

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION
MEETING MINUTES

September 4, 2024

Present for the online web conference were Chair Statchen, Commissioners Berlandy, Fox, Isner, Kelsey, Simons, Simpson, and Alternate Commissioner Tulin. Senior Assistant Town Planner Cyr and Clerk Michaud were also present. The meeting was called to order at 7:01 p.m.

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

Alternate Commissioner Santos was absent.

NEW BUSINESS

Winding Trails – Pavilion by Pickleball Courts

Scott Brown, Executive Director, stated there are no changes to his previous presentation to construct a pavilion at the south end of the new tennis and pickleball courts. The 18' x 24' pavilion will be in the same general area as the previous gazebo and will provide an area for people using the courts to get out of the sun while they wait. Mr. Brown confirmed the proposed pavilion is the same as other pavilions used at Winding Trails. Typical erosion control measures will be used during the construction process.

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

VOTED: To approve the Winding Trails application for regulated activity within upland review area to install pavilion at 50 Winding Trails is a regulated non-significant activity as presented and on file in the Planning Office with the condition the applicant work with staff regarding install of appropriate erosion control.

Julie Staveley-O'Carroll – 108 Wood Pond Road

Commission to make determination if work is permitted as of right under maintenance of a residential property per Section 4.A.4 of the Inland Wetlands Regulations or accept application. Ms. Staveley-O'Carroll presented the request to add a 10' x 25' deck and concrete patio off rear of home at 108 Wood Pond Road. Posts for the new deck will be helical posts and excavated material to install the concrete patio will be hauled off site. Ms. Staveley-O'Carroll added the concrete will be mixed on-site. Commissioners asked general clarifying questions and recommended silt fence and straw wattle be installed during excavation of the patio. Timing for this work is expected to take place late October/early November.

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

VOTED: To make the determination the Julie Staveley-O'Carroll project to add a 10' x 25' deck and patio off the rear of the home located at 108 Wood Pond Road, is a nonregulated permitted use in accordance with Section 4.A.4. of the Inland Wetlands Regulations.

Show-Cause Hearing – 17 Vine Hill Road

Reminder: A site visit will take place on September 11, 2024 at 5:30 p.m

Senior Assistant Town Planner Cyr stated multiple inspections have been made since the last meeting on July 24, 2024. Photos from one of the inspections were shared with the Commission. Sod around the perimeter has been installed and the rye grass has germinated very well. There are small areas of erosion that will need to be graded and seeded. There is also an area along the east side of the driveway where a swale has been formed at the outlet of the pipe. This was discussed with the applicant and George Logan, and the swale will need to be regraded to remove the concentration of flow and provide more of an overland surface flow to reduce the potential for erosion.

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 as the Town continues to work through the process.

OLD BUSINESS

9 Farm Springs Road

Senior Assistant Town Planner Cyr stated the plans and storm drainage report have been submitted for the reconstruction and restoration of the stormwater detention pond at the rear of property adjacent to I-84. As a condition of the October 4, 2023 IWC approval for the tree clearing and cleaning of the stormwater basin, the Commission requested the applicant come back to review a reconstruction and restoration plan. The basin was cleared of trees and other invasive species in the spring of this year. Michael Ott, Summer Hill Civil Engineering, presented the storm water report including recommendations for improvement of the basins stormwater treatment function. The report recommends regrading the interior of the stormwater management basin to lower and create a uniform basin bottom area elevation and modify the interior slopes. Grade the basin bottom nearly level and create micro-topography within the basin bottom area. Remove a portion of the existing 12” outlet pipe and plug its inlet opening and construct an outlet control structure over the existing 24” outlet pipe. Construct sediment forebays at the three stormwater drainage system inlet locations. Although current water quality storage volume standards for the contributing drainage areas to each inlet will not be able to be met, the forebays will provide for a level of trapping of trash, debris and coarse sediment and for ease of maintenance in removing accumulated material. Plant the basin in accordance with a planting plan prepared by a professional wetland scientist with plants appropriate for the hydrologic conditions to provide for sediment trapping, filtration and plant uptake functions. Davison Environmental has submitted a Stormwater Management Basin Planting Plan report that contains a list of plants and planting installation notes.

Alternate Commissioner Tulin left the meeting at 7:41 p.m. after feeling ill.

After some discussion for clarification of the Stormwater Basin report and the planting report, it was the consensus of the Commission to table this matter until the next meeting. They would requested a restoration plan from Davison Environmental be developed and provided to the Commission for review.

PLANNER'S REPORT

Talcott Glen

The pond dredging work has begun at Talcott Glen. Senior Assistant Town Planner Cyr provided photos taken and encouraged the Commissioners to stop by and observe the process.

1637 Farmington Avenue

The work to remove the stone culvert and install the HDPE pipe at 1637 Farmington Avenue is now complete.

Membership Terms

Just a reminder to Commissioners Isner and Simpson their terms expire the end of September and to contact their respective parties for nominations.

MINUTES

Meeting Minutes

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

VOTED: To approve the July 24, 2024 Inland Wetlands meeting minutes.

The meeting was adjourned at 8:09 p.m.

SJM