

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION
MEETING MINUTES

October 5, 2022

Present for the online web conference was Acting Chair Statchen, Commissioners Fox, Isner, Kelsey, Simpson. Sr. Assistant Town Planner Cyr and Clerk Michaud were also present. The meeting was called to order at 7:00 p.m.

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

Acting Chair Statchen stated for the record that he listened to the recording and review materials from the September 21, 2022 meeting.

NEW BUSINESS

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

VOTED: To move Halaree Monnerat agenda item to the top of the agenda.

Halaree Monnerat – 2 Twin Ponds Drive

Modification of prior approval for regulated activity within wetland and upland review area associated with construction of new home and installation of water service. Ms. Monnerat is asking to move the water service out of the Coppermine Road right-of-way, earlier than previously depicted, onto her property to address concerns with the water company and regional health district. Sr. Assistant Town Planner Cyr provided clarification using a site plan for clarification. The Commissioners asked for confirmation that in addition to silt fence, straw wattle will be used for erosion control measures, and for the separation between the proposed water service location and the wetland boundary. Sr. Assistant Town Planner Cyr responded the separation distance is approximately five feet and the erosion control measures will be silt fence with straw wattle.

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

VOTED: To approve the modification of prior approval for regulated activity within wetland and upland review area associated with construction of new home and installation of water service at 2 Twin Ponds Drive. Commissioners present agreed the proposed change was minor in nature and with the erosion control measures discussed would not have a negative impact on the wetlands.

Bruce and Suzanne Polsky – 30 Hatters Lane

Regulated activity within wetland and upland review area to repair and conduct maintenance of the creek running through their lot. Ken Glowa, contractor for Bruce and Suzanne Polsky explained the need to perform maintenance along the creek to correct erosion damage. The Commission asked if the foot bridge shown in one of the photos will be replaced. Ms. Polsky responded they would like to replace it so they can access that portion of their property. Mr. Glowa explained they would create a simple foot bridge that does not require footings or piers.

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

VOTED: To make the determination the Bruce and Suzanne Polsky application for regulated activity within wetland and upland review area to repair and conduct maintenance of the creek running through lot at 30 Hatters Lane is a nonsignificant regulated activity and does not require a public hearing.

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

VOTED: To approve the Bruce and Suzanne Polsky application for regulated activity within wetland and upland review area to repair and conduct maintenance of the creek running through lot at 30 Hatters Lane with the condition the applicant work with Town staff with soil and erosion control measures and any other details that need to change during the project.

Carrier Holdings LLC – 114 Red Oak Hill Road

Regulated activity within upland review area associated with four-lot resubdivision of 114 Red Oak Hill Road. Bryan Panico, H.E. Cole & Son, presented the existing condition of the site and the proposed four-lot division of the land. A conservation easement is proposed along the perimeter of Lots 2 & 3. Public water and sewer will be extended into the site. Mr. Panico stated a small pocket of wetlands is located off site on Town owned property west of the rails-to-trails and east of the site. The development does not propose impacts to the wetland. A corner of the proposed home location on lot 3 and the proposed detention basin are within the upland review area. Mr. Panico commented the design of the detention basin was modified adding an infiltration level spreader in lieu of the originally proposed outlet pipe extending onto the Town of Farmington Property. Ian Cole, Professional Soil Scientist and Wetland Scientist, presented his Wetland Investigation report dated September 11, 2022. His investigation of the site determined there was no presence of wetlands on site, but he did find wetlands off site on town property between the proposed stormwater detention system and the multi-use trail. After explaining the soil types on site and within the wetland area off site, Mr. Cole stated the proposed development is respecting the overall existing drainage pattern. Commissioners asked if the wetland had the characteristics of a vernal pool. Mr. Cole responded no; it does not hold water long enough. The Commission asked for clarification on the detention basin, conservation easement area and work within the upland review area. Mr. Panico provided clarification.

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

VOTED: To accept the Carrier Holdings LLC application for regulated activity within upland review area associated with four-lot resubdivision of 114 Red Oak Hill Road.

After a brief discussion it was the consensus of Commissioners present a site walk would not be necessary.

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

VOTED: To make the determination the Carrier Holdings LLC application for regulated activity within upland review area associated with four-lot resubdivision of 114 Red Oak Hill Road is a non-significant regulated activity and does not require a public hearing.

OLD BUSINESS

Bulwark, LLC – Lots 8120 & 8122 Colt Highway

Regulated activity within wetlands and upland review area to construct self-storage facility. The public hearing closed September 21, 2022. Sr. Assistant Town Planner Cyr asked the Commissioners if they had any questions or modifications to the resolutions he drafted for their consideration. After hearing none, Acting Chair Statchen suggested waiting on making a decision on this application until the next meeting so that more Commissioners may be present.

PLANNER'S REPORT

No Planner's Report.

MINUTES

Meeting Minutes

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

VOTED: 4 in favor, 1 abstention (Statchen) to approve the September 21, 2022 Inland Wetlands meeting minutes.

Site Walk Notes

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

VOTED: 4 in favor, 1 abstention (Simpson) to approve the September 25, 2022 Site Walk Notes.

The meeting adjourned at 7:45 p.m.

SJM