the balance of a two-year term beginning immediately and ending January, 2022. (Halstead)

MOTION: Agenda Item L-14

That _____ be appointed to the Unionville Historic District & Properties Commission for the balance of a five-year term beginning immediately and ending September 30, 2022. (Horton)

MOTION:

Agenda Item N-1

To amend the Farmington Town Code, Chapter 78 "Animals" to add Article 2 "Wildlife Feeding" as attached.

NOTE: The police and Animal Control staff are experiencing an increasing number of calls concerning bears. Bears are walking through neighborhoods, feeding on birdseed, damaging bird feeders and other property, rummaging through garbage and recycling, entering garages and homes, and passing through our school grounds. What attracts bears to populated areas is food sources.

There are some residents or visitors who intentionally feed or place bird seed and other food items outside to feed bears and other wildlife without regard to the inherent dangers and consequences. Some consequences of attracting wildlife to populated areas includes disease transmission like Lyme disease and an increase of vehicle strikes. With the lack of any State laws addressing this issue, surrounding communities have adopted ordinances to prevent this type of feeding of wildlife, to prohibit the use of bird feeders during certain time periods (April through November), and to cite violators.

Simsbury, East Granby, Barkhamsted, Colebrook, and Hartland already have wildlife feeding ordinances in place.

Attached are the recommended additions to the Farmington Town Code "Animals" that would address the various wildlife issues.

/Attachment

Chapter 78

ANIMALS

GENERAL REFERENCES

Noise — See Ch. 135.

Dogs on Town-owned property — See Ch. 148.

ARTICLE I
Dogs
[Adopted 10-26-1993]

§ 78-1. Purpose.

The purpose of this article is to regulate the keeping of dogs and prohibit the roaming at large of dogs and other animals in the streets and public places of the Town and to prevent cruelty to dogs and other animals, pursuant to C.G.S. Section 7-148(c)(7)(D)(i) and (ii), and to prescribe penalties and enforcement procedures for violation of local and state regulations pertaining to dogs and other animals as set forth in C.G.S. Article 435, as amended, C.G.S. Secs. 7-152c and 7-148(c) (10) and this article.

§ 78-2. Prohibited acts.

It shall be a violation of this article for any owner or keeper of a dog:

- A. To allow such dog to roam at large upon the land of another and not under control of the owner or keeper or the agent of the owner or keeper, or to allow such dog to roam at large on any portion of any public highway and not attended by and under control of such owner or keeper or his agent; the unauthorized presence of any dog on the land of any person other than the owner or keeper of such dog or on any portion of a public highway, when such dog is not attended by and under the control of such owner or keeper, shall be prima facie evidence of a violation of the provisions of this article.
- B. To obstruct or attempt to obstruct the canine control officer or warden engaged in the discharge of such person's duties.
- C. To perpetrate any act of cruelty upon any dog or other animal.
- D. Not to have a tag or plate on a collar around the neck or on a harness on the body of such dog.
- E. Not to have complied with any order or regulation relating to rabies applicable to such dog.
- F. To abandon or neglect or cruelly treat any such dog.
- G. Not to have such dog licensed in the Town Clerk's office as required by state law.
- H. To allow such dog to inflict damage or harm to human beings, domestic animals or property.
- I. To allow such dog to go on a highway and growl, snap, bite or otherwise annoy any person or domestic animal lawfully using such highway or chase or interfere with any motor vehicle so using such highway.
- J. To permit such dog to become a nuisance by reason of vicious disposition or excessive barking or any other disturbance or by permitting such barking or other disturbance when such is a source of annoyance to any sick person residing in the immediate vicinity.

- K. To crop or cut or cause to be cropped or cut off the whole or any part of the ear of a dog unless such person is a registered veterinarian surgeon.
- L. Not to clean up or dispose of immediately any feces or other waste matter discharged by a dog on public property, including highways and sidewalks, or on any private property not owned or controlled by the owner, agent or keeper of the dog.

§ 78-3. Violations and penalties.

Any person violating any of the above provisions shall be fined not less than \$25 nor more than \$100. The Town canine control officer or warden shall issue citations for violations of any provisions set forth above. All moneys received shall be remitted to the Office of the Tax Collector.

§ 78-4. Hearing procedure for citations.

- A. The Town Manager shall appoint one or more citation hearing officers, who shall be other than police officers or employees or persons who issue citations, to conduct the hearings authorized by this section.
- B. Within 12 months from the expiration of the final period for the uncontested payment of fines, penalties, costs or fees for any citation issued under this article, the Town shall send notice to the owner or keeper of the dog. Such notice shall inform said owner or keeper of the following:
 - (1) The allegations against said owner or keeper and the amount of the fines, penalties, costs or fees due.
 - (2) That said owner or keeper may contest his liability before a citation hearing officer by delivering in person or by mail written notice within 10 days of the date of the notice.
 - (3) That if the owner or keeper does not demand such a hearing, an assessment and judgment shall be entered against said person.
 - (4) That such judgment may issue without further notice.
- C. If the owner or keeper who is sent notice pursuant to Subsection B above wishes to admit liability for any alleged violation, said person may, without requesting a hearing, pay the full amount of the fines, penalties, costs or fees in person or by mail to an official designated by the Town. Any owner or keeper who does not deliver or mail written demand for a hearing within 10 days of the date of the first notice provided in Subsection B above shall be deemed to have admitted liability, and the designated municipal official shall certify such person's failure to respond to the hearing officer. The hearing officer shall thereupon enter and assess the fines, penalties, costs or fees provided for by law and shall follow the procedures set forth below.
- D. Any owner or keeper who requests a hearing shall be given written notice of the date, time and place for the hearing. Such hearing shall be held not less than 15 days nor more than 30 days from the date of the mailing of the notice, provided that the

