

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION
MEETING MINUTES

May 15, 2024

Present for the online web conference were Chair Statchen, Commissioners Berlandy, Fox and Simpson. Senior 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 Senior Assistant Town Planner Cyr and Clerk Michaud. All others were present online.

NEW BUSINESS

Town of Farmington – Town-wide General Permit

Regulated activity within wetland and upland review area for maintenance of existing storm drainage system (Town-wide). The scope of the proposed general permit 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. The Commissioners did not have additional questions about the proposal and agreed the general permit will help streamline the maintenance process for the Highway Division.

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

VOTED: To make the determination that the Town of Farmington application for regulated activity within wetland and upland review area for maintenance of existing storm drainage system (Town-wide) is a regulated non-significant activity and does not require a public hearing.

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

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

R. Pelton Builders Inc. – 161 Talcott Notch Road

Regulated activity within upland review area associated with the installation of a ground mounted solar array. Thomas Kenney represented the applicant and the property owner stating they would like to install ground mounted solar array as shown on the site plan. The Zoning Board of Appeals had approved the location at the April 16, 2024 meeting. Mr. Kenney commented that the trench location has been changed and will now cross the driveway directly toward the house, further from the wetlands than what is depicted on the plans, instead of around the loop portion of the driveway. It was also stated there would be no tree clearing associated with the construction. Senior Assistant Town Planner Cyr used a site plan to show the flagged wetland area on the adjacent property. Mr. Kenney explained the solar panel framework will be

held in place with helical posts with a two and half-inch diameter. The Commission asked general questions about the installation process and recommended installing a small stone trench under the length of the drip edge of the panel array to prevent erosion.

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

VOTED: To accept the R. Pelton Builders Inc. application for regulated activity within upland review area associated with the installation of a ground mounted solar array at 161 Talcott Notch Road.

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

VOTED: To make the determination that the R. Pelton Builders Inc. application for regulated activity within upland review area associated with the installation of a ground mounted solar array at 161 Talcott Notch Road is a regulated non-significant activity and does not require a public hearing.

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

Pequabuck/Farmington River Tree Work

Staff was informed on May 3, 2024 of the need for some emergency tree removal in the Pequabuck River in the vicinity of the confluence with the Farmington River. A tree had fallen into the Pequabuck River causing a dam in the river and erosion along a portion of the embankment. The Town Highway Division informed Staff they had a Contractor coming in on Monday, May 6, 2024 to remove the tree, along with a few other trees that were about to fall into the river. The Commission was reminded this area of the river is a significant concern for flooding between Meadow Road and the confluence with the Farmington River. The Contractor utilized a "sennebogen" from the access road around the farm fields to grab, cut, and move the tree sections, with no impact to the river. Due to the emergency, Senior Assistant Town Planner Cyr had reviewed the situation with Chair Statchen, as timing was critical for the removal. The Contractor had piled the cut wood and brush, and the Town Highway Division will chip and remove the material from along the sides of the river. Staff reviewed photos with the Commission at the meeting.

Cowles Property / Nancy Conklin Trail (8495 Meadow Road)

Staff was informed the Farmington Land Trust had been awarded a grant for a study on mugwort to review effective ways to deal with its removal. The Land Trust has installed black poly atop sections of mugwort along the trail, and installed staples and sand bags to keep the poly in place. The Land Trust will review next year to see how well they have succeeded in deterring the growth of the invasive and will then cover again. In the third year, they will plant pollinators in those

locations and then move to another area. Staff reviewed photos with the Commission at the meeting.

Dorset Lane Pond

Staff had reported earlier to the Commission the failure of the dam at Walters Pond in late 2022. Since this time, the neighbors have been meeting to discuss the options for either reconstruction of the dam or abandonment. The homeowners abutting the pond had received a letter from CTDEEP stating the failure had necessitated the need for CTDEEP to reclassify the dam as a negligible hazard (Class AA). As part of the project, the property owner which the dam is located is considering removing portions of the dam for safety reasons. Staff has discussed with the property owner what would require a permit with the Commission. Staff reviewed photos with the Commission at the meeting.

838/850 Farmington Avenue (Epicure Plaza)

Site plan modifications discussed at the May 1, 2024 CIWC Meeting, were approved at the May 6, 2024 TPZ Meeting.

504 Main Street

Senior Assistant Town Planner Cyr met with the property owner and contractor to discuss the planting plan accepted by the Commission. Photos were reviewed with the Commission depicting the perennial rye grass has established well and that the stockpile of topsoil was in the process of being removed. The plants have been delivered and the rye grass will be cut down some to make it easier to install the plantings.

MINUTES

Meeting Minutes

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

VOTED: To approve the May 1, 2024 Inland Wetlands meeting minutes.

The meeting was adjourned at 8:00 p.m.

SJM