

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION
MEETING MINUTES

April 6, 2022

Present for the online web conference was Chair Hannon, Commissioners Berlandy, Fox, Isner, Kelsey, Simpson, Statchen. Sr. Assistant Town Planner Cyr and Clerk Michaud were also present. The meeting was called to order at 7:03 p.m.

Present in the Development Conference Room were Sr. Assistant Town Planner Cyr. All others were present online.

NEW BUSINESS

Carrier Group Inc. – Lots 8517 & 8518 Morea Road

Regulated activity within upland review area associated with proposed 25-lot cluster subdivision. Tom Daly, PE, SLR Consulting, presented the proposed cluster subdivision and including the discussion on the surrounding properties. The two parcels total approximately eighty-seven acres. Site plans provided show the location of wetlands and the FEMA 100-year floodplain. No activity is proposed within the FEMA floodplain. Approximately 65 acres of the site are proposed open space. Mr. Daly next described the two clusters of subdivision: eighteen single family homes are proposed at the western end of Lot 8518 and seven single family homes are proposed at the eastern end of the Lot 8518. The storm water maintenance program was reviewed, along with discussion on the access/maintenance of the proposed storm water basins. They also discussed the proposed access between Lots 4 & 5 that will allow an additional future access to the proposed open space property. Basins have been sized and designed for water quality. The site plan also provided a 25' wetland buffer highlighted in green and the 150' upland review area which was not highlighted. No direct impacts to the wetlands are proposed in connection with this project. Jim McManus, JMM Wetland Consulting Services, spoke to his Wetlands Assessment/Impact Analysis report dated March 31, 2022. Mr. McManus reviewed his report stating the main development parcel (Lot 8518 Morea Road) is heavily wooded and also includes scrub-shrub and emergent wetland vegetative communities. The regulated wetland areas within the subject site are part of a large contiguous wetland system, which extends off-site to the north, associated with the headwaters of Scott Swamp Brook. Various photos of the wetlands, Scott Swamp Brook and the vernal pool were displayed for clarification and are part of the report. Erosion control measures and proposed efforts to minimize the limit of clearing were discussed. Johnny Carrier summarized the proposed R40 cluster subdivision with approximately 17.7 acres of development area and 64.8 acres of open space. Mr. Carrier discussed the development potential on Lot 8517, however this would require access from the City of Bristol, which would create concerns with school bus transportation, emergency response, refuse/recycling pickup, winter roadway maintenance, along with intermunicipal agreements. As such, Mr. Carrier discussed his desire to deed Lot 8517 (approximately 43 acres in area) to the Town of Farmington as Open Space. Mr. Carrier also commented on other development projects involving wetland areas they have constructed. Commissioners asked if the Natural Diversity Database has been reviewed. Mr. McManus responded no, not at this time. The Commission asked clarifying questions about the vernal pool, property layout and impact within the upland review area. Additional clarification was asked regarding the location of existing streets off Morea Road to the proposed new roads. The Commission asked for the distance of the proposed detention basin to the vernal pool and if it has the potential to act as a decoy vernal pool and if any mitigation could be needed. Mr. Daly responded it is approximately 300 feet to the north of the vernal pool. Mr. McManus responded there is some info in his report, but he can highlight for

future discussion. The Commission would like the upland review limits highlighted for clarification. Also, regarding the vernal pool, the plan does not include a 750' envelop or the percent of that area that would be developed. Comments were made that although the project may not propose significant activity, it is a significant project, and the commission may move forward with a public hearing. The consensus was to conduct a site visit. General discussion regarding past culvert issues on Morea Road.

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

VOTED: To accept the Carrier Group Inc. application for regulated activity within upland review area associated with proposed 25-lot subdivision of Lots 8517 & 8518 Morea Road.

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

VOTED: 5 in favor, 2 opposed (Kelsey, Simpson) to make the determination the Carrier Group Inc. application for regulated activity within upland review area associated with proposed 25-lot subdivision of Lots 8517 & 8518 Morea Road is a significant regulated activity and requires a public hearing. Commissioners opposed felt they did not have enough information to make a determination. The public hearing will be scheduled for May 18, 2022.

Sr. Assistant Town Planner will email the members to get a consensus on their availability for a site visit.

PLANNER'S REPORT

Plant 17 – 1179 Farmington Avenue

Town staff met with George Logan at the site to review the wetland creation areas and stabilization efforts. Photos were provided with the Agenda Review. Mr. Logan will continue to monitor the wetland creation areas and staff will provide updates as they become available.

Municipal Inland Wetlands Agency Comprehensive Training Program

Reminder to Commissioners to complete CTDEEP Inland Wetlands training program. The link was provided in the Agenda Review. Once complete please submit a copy of the certificate to staff for our records.

19 Perry Street

Due diligence exploratory work is being done at 19 Perry Street by a prospective new owner/developer.

Hybrid Meetings

Sr. Assistant Town Planner Cyr stated the current Executive Order providing the ability to hold remote meetings has been extended to July 1, 2023. The Planning Office has been working with the I.T. Department on the technology in the Council Chambers to hold hybrid meetings moving forward. The majority of the Commissioners would need to be in person to move to a hybrid

meeting format. The Commissioners were in favor of continuing with the online format until the technology is proven to work with other land use commissions.

MINUTES

Meeting Minutes

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

VOTED: 6 in favor, 1 abstention (Statchen) to approve the March 2, 2022 Inland Wetlands meeting minutes.

The meeting adjourned at 8:30 p.m.

SJM