hearing officer shall grant upon good cause shown any reasonable request by any interested party for postponement or continuance. An original or certified copy of the initial notice of violation issued by the Town official shall be filed and retained by the Town. The presence of the issuing official shall be required at the hearing if such owner or keeper so requests. An owner or keeper wishing to contest his/her liability shall appear at the hearing and may present evidence in his/her behalf. A designated Town official, other than the hearing officer, may present evidence on behalf of the Town. If such owner or keeper fails to appear, the hearing officer may enter an assessment by default against him/her upon a finding of proper notice and liability. The hearing officer may accept from such owner or keeper copies of police reports, investigatory and citation reports and other official documents by mail and may determine thereby that the appearance of such person is not necessary. The hearing officer shall conduct the hearing in the order and form and with such methods of proof as the hearing officer deems fair and appropriate. The rules regarding the admissibility of evidence shall not be strictly applied, but all testimony shall be given under oath or affirmation. The hearing officer shall announce his decision at the end of the hearing. If the hearing officer determines that the owner or keeper is not liable, the hearing officer shall dismiss the matter and enter his determination in writing accordingly. If the hearing officer determines that the person is liable for the violation, the hearing officer shall forthwith enter and assess the fines, penalties, costs or fees against such owner or keeper as provided by this article and applicable law.

- E. If any assessment entered by the hearing officer is not paid on the date of its entry, the hearing officer shall send by first class mail a notice of the assessment to the person found liable and shall file, not less than 30 days nor more than 12 months after such mailing, a certified copy of the notice of assessment with the Clerk of the Superior Court for the Hartford/New Britain judicial district, together with an entry fee of \$8. The certified copy of the notice of assessment shall constitute a record of assessment. Within such twelve-month period, multiple assessments against the same person may be accrued and filed as one record of assessment. The Clerk of the Superior Court shall enter judgment in the amount of such record of assessment and court costs of \$8 against such person in favor of the Town. The hearing officer's assessment, when so entered as a judgment, shall have the effect of a civil money judgment, and a levy of execution of such judgment may issue without further notice to such person.
- F. The owner or keeper against whom an assessment has been entered pursuant to this article is entitled to judicial review by way of appeal. An appeal shall be instituted within 30 days of the mailing of notice of such assessment by filing a petition to reopen assessment, together with an entry fee in an amount equal to the entry for a small claims case pursuant to C.G.S. Section 52-259 in the Superior Court for the geographical area in which the Town is located, which shall entitle said owner or keeper to a hearing in accordance with the rules of the judges of the superior court.

ARTICLE II
Wildlife Feeding
[Tentative Adopted 11-09-21]

§ 78-5 Purpose.

The Town of Farmington, under its powers pursuant to state law, has adopted this ordinance to protect public health, safety, and welfare by prohibiting the intentional feeding of wildlife. This ordinance is intended to assist our residents, guests, and other stakeholders to coexist with wildlife peacefully and safely.

§ 78-6 Definitions:

When used in this ordinance, the following terms shall have the meanings indicated:

Authorized Enforcement Agency- All sworn personnel of the Police Department and Animal Control Officers. Additionally, any employees or designees of the town as designated by the Town Manager to enforce this ordinance.

Person- Person shall be construed to mean and include an individual, a corporation, a partnership, a non-profit, a trust, an unincorporated organization, business organization of any kind or any other group or organization.

Town- Town means the Town of Farmington.

Wildlife- Wildlife includes, but is not limited to, non-domesticated animals that due to intentional feeding have been determined to be a nuisance or threat to public health, safety, and welfare such as bears, deer, coyotes, bobcats, fishers, turkeys, and wild birds. Wildlife does not include livestock used for agricultural purposes.

§ 78-7 Prohibited Activity.

In recognition that these animals are wild and should be left alone for the health, safety, and welfare of both the wildlife and our residents, guests, and other stakeholders, the following is prohibited activity:

- A. Intentional Feeding of Wildlife.** Feeding, giving, placing, exposing, depositing, distributing, or scattering any edible material, attractant, or other substance with the intention of feeding, attracting, or enticing wildlife.
- B. Feeding Birds.** Bird feeders may not be used from April 1st through November 30th, unless the source is recognized as not being desirable to bears, such as but not limited to Nyjer or thistle.
- C. Improperly Storing Food, Refuse, or Other Wildlife Attractants.** Improperly storing food, pet food, refuse (garbage), or other attractants and substances in a manner that result in wildlife feedings.

§ 78-8 Exceptions.

A. Unintentional Feeding of Wildlife. Unintentional feeding of wildlife means using or placing any material for a purpose other than to intentionally attract, entice, or feed wildlife but which results in unintentionally attracting, enticing, or feeding of wildlife. Composting that was properly secured but unintentionally led to the feeding of wildlife is excluded.

