

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION
MEETING MINUTES

June 5, 2024

Present for the online web conference were Chair Statchen, Commissioners Berlandy, Fox, Isner, Kelsey 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

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 reviewed his prior presentation and stated he submitted a revised site plan showing the revised location of trenching through the driveway and the addition of a stone bed under the drip edge of the solar panels as discussed at the last meeting. Mr. Kenney also stated they could either trench through the driveway as shown or dig under the driveway. Mr. Kenney responded to questions by the Commission regarding the need for any tree removal, and stated no trees will be removed as part of this application. Senior Assistant Town Planner Cyr used a site plan to show the flagged wetland area on the adjacent property. The Commissioners did not have additional questions or concerns about the project and were in support of either digging under the driveway or trenching across it. The Commission also encouraged the Applicant to educate the owner regarding any future tree removal in the upland review area requiring a permit with the Commission.

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

VOTED: To approve 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 as presented and on file in the Planning Office.

80 South Road

Megan Raymond, SLR Consulting, stated in her letter dated June 3, 2024, drainage conditions adjacent to Building A, the western structure, observed during the spring construction, have necessitated the submittal of this permit modification request. The site lies at the toe of a roadway embankment to an Interstate 84 (I-84) spur; and this landscape position, in addition to the regionally high rainfall this spring, resulted in persistent standing water to the rear of Building A where residential access is designed. To address this, the design engineer Bohler Engineering has proposed the installation of two yard drains (one in the URA) and a flared-end structure that will provide conveyance of clean water in a 12-inch pipe towards the engineered drainage channel. No direct wetland impact is proposed, though the work requires 2,059 SF of additional disturbance within the URA to bury a pipe length of approximately 250-linear feet. Following installation of the pipe, the disturbed area will be seeded with New England Wetmix by New England Wetland Plants. The proposed work has no direct wetland impact. Senior Assistant Town Planner Cyr asked the Commission to determine whether they would like to

review this proposal as a separate permit application or as a modification to the wetland permit granted in 2022. After a brief discussion it was the consensus of the Commission review through a formal application submission.

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

VOTED: To accept the 80 South Road LLC and Sager Development LLC application for regulated activity within the upland review area to install additional stormwater conveyance to the rear of site for seasonally high groundwater conditions away from building foundation and retaining wall at 80 South Road.

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

VOTED: To make the determination the 80 South Road LLC and Sager Development LLC application for regulated activity outside within the upland review area to install additional stormwater conveyance to the rear of site for seasonally high groundwater conditions away from building foundation and retaining wall at 80 South Road is a non-significant regulated 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

70 Woodpond Road

The property owner is finalizing the plans for the accessory structure approved by the Commission in March 2024 and have stated they would like to increase the width of the building from 24'-4" to 26'-4" and potentially increase the depth from 22' to 23'. Senior Assistant Town Planner Cyr reviewed the prior approval of the overall scope of the project. During discussion it was recommended that as long as the structure did not go further to the west or to the north a new application would not be required.

MINUTES

Meeting Minutes

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

VOTED: 4 in favor, 2 abstentions (Isner, Kelsey) to approve the May 15, 2024 Inland Wetlands meeting minutes. It was noted that Commissioner Kelsey was able to join the hybrid meeting toward the end of this meeting but as an attendee not a participant.

The meeting was adjourned at 7:49 p.m.

SJM