

TOWN OF FARMINGTON
CONSERVATION COMMISSION
MEETING MINUTES

June 19, 2024

Present for the online web conference were Acting Chair Isner, Commissioners Berlandy, Fox, Simons, Simpson, and Alternate Commissioner Tulin. Senior Assistant Town Planner Cyr and Clerk Michaud were also present. The meeting was called to order at 7:30 p.m.

Present in the Development Conference Room was Senior Assistant Town Planner Cyr. All others were present online.

Alternate Commissioner Tulin was appointed to participate in place of absent Commissioner Statchen.

NEW BUSINESS

Banbury Crescent

Referral to Town Plan & Zoning Commission for the release of 4,157 square foot piece of Town Open Space property to WD II, LLC in exchange for 4,751 square foot piece of property from WD II, LLC to be made permanent Town Open Space. The Developer and current owner of the property (WD II, LLC) has approached the Town regarding a land swap within the Bridgehampton Crossing Subdivision, more specifically with Assessors Lot 9257 (Subdivision Lot 76) or 10 Banbury Crescent. The request is to move the westerly property line further west, to the location indicated in the attached plan, and include a five (5) foot Conservation Easement and fence between the lot line and the potential yard area. The proposed property line is close but does not encroach into the top of embankment to the Unionville Brook, identified as contour elevation 258. The swap will allow for the construction of a home more consistent with the other homes in the neighborhood and provide a usable yard space similar to other homes within the Bridgehampton Crossing Development. The request is for the Town of Farmington to deed WD II, LLC a total of 4,157sf (0.10ac) of Open Space. In exchange for moving the property line, WD II, LLC will deed 4,751sf (0.11ac) of property located in the northeast portion of the property to the Town of Farmington as Open Space. A large portion of this deeded property is below the top of embankment to the Unionville Brook (contour elevation 258). Currently, there exists a drainage easement in favor of Lot 77 or 8 Banbury Crescent, which may remain. The drainage easement was originally in place for a potential gravity footing drain for the home, however due to well drained soils in the area, the builder had opted to go with a sump pump system. Since the easement is in favor of Lot 77, the owner of this lot would need to authorize the release of this easement. Staff feels the easement can remain in place, as the chances are minimal for the property owner needing to utilize this easement. As part of the referral, given the property pertains to Open Space, the Conservation Commission will need to make a referral to the Town Plan & Zoning Commission. Upon a referral by this Commission, the TPZ will be required to vote on the request prior to any final action by the Town Council. After a brief discussion the Commission recommended a condition of the referral that the future house be kept out of the upland review setback area as shown on the site plan provided.

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

VOTED: To forward a positive referral to the Town Plan & Zoning Commission for the release of 4,157 square foot piece of Town Open Space property to WD II, LLC in exchange for 4,751 square foot piece of property from WD II, LLC to be made permanent Town Open Space with the condition that the future new house on Lot #9257 (aka Lot 76) be kept out of the upland review setback area shown on the site plan.

PLANNER'S REPORT

No Planner's Report.

MINUTES

Meeting Minutes

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

VOTED: 4 in favor, 2 abstentions (Isner, Kelsey) to approve the June 5, 2024 Conservation Commission meeting minutes.

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

SJM