- i. Unintentional feeding will become intentional feeding if a written notice is issued by an Authorized Enforcement Agency and ignored.

B. Feeding Birds. Bird feeders may be used from December 1st through March 31st.

- ii. If the source is recognized as not desirable to bears, such as but not limited to Nyjer or thistle, bird feeders may be used year-round.

C. Permitted Activity. This ordinance does not apply to any person with a valid permit issued by the state of Connecticut, Department of Energy and Environmental Protection.

D. Wildlife Rehabilitation. Any person providing care to wildlife for the purpose of an animal's rehabilitation due to illness or injury, as part of a recognized for-profit or non-profit entity providing for such care of wildlife.

§ 78-9 Violations and Penalties.

Whenever the authorized enforcement agency determines that a person has violated any of the above provisions, the authorized enforcement agency is authorized to issue a fine in the amount of one hundred dollars (\$100.00) for each offense. Any violation continued more than one (1) day shall constitute a separate offense for each day such violation continues. All monies received shall be remitted to the Office of the Tax Collector.

§ 78-10 Hearing procedure for citations.

The hearing procedure for any citations issued for violations of the above ordinance shall be the procedures set forth in Chapter 91 of the Code of the Town of Farmington.

MOTION:

Agenda Item N-2

To refer the transfer of a 2,216 square foot piece of Town open space property to Wilson Development in exchange for a 5,252 square foot piece of property to be made permanent open space to the Town Plan and Zoning Commission for a report under Section 8-24 of the Connecticut General Statutes.

NOTE: In 2016, the developer of Bridgehampton, Wilson Development, approached the Town regarding this land swap. As currently configured, the parcel in question can support a single-family home but the backyard would be less than ideal. The attached map displays the proposed land swap to and from Lot 76 Banbury Crescent in the Bridgehampton Development off of River Road. If approved, the land swap will give the developer a larger building envelope to construct the home and he will be able to provide for a larger backyard. Due to its shape, location on the lot, and sewer easement running through it, the land the Town is receiving is less valuable than the land the developer is receiving.

At the time, the Town Manager's Office recommended the swap because it allowed for a more appropriately sized home with a higher assessed value. The Town would have also received more open space land than it currently has and a cash payment of \$7,756.

On March 8, 2016 the Town Council referred the property to Town Plan and Zoning Commission for an 8-24 approval. This swap received a positive referral. It was then sent to the Conservation Commission for its approval. On April 20, 2016, the Conservation Commission unanimously voted to deny the transfer of Town open space.

Commissioners voting in opposition to the request expressed concern with tree removal, encroachment to the ridge and pesticides affecting the stream below because the cold-water stream outlets into the Unionville Brook which is one of the last trout brooks in the State.

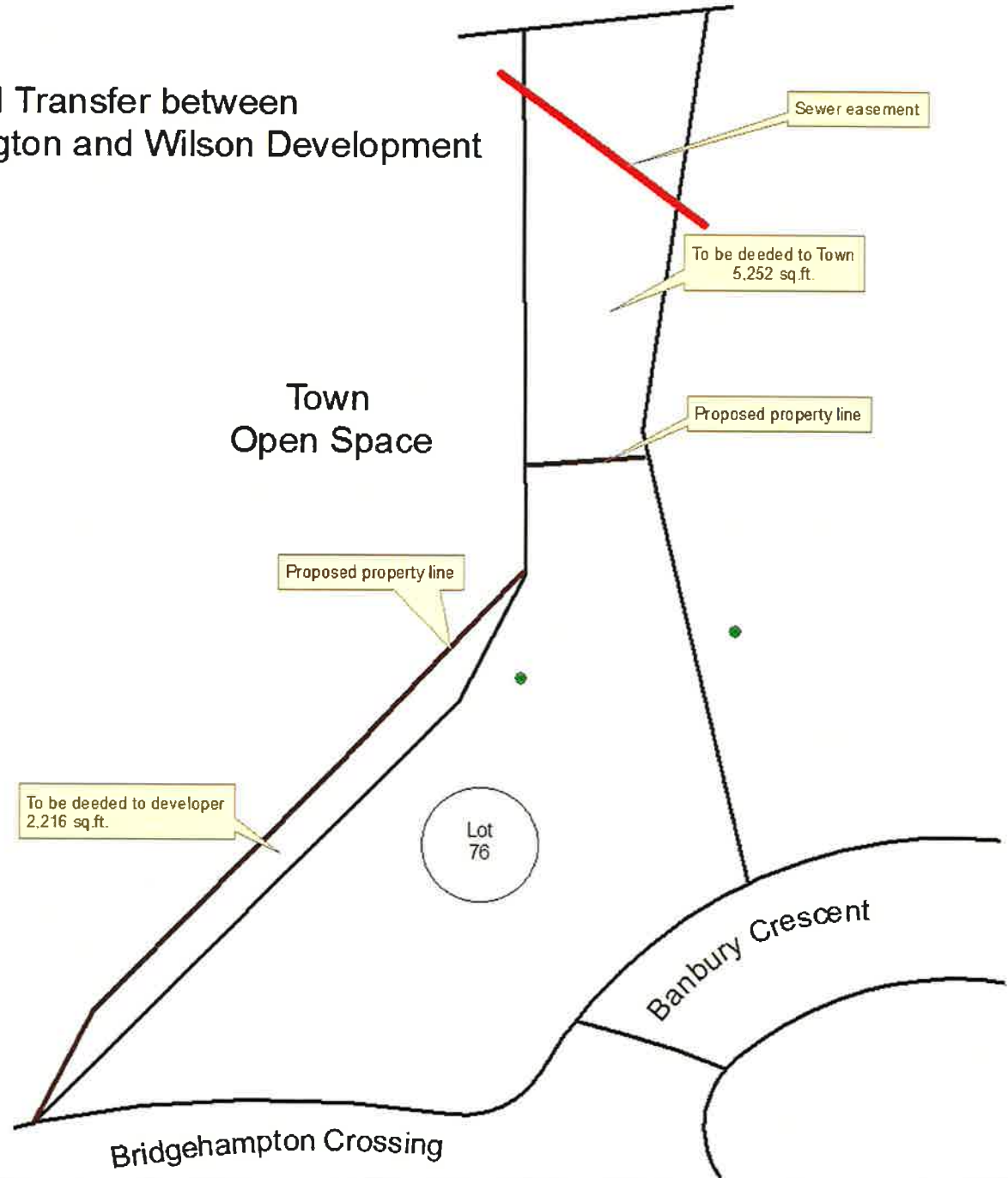
For that reason, the Town Council did not take any further action on the swap.

