

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION
MEETING MINUTES

July 10, 2024

Present for the online web conference were Chair Statchen, Commissioners Berlandy, Isner, Simons (at 7:13pm), Simpson, and Alternate Commissioner Tulin. 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.

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

NEW BUSINESS

Daniel Poulin – 26 Portage Crossing

Regulated activity within upland review area to install shed at 26 Portage Crossing. Mr. Poulin presented his request to install a 12'x 16' shed to the rear of his property approximately thirty feet from the rear property line. The shed will be placed on a bed of gravel. He provided photos to show the existing condition of the proposed location and the size of one small tree that would need to be removed. During discussion, mapping and photos were used to show the proximity to wetlands and a vernal pool on the adjacent property. Mr. Poulin confirmed that no excavation was proposed to set the bed of gravel.

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

VOTED: To accept the Daniel Poulin application for regulated activity within the upland review area to install shed at 26 Portage Crossing.

Show-Cause Hearing – 17 Vine Hill Road

Senior Assistant Town Planner Cyr stated a Cease & Desist Order was issued for work conducted without a permit, related to clearing within an intermittent watercourse and 150ft upland review area. The Commission had previously reviewed and approved an application on October 21, 2020 for the installation of a driveway within the upland review area, in conjunction with the construction of a new home. Subsequent to the approval, the owner revised the plan and relocated the driveway to utilize the existing curb cut and gravel driveway outside of the upland review area. Town Staff was recently in the area and discovered the property owner cleared the wooded area of all the understory and small trees along the Vine Hill Road property frontage. The property owner has contracted with REMA Ecological Services, LLC who conducted a site visit on July 3, 2024 and July 8, 2024 to provide guidance for temporary erosion and sedimentation control and to gather some data for a restoration plan. George Logan, REMA, presented his findings in a report dated July 10, 2024, along with photos of the existing condition of the site and details of his two-phased restoration plan. Phase 1 dealt with the installation of erosion control and temporary stabilization of the area with an annual rye, and Phase 2 detailed restoration of the area. Senior Assistant Town Planner Cyr also provided photos of the site showing the wooded area before clearing and the approved site plan showing limits of wetlands

and denoted upland review area. To date, the property owner has installed straw wattles and haybale check dams, as part of Phase 1 of the restoration plan. Phase 1 also includes removal of sediment deposits within the intermittent stream channel, cleaning and exposing the storm drainage inlet, seeding exposed soil areas and irrigating the seeded areas for a minimum of 7-10 days until germination and emergence of grass cover. The second phase of restoration includes three zones. Zone A is the establishment of a riparian buffer, offset 16 feet from the center of the intermittent watercourse (total 32ft wide), planted with an assortment of shrubs and seed mixes. Zone B is the creation of a moist meadow area that is offset an additional 16 feet from Zone A and planted with an assortment of conservation and shade grass seed mixes. The meadow area is proposed to be maintained by annual mowing either in late June or early November. Zone C is to consist of a maintained lawn area, which is the remaining area of disturbance outside of Zone A and B within the upland review area. The initial work in both phases will be supervised by Mr. Logan. Commissioners asked clarifying questions and commented on their interest in seeing a larger restoration area and less maintained lawn along with a border between Zone B and Zone C to clearly identify the two areas and the different maintenance requirements. Mr. Logan said he would review with his client.

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

VOTED: To approve Phase 1 of the REMA restoration plan dated July 10, 2024 for 17 Vine Hill Road.

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.

MINUTES

Meeting Minutes

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

VOTED: 5 in favor, 1 abstention (Statchen) to approve the June 19, 2024 Inland Wetlands meeting minutes.

PLANNER'S REPORT

Winding Trails – Boat House

The pressure treated wooden ramp area constructed along the new Boat House has been splintering and creates a safety concern. The ramp area has been covered in carpet for this season but they would like to replace it with a smaller 8ft wide concrete ramp area. After a brief discussion the Commission was in support of the project moving forward under the guidance of Town Staff and the removal of any unsuitable material in conjunction with the construction.

Winding Trails – Pavilion by Pickleball Courts

When the tennis courts were converted to pickleball courts, a gazebo in the lawn area on the south side of the courts was removed. Winding Trails is now looking to install an 18' x 24' pavilion in the same general area which will provide an area for people using the courts to get out of the sun. During discussion it was the consensus of the Commissioners that if the pavilion has a concrete floor then a formal application should be submitted. Otherwise, they are in agreement with the project moving forward under the guidance of Town Staff.

The meeting was adjourned at 8:24 p.m.

SJM