

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION
MEETING MINUTES

May 1, 2024

Present for the online web conference were Chair Statchen, Commissioners Berlandy, Fox, Isner, Kelsey, Simons, Simpson and Alternate Commissioner Santos. Senior 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 was Senior Assistant Town Planner Cyr and Clerk Michaud. All others were present online.

NEW BUSINESS

Talcott Glen Tax District – Talcott Glen Road

Regulated activity within wetlands and upland review area to dredge 4,800 sq. ft. pond. Martin Brogie, LEP, Soil Scientist, Martin Brogie, Inc. Environmental Services, provided a brief review of his presentation regarding the Talcott Glen Pond dredging project. At the last meeting they stated they would provide an elevation sediment map, which was completed and reviewed with the Commission. The depth of sediment to be removed will vary from 1ft to 5ft. There was a brief discussion about the quality of sediment in the pond and the testing of the material to be conducted in an effort to determine its ability to be used on site or if it will need to be removed offsite. Testing results will be provided to the Town of Farmington. Commissioner Isner stated the CTDEEP Remediation Standard Regulations could not be utilized, as these dealt solely with the requirements for remediation and not whether the material can be utilized on site as topsoil or mulch for residential use. Background testing of the existing soil in the area would need to be conducted to confirm whether any contaminants found in the sediment are present in the soil at or above those limits detected in the background testing elsewhere on the property. It was also discussed that a composite sample of the sediment to be utilized for testing was an acceptable practice. Mr. Brogie confirmed they will also look to clean the pond spillway and swale to the 30in RCP to help prevent flooding that has occurred in the past. The Commission asked if the dredging intent is to remove all sediment. Mr. Brogie responded yes; the plan is to get to the approximate original firm pond bottom. Mr. Brogie stated the work would be conducted during a dry period (July-August) and he would contact Staff to inform them of when prior to any dredging.

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

VOTED: To make the determination that the Talcott Glen Tax District application for regulated activity within wetlands and upland review area to dredge 4,800 sq. ft. pond at Talcott Glen Road is a regulated non-significant activity and does not require a public hearing.

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

VOTED: To approve the Talcott Glen Tax District application for regulated activity within wetlands and upland review area to dredge 4,800 sq. ft. pond at Talcott Glen Road as presented and on file in the Planning Office.

Town of Farmington – Town-wide General Permit

Regulated activity within wetland and upland review area for maintenance of existing storm drainage system (Town-wide). Senior Assistant Town Planner Cyr presented the proposed scope of work for the proposed general permit. The scope includes the replacement of culverts 24 inches and less; maintenance of any inlet and/or outlet to consist of a maximum disturbance of 200 sq. ft. either side; all work is to be reviewed with Town of Farmington Staff; erosion control to be installed in accordance with Town of Farmington Staff approval; Staff to update the Inland Wetlands Commission with any permit activity and maintain a list of work performed under this permit; permit will be for one (1) year trial and then can come back to the Commission for a new permit; permit is for work by Town Staff only. The Highway Division stated they may do approximately six (6) of these projects per year. During discussion of the proposed parameters the Commissioners suggested clarifying replacement of culverts is for roadway culverts and end sections only. Generally, comments of some Commissioners agreed this would help streamline the maintenance process for the Highway Division.

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

VOTED: To accept the Town of Farmington application for regulated activity within wetland and upland review area for maintenance of existing storm drainage system (Town-wide).

Cease & Desist – 1509 Farmington Avenue

Update regarding conduct of regulated activity without a permit for property located at 1509 Farmington Avenue. Senior Assistant Town Planner Cyr stated there is nothing new to report at this time.

PLANNER'S REPORT

9 Apple Tree

Senior Assistant Town Planner Cyr responded to comments made at the last meeting about the status of a pool at this address. A pool was approved by the Commission in the upland review area in 2022, however after beginning excavation for the pool, the property owner changed his focus to working on the house. Once the property owner addresses the fire damage, staff will reach out about other outstanding plantings (a row of arborvitae and some smaller plantings) to be installed along the rear property line and were to be installed this spring.

838/850 Farmington Avenue

The owners of this property currently have a site plan application pending with the Town Plan & Zoning Commission for facade and site improvements. The detailed site plan was presented and reviewed in detail with the Commission. The existing parking lot will be milled and paved, with no expansion of the existing pavement limits. The existing planted islands within the parking lot will remain and include new plantings, and the two westerly islands will be converted to planted rain gardens to improve water quality. The plan is to also install pervious pavers for the patio areas and the addition of water quality treatment at the two existing storm drainage outlets to consist of hoods or a catch basin filter system. There was some general discussion for clarification. The Commissioners agreed the proposed parking lot paving project as described is routine maintenance and does not require a formal application with the Commission.

MINUTES

Meeting Minutes

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

VOTED: To approve the April 17, 2024 Inland Wetlands meeting minutes.

The meeting was adjourned at 7:56 p.m.

SJM