Based on the information I have received, it is likely that the Conservation Commission will conclude that the environmental issues identified in 2016 are still applicable.

Town Staff will be available to answer questions at the meeting.

/Attachment

Land Transfer between
Town of Farmington and Wilson Development



WD II, LLC

1027 Farmington Avenue, Suite 202
Farmington, CT 06032
860.677.8407

September 8, 2021

Town Council
Town of Farmington
1 Monteith Drive
Farmington, CT 06032

Council Members:

WD II, LLC is requesting the Town of Farmington approve a land swap with WD II's Bridgehampton Crossing subdivision, more specifically with Lot 76, or 10 Banbury Crescent, within same subdivision. (Attachment A)

The request is to move the rear property line back to where it would just intersect the 258 foot elevation line on the property which, according to the environmental assessment provided herein (Attachment B), is the start of the "sensitive" land which begins the slope to the wetland area located approximately 60 feet away from the 258 foot elevation and proposed new property line. (Attachment C)

In exchange for moving the rear property line, WD II will surrender property located in the northeast portion of the property. A large portion of this surrendered property is below the 258 foot elevation and within the "sensitive" land area. Currently there exists a drainage easement in favor of Lot 77 and the Town of Farmington which, according to the Building Department, is no longer necessary and would be abandoned. (Attachment C) The property surrendered by Farmington would equal the same area as the property surrendered by WD II for Lot 76.

I believe it is very important to remind the Council of the efforts WD II has made in order to protect the environment and to respond to the wishes of the community.

1. WD II purchased 125.6 acres of land for this development of which WD II granted 63.3 acres as open space, or **50.4%** of the land which WD II owned.
2. All downspouts from roofs of the homes within the development are directed into ground infiltrators, meaning this water is directed back into the soil, and not onto the lawns or storm drain system as most homes do within Farmington.
3. All storm water runoff is also directed to ground infiltration systems, eliminating storm water runoff from directly entering the water courses within the development.
4. WD II provided 2 clear span bridges at significant costs, in excess of 2 million dollars, in order to protect the wetlands from impact from the roadways within the development. The same water courses which WD II is protecting flow through concrete box culverts along Farmington's River Road.

As part of this land swap, WD II will place covenants on Lot 76 which will prohibit the disruption of the existing soil and vegetation (with the exception of felling any dead or diseased trees, etc.) located within a 10 foot buffer from the new rear property line, further protecting the "sensitive" land and slope. (Attachment D)

- The property is not within the wetlands area and contains no watercourse.
- The Town of Farmington maintains its current acreage within the development.
- All property building setbacks are maintained.
- The transaction will provide our prospective homeowner with a back yard for the family, and a home design which reflects the current home designs in Bridgehampton Crossing.

As always, I stand ready to answer any question or concerns which the Council members may have.

Sincerely,



Mark Wilson
WDII, LLC

Attachment B

PIETRAS ENVIRONMENTAL GROUP, LLC

SITE PLAN REVIEW

January 26, 2016

Robert Green Associates, LLC
ATTN: Joseph Green, P.E.
6 Old Waterbury Road
Terryville, CT 06786

Re: Lot 76, Banbury Crescent, Farmington, CT
PEG Job #: 2016-9

Dear Mr. Green,

In accordance with your request, I reviewed the subdivision plan and conducted an investigation of the subject property on January 18, 2016. Lot 76 is an undeveloped 0.492 acre parcel which is located on the western side of Banbury Crescent to the northwest of the intersection with Bridgehampton Crossing. The shape of the lot is narrow in width and elongated in length. Lot width generally ranges between 60 and 90 feet, while the length is over 200 feet. The purpose of the investigation and site plan review were to determine whether it is feasible to adjust the lot lines in order to provide a larger rear yard area for the proposed house which will not result in adversely impacting the off-site wetlands and watercourses.

