

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION
MEETING MINUTES

December 7, 2022

Present for the online web conference was Chair Hannon, Commissioners Berlandy, Fox, Isner, Kelsey (in at 7:15pm), Simpson, Statchen. Sr. Assistant Town Planner Cyr and Clerk Michaud were also present. The meeting was called to order at 7:01 p.m.

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

NEW BUSINESS

Kent Seely & Lynn Czernicki – 26 Taine Mountain Road

Regulated activity within upland review area associated with installation of a septic system. Tom Grimaldi reviewed his previous presentation to replace the existing septic system as it is failing. He worked with the State Department of Health and the Farmington Valley Health District on the location/design of a new system. The existing septic tank will be pumped, crushed, and buried on site. The new system includes installation of a new watertight tank and pump chamber, and a force main to a split system on the west side of the property. The existence of ledge on site made limited site availability to locate the new system. Due to the variance from the location to the well, the State Department of Health and Farmington Valley Health District are requiring they test the well one-year after completion of construction. It was also noted the new system will be located further from the wetlands and watercourse than the existing system. There was general discussion and questions for clarification regarding the distance to nearby homes and confirmation that all required exceptions have been approved by both the Connecticut Department of Health and Farmington Valley Health District. It was acknowledged this is necessary work due to the failing existing system.

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

VOTED: To approve the Kent Seely & Lynn Czernicki application for regulated activity within upland review area associated with installation of septic system at 26 Taine Mountain Road as presented and on file in the Planning Office.

Ashley & Andrew Kidd – Lot 8745 River Road

Regulated activity within upland review area associated with the construction of a new house. A site walk was conducted on November 20, 2022. Todd Clark, Blue Moon Design, was present to answer questions about the project if the Commissioners had any from the site visit. There was discussion about the potential to raise the home to reduce the limits of clearing and grading. There was also discussion regarding the need for a conservation easement along the river to protect the embankment and the nearby resources. Ashley Kidd said at this time they did not know enough about what the limitations of an easement so she could not agree to a conservation easement at this time. She added she is aware that if any cutting of vegetation within the upland review area will require approval.

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

VOTED: 6 in favor (Hannon, Isner, Berlandy, Fox, Kelsey, Simpson) to 1 opposed (Statchen) to make the determination the Ashely & Andrew Kidd application for regulated activity within upland review area associated with the construction of a new house on Lot 8745 River Road is a nonsignificant regulated activity and does not require a public hearing.

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

VOTED: To make the determination the Ashely & Andrew Kidd application for regulated activity within upland review area associated with the construction of a new house on Lot 8745 River Road with the following conditions:

1. Silt fence and straw wattle shall be installed encompassing the construction area.
2. Installation of rain garden to collect and infiltrate runoff from the driveway.
3. Perform Test Pits prior to construction to confirm ability of soil to infiltrate runoff.
4. A Conservation Easement shall be established along the west side of the Farmington River between the common driveway and the river. The applicant shall work with staff on the easement limit line.

Cease & Desist – 9 Apple Tree Lane

For conduct of regulated activity without a permit. Sr. Assistant Town Planner Cyr provided photos taken on November 22nd, of the site. The property owner has installed hay bale check dams along the swale, however the remaining property had not been stabilized as requested. At the November 2, 2022 Inland Wetlands meeting, the Commission directed the property owner to start implementing erosion control and site stabilization methods as discussed during the meeting, under the review of both Mr. Logan and Town Staff. The Commission instructed the property owner to put hay down before Saturday, December 10, 2022.

ELECTION OF OFFICERS

Nomination and Election of Chair, Vice-Chair and Secretary

Commissioner Statchen moved and Commissioner Fox seconded nominations of Commissioner Hannon for Chair, Commissioner Isner for Vice-Chair and Commissioner Statchen for Secretary.

There were no other nominations.

The Commissioners voted unanimously to elect Commissioner Hannon as Chair, Commissioner Isner as Vice-Chair and Commissioner Statchen as Secretary.

PLANNER'S REPORT

Trumpf, Inc. – 1 Johnson Avenue

Sr. Assistant Town Planner Cyr provided an update on the addition previously approved by the Commission and some minor site modifications. The site modifications included additional sidewalks along the east side of the building, installation of a concrete pad for dumpsters and wood pallet storage, concrete pad for nitrogen and oxygen tanks, removal of a landscaped island

along the south side of the building to pave so vehicles can safely exit during gas off-load, increased turning radii and driveway realignment to accommodate vehicle deliveries. The modifications result in a 0.11% increase in impervious coverage. No concerns were expressed by the Commission.

MINUTES

Meeting Minutes

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

VOTED: To approve the November 2, 2022 Inland Wetlands meeting minutes and the November 20, 2022 Site Walk Notes.

The meeting adjourned at 8:10 p.m.

SJM