

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION
MEETING MINUTES

March 15, 2023

Present for the online web conference was Chair Hannon, Commissioners Berlandy, Fox, Isner, Kelsey, Statchen and Alternate Commissioner Canto. 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 was Sr. Assistant Town Planner Cyr. All others were present online.

Alternate Commissioner Canto was appointed to vote in place of absent Commissioner Simpson.

NEW BUSINESS

402 Farmington Ave LLC – 400 & 406, Lots 8223 & 9249 Farmington Avenue

Modification of prior approval for trenching/excavation in entrance drive for the installation of utilities. Ben Tripp, Metro Realty Group, asked if the Commissioners had any additional questions from their March 1, 2023 presentation. In response to the question whether blasting would be necessary, Mr. Tripp stated they do not anticipate blasting at this time. If they encounter rock, they intend to use other means of removal. Tom Daly, SLR Consulting, confirmed there was no new information to present.

Commissioner Statchen indicated for the record he had viewed the March 1, 2023 Inland Wetlands meeting, has reviewed the documents, and can vote on this matter.

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

VOTED: To approve the 402 Farmington Ave LLC application for modification of prior approval for trenching/excavation in entrance drive for the installation of utilities at 400, 406, Lots 8223 and 9249 Farmington Avenue as presented and on file in the Planning Office.

FHI Studio – 95 Batterson Park Road

Regulated activity within wetland and upland review area related to restoring the site for limited use. Phil Barlow, FHI Studio, said the property is owned by the City of Hartford and they would like to open the park for limited swimming. The park has been closed since 2015 due to a lack of maintenance on the site. Mr. Barlow listed various buildings that they would like to remove to make the park safe to the public. David Quisenberry, Quisenberry Arcari, added the assessment of the property was performed several years ago in an effort to obtain financing to restore the park. The City of Hartford needs to start over by removing all structures, including foundations and picnic tables. When they determine what new buildings are needed, they will be back with a separate application. The Commissioners asked for confirmation the appropriate erosion and sedimentation control measures will be in place during the demo process. Mr. Barlow responded yes. The Commission asked what type of material will be used to replace foundations. Mr. Barlow stated gravel will be used. There was a brief discussion for clarification regarding the wetland boundary. Mr. Barlow stated they will have a new survey to show the wetland location for future plans. Existing asphalt and basketball courts will remain for now. Commissioners generally felt the proposed removal of structures was a maintenance for safety project and

recommended silt socks be incorporated into the erosion and sedimentation plan. Sr. Assistant Town Planner Cyr clarified the applicant has removed the beach restoration portion of the application at this time.

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

VOTED: To accept the FHI Studio application for regulated activity within wetland and upland review to remove buildings located at 95 Batterson Park Road.

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

VOTED: To make the determination the FHI Studio application for regulated activity within wetland and upland review to remove buildings located at 95 Batterson Park Road is a nonsignificant regulated activity and does not require a public hearing.

Winding Trails Inc. – 50 Winding Trails

Regulated activity within upland review area to replace asphalt sidewalks with concrete sidewalks from Bath House to the beach. Brian Cunningham said the project seeks to improve accessible access to the beach. The site plan shows a 10' x 15' viewing pad at the beach with 6' sidewalk leading back to the bath house. Minimal grading will be needed with minor backfill along the sidewalk. Approximately 55' of sidewalk is located within the upland review area. Commissioners asked clarifying questions about the backfill/seeding along the sidewalk but the consensus was the proposed project is maintenance and minor in nature. Winding Trails should continue to work with staff throughout the project.

9 Apple Tree Lane

George Logan, REMA Ecological Services, LLC, presented a revised restoration plan dated March 15, 2023 with changes shown in color. Revisions include increasing the monitoring of restoration to three full growing seasons and the addition of an erosion control blanket to stabilize swale slopes. Mr. Logan talked about diversity of materials commensurate with the function of the wetland. Regarding establishing a conservation easement once restoration is complete, Mr. Logan said he has not yet discussed it with his client. The plan includes planting arborvitae for privacy screening. Mr. Logan stated the applicant is still working on a land swap with the neighbor at 11 Apple Tree and this potential property line revision is depicted in the restoration plan. The installation period is a little up in the air after talking to the company he purchases plants from. He suggested waiting until fall to install woody trees/bushes so they have more time to mature and complete all other seeding and planting this spring. Commissioners commented that the restoration area is significantly smaller in comparison to all the vegetation removed without approval. A significant amount of trees were removed and a conservation easement with trees, boulders and medallions should be established for a long term physical barrier and protection so this does not occur again. The Commission asked staff to have a conversation with the owner of 11 Apple Tree Lane to obtain direct feedback about the land swap proposal. A Commissioner expressed concern with proposed Area A and removal of soil to restore wetland, questioning if it will create more damage. Others felt it was necessary to remove some of the material to properly restore the wetland area. Ultimately the Commissioners were not sure the restoration plan was at a point they could approve. Sr. Assistant Town Planner Cyr suggested Mr. Logan show the proposed land swamp on a surveyor's plan and overlay the existing tree line along with the proposed restoration area.

PLANNER'S REPORT

No Planner's Report

MINUTES

Meeting Minutes

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

VOTED: 6 in favor, 1 abstention (Statchen) to approve the March 1, 2023 Inland Wetlands meeting minutes.

The meeting was adjourned at 8:43 p.m.

SJM