Description of existing conditions on Lot 76 and bordering lands to the west and northwest

Lot 76 is presently forested with a mix of hardwoods and conifers, including white and red oak, white pine and eastern hemlock. The woody understory is dense and mainly consists of white pine seedlings and saplings. Most of land on Lot 76 is nearly level in grade with steep slopes in the far northern portion of the lot. From the location of the proposed house site on Lot 76 the land also pitches towards the eastern and southern property lines. The elevation in the proposed area of the house site is at approximately 285.5 feet.

The lands to the west northwest of Lot 76 are very steeply sloping. Elevation at the top of slope is 285 feet, while the elevation at the base of the very steep slope is near 230 feet. The very steep slope is forested with a mix of hardwoods and conifers, including white and red oak, sugar maple, black birch, shagbark hickory, white pine and eastern hemlock.

Situated at the base of the very steep slope is a very narrow wetland corridor containing a semi-perennial to perennial brook. The brook is a tributary to Unionville Brook. The streambed of the brook which is located down slope and to the northwest from Lot 76 is approximately 10 feet or more wide with a depth of a foot or more. On 1/18/2016 the brook carried moderate flow with good clarity.

Feasibility for adjusting the lot lines on Lot 76

The subdivision map shows a potential house measuring 30' by 53' which located in the southern portion of the property. The house is situated at the minimum 30 foot front setback. The rear property line is located 25 feet from the back end of the potential house. The rear yard for this 0.492 acre parcel is very minimal in size. Considering that the house lot is bounded on two sides by roadways, the rear yard area has added significant to the homeowners. Encroachment of yard area beyond the property line to the rear of the house would be a serious concern for this lot.

15 Blarwood Lane
Wallingford, CT 06492
203-314-6636

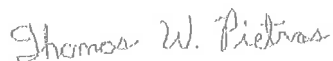
EMAIL Tom@pietrasenvironmentalgroup.com
WEB SITE pietrasenvironmentalgroup.com

There is potential to expand the rear lot line that would not result in adverse impacts to the downslope wetlands and watercourse that are located to the northwest. A possible revision to the rear lot line is portrayed in Figure 1. As shown in the figure the revised rear lot line extend over level terrain. The revised lot line would be located 10 to 17 feet away from the top of the very steep slope. This provides adequate protection to the slope and down slope wetlands and watercourse. Because Lot 76 is essentially level, the construction of a residence does not pose a serious threat to erosion and down slope sedimentation. The revised lot line as shown in Figure 1 increases rear yard behind the house from 25 feet to distances ranging between approximately 37 to 43 feet. Although the rear yard area is still small in size, it does become significantly more useful. Correspondingly, the northern lot line for Lot 76 would be shifted further to the south in order to compensate for the additional area gained by the revised northwestern lot line.

It is recommended that edge of the northwestern property line to the rear of the proposed residence on Lot 76 be well designated by a combination of structural features and vegetative plantings. Concrete or wooden posts should be installed every 40 to 50 feet along the northwestern property line to the rear of the house. Tags should be placed onto the posts, labeled as, "Conservation Area". In addition a row of native shrubs should be planted along the same property line. The shrubs would be planted 8 feet apart. Suitable plants include highbush blueberry (*Vaccinium corybosum*), bayberry (*Myrica pensylvanica*), witchhazel (*Hamamelis virginiana*), graystem dogwood (*Cornus racemosa*), sweet fern (*Comptonia peregrina*), mountain laurel (*Kalmia latifolia*), sheep laurel (*Kalmia angustifolia*) and common juniper (*Juniperus communis*). A mix of shrubs should be made with both evergreen and deciduous species.

Respectfully submitted,

PIETRAS ENVIRONMENTAL GROUP, LLC

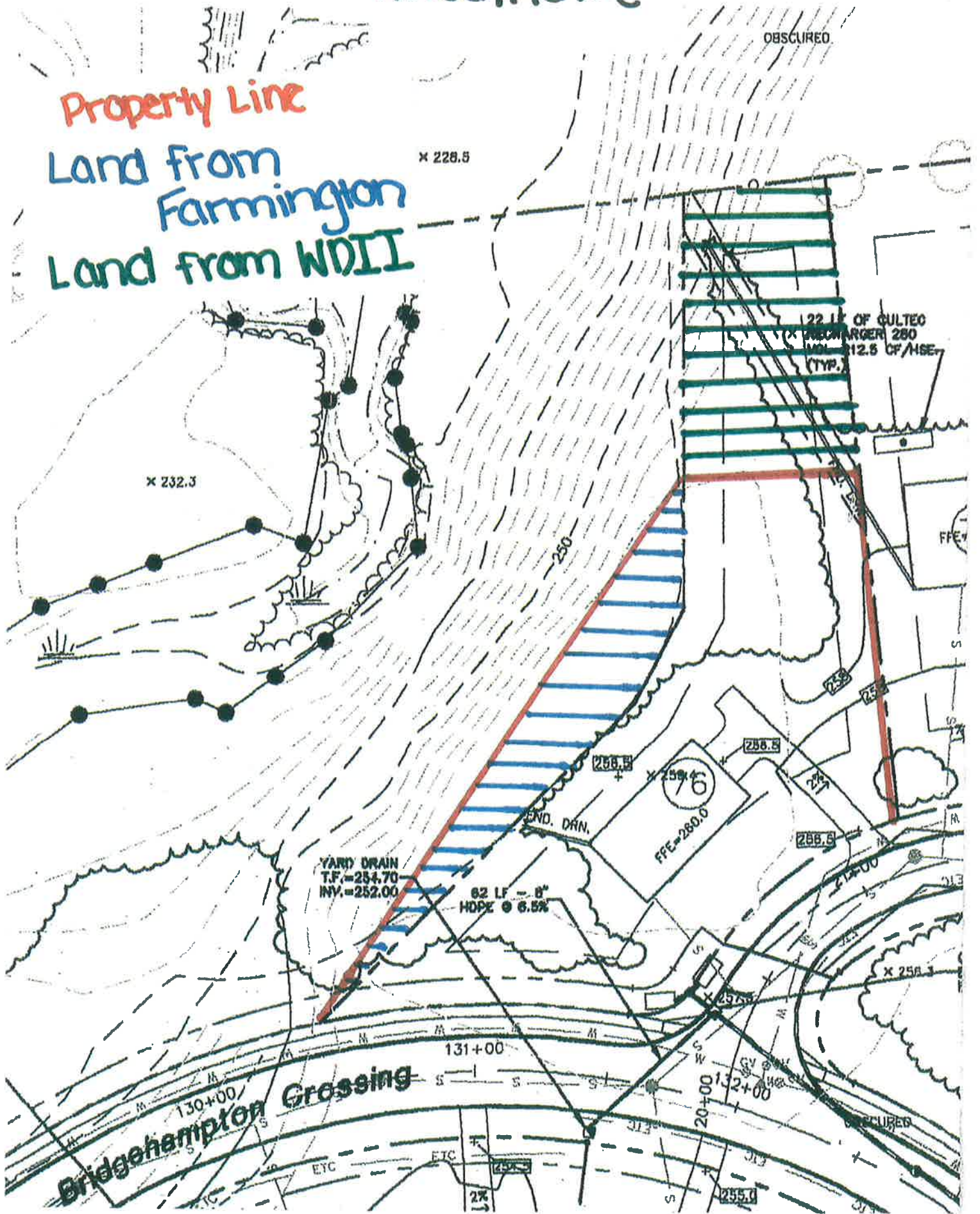


Thomas W. Pietras
Professional Wetland Scientist and Soil Scientist

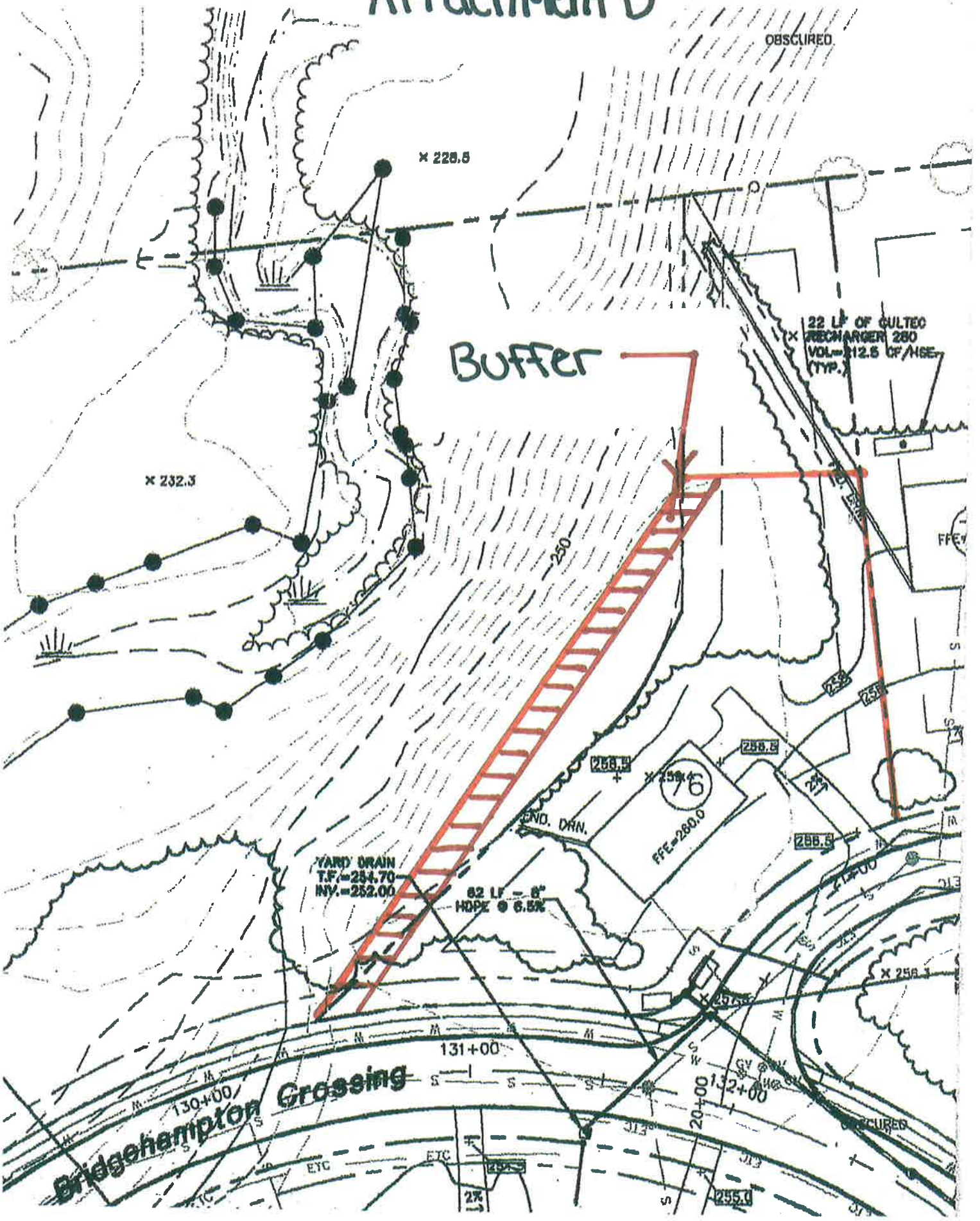
Attachment C

Property Line

Land from Farmington
Land from WDII



Attachment D



MOTION:

Agenda Item N-3

To approve the attached Fire Station Comprehensive Building Project Statement of Needs, and to appoint a Fire Station Building Committee with the following voting members.

- _____, Chair, Town Council member
- _____, Town Council member
- _____, East Farmington Fire station member
- _____, Farmington Fire Station member
- _____, Tunxis Hose Fire Station member
- _____, Resident, 1st District
- _____, Resident, 2nd District

And the following non-voting members

Kathleen Blonski, Town Manager

Steve Hoffman, Director of Fire and Rescue Services

_____, Clerk of the Committee

And,

To approve the following Charge of the Fire Station Building Committee.

Part 1-

- a. The Committee shall review the approved Statement of Needs, the 2014 Facilities Study, and the 2018 Fire Station Location and Deployment Study. These reports include conceptual designs and cost estimates.
- b. That once the review is complete the Committee will make recommendations to the Town Council on a comprehensive building project. The Committee will obtain an updated preliminary cost estimate based on their selection of one or more of the following:
 1. Renovate and or expand the existing fire stations based on individual needs.
 2. Consider new locations for the new construction of fire stations
 3. Consider any potential consolidation of fire stations.

- c. The Committee shall prioritize the Fire Station(s) needs based on the following: code and safety compliance, lack of available space for expansion, lack of available space for use, upgrades of major building systems, upgrades to building infrastructure and energy efficient code and standard compliance issues. These recommendations should meet current standards while ensuring they support the future needs of the Town of Farmington.

And,

That once the Town Council has reviewed and approved the recommended project by the Committee and the preliminary cost estimate it shall recharge the Committee with an overall project scope and budget.

The Committee will then begin Phase 2 preliminary plan development per Section 53-4 (b) of the Town Ordinance.

/Attachment



Town of Farmington Fire Department Memorandum

To: Kathleen Blonski, Town Manager
From: Steve Hoffmann, Director of Fire & Rescue Services
Date: October 12, 2021
Subject: Fire Stations Statement of Needs

In accordance with Chapter 53, Public Buildings, of the Farmington Town Code, the Town of Farmington Fire Department has compiled a statement of needs for renovating and/or replacing the three main fire stations. The Town of Farmington undertook the construction of two sub-stations and renovation of its existing main fire stations in 1999. In the 20 years since that project, only basic maintenance and general upkeep has been done at the fire stations.

The statement of needs of the fire stations include code & safety compliance issues, lack of available space for expansion, lack of available space for use, upgrades of major building systems, upgrades to building infrastructure and energy efficient code & standard compliance issues. Farmington continues to grow resulting in increasing call volumes and service expectations of the fire department requiring an expanded infrastructure to support the continual growth.

In 2014, the Town engaged in a Facilities Study on the three main fire stations and 2 sub-stations to evaluate for code compliance and potential for renovations. The East Farmington and Tunxis Hose Fire Stations were originally built in 1960 with a renovation completed in 2000. The Farmington Fire Station was built in 1930 with an addition constructed in 1980 and then renovations conducted in 2000. The fire stations need to be upgraded significantly to meet new requirements and to meet Farmington's continued growth. The Facilities Study identified areas in need of attention to include:

- Code compliance and safety upgrades
- Replacement of existing plumbing, electrical and HVAC systems
- Lack of available space for expansion for apparatus drive-through bays
- Lack of available space for bunk rooms
- Lack of available space for storage, to include separation of PPE maintenance from living quarters
- Lack of available space for separation and office use
- Lack of parking availability
- Exterior drainage issues
- Replacement of windows & doors
- Roof & pavement replacements/repairs
- Fire protection upgrades
- Energy efficient code and standards upgrades

The Town of Farmington Fire Department is dedicated to providing for the safety and welfare of the community through the preservation of life, property, and the environment, by maintaining a constant state of readiness through fire fighter training and public education.

In 2018, the Town of Farmington Fire Department hired a consultant, Emergency Services Consultants Incorporated, to conduct a Fire Station Location & Deployment Study. The purpose of this study was to review the current fire station locations and potential to relocate those stations while considering community growth, future planning, call response, high target hazards, Insurance Services Office (ISO) ratings, volunteer response, etc. The need for expansion due to lack of space at the current fire station locations has been a concern. Identifying geographic locations that would provide available land to potentially relocate fire stations while imposing no negative impacts to the services provided to the community was one of the main goals of this study. The findings and recommendations from the study continue to point to the need to establish a building committee to review the overall infrastructure of the Town of Farmington Fire Department.

In conclusion, the Town of Farmington Fire Department has compiled the needed information for a building committee to formulate the future building construction needs of the fire stations in the Town of Farmington. It is the recommendation of the Town of Farmington Fire Department, under section 53-2 of the Farmington Town Code, that the Town Council consider this statement of needs for the fire stations and establish a building committee to further investigate the construction of new fire stations or renovation of the current fire stations.

The Town of Farmington Fire Department is dedicated to providing for the safety and welfare of the community through the preservation of life, property, and the environment, by maintaining a constant state of readiness through fire fighter training and public education.

MOTION:

Agenda Item N-4

To award a contract in the amount of \$74,985.96 to J&S Radio Sales Inc. for Communications Upgrade Phase 2, under Connecticut State Contract 19PSX0088.

NOTE: The Town of Farmington Fire Department has incorporated a phased plan over four years for communication upgrades. Phase 2 will replace a majority of portable and mobile communications equipment on the fire apparatus located at Farmington Fire Station. This upgrade will replace radios that have been in service for 15 to 20 years as well as add portables on the apparatus to ensure all firefighters have communications availability on the fire ground.

MOTION:

Agenda Item N-5

That Section 55-1 of the Town Code of Ordinances be waived and that SWAB Wagon Company, Inc. of Elizabethville, Pennsylvania be awarded a contract to refurbish Medic 16's Advanced Life Support fiberglass body unit and remount it on a new cab and chassis at a total cost of \$55,000.

NOTE: The FY2021/2022 Capital Improvement Budget contains funds to purchase a new vehicle to replace Medic 16 which is located at Tunxis Hose. The Town has purchased a new cab and chassis for this purpose. The new cab and chassis are on order and are expected to be delivered in March of 2022. The next step in the process is to contract with a vendor to remove the advance life support body on the current Medic 16, refurbish it and mount it on the new chassis when it is delivered.

The current body on Medic 16 was purchased from SWAB Wagon Company, Inc. It is in satisfactory condition but does need some refurbishing. Because the existing body is a SWAB product, and because SWAB built the existing Medic 16, the fire staff have recommended that SWAB be used to perform the work described above to create the new Medic 16. SWAB has agreed to perform the work at a cost of \$55,000.

Based on their recommendation, we are requesting that the Town Council waive the bidding requirements and award a contract to SWAB in the amount of \$55,000 to perform the work to create a new Medic 16.

Staff will be available at the Town Council meeting to answer any questions.

MOTION:

Agenda Item N-6

To approve the following property tax refunds.

Name	REASON	
Ally Financial	Assessor adjustment	\$401.82
Auerswald Lois	Assessor adjustment	\$30.34
Bedig Lillian	Assessor adjustment	\$5.65
Carpenter Quinn	Assessor adjustment	\$164.91
Corelogic	Assessor adjustment	\$11,602.52
Ct. Jr. Soccer	Assessor adjustment	\$198.31
Faibush Ronald	Assessor adjustment	\$206.71
Financial Services	Assessor adjustment	\$936.78
Good Peter	Assessor adjustment	\$20.34
Honda Lease Trust	Assessor adjustment	\$175.45
Howley Edmund & Maureen	Assessor adjustment	\$59.15
Johnson Ernest	Assessor adjustment	\$77.21
Lorocco Paul	Assessor adjustment	\$27.72
Minerly Kaela	Assessor adjustment	\$1,267.71
Mittal Sanjay & Jyoti	Assessor adjustment	\$18.76
Nagel James	Assessor adjustment	\$1,297.80
Nissan Infiniti	Assessor adjustment	\$431.63
Okeefe Scott	Assessor adjustment	\$15.12

Petrini Joseph	Assessor adjustment	\$22.76
Porsche Leasing	Assessor adjustment	\$2,010.34
Romanov Alexander	Assessor adjustment	\$61.65
Romanov Elizabeth	Assessor adjustment	\$305.10
Smith John J 3rd	Assessor adjustment	\$93.11
Thota Ujwala K	Assessor adjustment	\$16.82
Toyota Lease Trust	Assessor adjustment	\$673.58
VW Credit	Assessor adjustment	\$919.32
Total		\$21,040.61

MOTION:

Agenda Item O-1

Executive Session—To discuss matters concerning the sale or acquisition of real property.

To adjourn the meeting to executive session as permitted by Connecticut General Statutes Section 1-225 (a) for the following purposes as allowed by Section 1-200(6), that is

Discussion of the selection of a site or the lease, sale or purchase of real estate by a political subdivision of the state when publicity regarding such site, lease, sale, purchase or construction would cause a likelihood of increased price until such time as all of the property has been acquired or all proceedings or transactions concerning same have been terminated or abandoned;

That attendance in the Executive Session shall be limited to:

Members of the Town Council
Assistant Town Manager

NOTE: Approval of this motion shall be by 2/3 vote.