

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION
MEETING MINUTES

November 6, 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 7:03 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.

Chair Statchen stated for the record that he listened to the recording of the October 16, 2024 meeting.

NEW BUSINESS

Richard Jones – Lot 8556 New Britain Avenue

Modification of prior approval for regulated activity within upland review area for improvements associated with development of site to construct warehouses. Dave Whitney, PE, provided a summary of his previous presentation of the site plan outlining the limits of the upland review area from Hyde Brook, the new area of disturbance associated with the construction of proposed building “B”. The revisions include additional impervious surface for a parking and drive area and the adjusted location of the rear building moved further to the south. Mr. Whitney also provided a site plan showing the proposed modifications superimposed over the approved site plan to clarify the changes. The additional area of impervious parking and drive area is 3,820 sq. ft. and the additional area of disturbance is approximately 1,600 sq. ft. No mature trees are in the location in this area of additional disturbance. In response to concern expressed at the last meeting, Mr. Whitney presented a conceptual landscape plan that included additional landscaping for the area. All stormwater runoff from the additional area of impervious will flow to the catch basin in the driveway and then be directed to the new proposed stormwater underground infiltration system. Any excess flow from the infiltration system will then flow to the proposed stormwater detention basin. There are no other proposed changes in the upland review area. There was a brief discussion about site screening options and maintenance of a fence.

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

VOTED: To make the determination that the Richard Jones application for modification of prior approval for regulated activity within upland review area for improvements associated with development of site to construct warehouses on Lot 8556 New Britain Avenue was a non-significant regulated activity and does not require a public hearing.

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

VOTED: To approve the Richard Jones application for modification of prior approval for regulated activity within upland review area for improvements associated with development of site to construct warehouses on Lot 8556 New Britain Avenue with the following conditions:

1. The applicant shall address, to the satisfaction of staff, Town of Farmington Staff Review Comments dated October 26, 2023.
2. Catch basins with 4ft sumps and hoods.
3. Tenant lease agreement shall prohibit the storage of hazardous materials and spill response kits shall be provided.
4. Include notes indicating erosion control inspection reports shall be performed every 2-weeks and for any storm over 1/2inch. Repairs shall be made within 24hrs after reporting. All reports shall be submitted to the Town of Farmington within 48hrs of each inspection.

City of Hartford – 95 Batterson Park Road

Regulated activity within wetlands and upland review area to disturb 0.11 acres of wetlands for grading and construction of roadways, trails, parking areas, boardwalks, dock supports, and other improvements associated with redevelopment of the area around Batterson Park Pond. Rob Newton, BSC Group, provided a brief summary of the proposed project presentation provided at the last meeting highlighting the approximately 266+/-acre park with 155-acre pond. Eighty-eight percent of the park is within the Town of Farmington with the remainder in the City of New Britain. The park was closed to public use in 2015 and in 2023 existing buildings were demolished after a permit approved by the Inland Wetlands Commission. Next, he commented on the site walk conducted on October 27, 2024 with the Commission, and as a result of the walk, presented revised plans depicting the new location of the access road approximately 50 feet easterly significantly reducing the amount of clearing along the west side of the access road, and eliminating the clearing associated with the storm drainage outlet from Bioretention Basin #4 with the relocation of the outlet to the north end of the basin. Mr. Newton stated they have been working through staff comments and they anticipate no issues addressing them to the satisfaction of staff. Commissioners commented on the overall wetland impact, the multi-use trail wetland crossings and the need to locate the crossings at the narrowest portion of the wetland and recommended staying away as far away as possible from the vernal pool in Wetland 11 with the construction of the multi-use trail.

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

VOTED: To make the determination that the City of Hartford application for regulated activity within wetlands and upland review area to disturb 0.11 acres of wetlands for grading and construction of roadways, trails, parking areas, boardwalks and dock supports and other improvements associated with redevelopment of the area around Batterson Park Pond located at 95 Batterson Park Road is a significant regulated activity and requires a public hearing.

After some discussion a motion was made and seconded (Isner/Simons) and unanimously

VOTED: To schedule the City of Hartford public hearing for December 4, 2024.

Alternate Commissioner Tulin left the meeting at 8:16 p.m.

Country Club of Farmington – 806 Farmington Avenue and 9017 Waterville Road

Replacement of existing irrigation piping on the golf course. Greg Stent stated the existing irrigation system is 40 to 60 years old and in need of replacement. They currently are continually conducting repairs on the old lines. Arthur de Atienza explained the trenching and replacement process, stating there is no potential for erosion. All open excavations are backfilled and sod replaced the same day. Mr. de Atienza said all work is within existing fairways. Senior Assistant Town Planner Cyr used mapping to orient everyone to the limits of the property. Photos were provided for clarification on the project. The Commissioners were asked to either vote that this project as requested is a permitted non-regulated use in accordance with the Inland Wetlands Regulations or accept the application. There was a brief discussion about the timing and duration of the proposed work. Commissioners requested the applicant provide additional information regarding the number of watercourse/culvert crossings and linear feet of disturbance.

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

VOTED: 3 in favor (Simons, Simpson, Statchen) to 4 opposed (Berlandy, Fox, Isner, Kelsey) to make the determination the Country Club of Farmington proposal to replace the existing irrigation piping on the golf course at 806 Farmington Avenue and 9017 Waterville Road is a permitted non-regulated use in accordance with Section 4.B.2. of the Inland Wetlands Regulations. The motion failed.

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

VOTED: To accept the Country Club of Farmington application for replacement of existing irrigation piping on the golf course at 806 Farmington Avenue and 9017 Waterville Road.

2025 CIWC Meeting Schedule

There was a brief discussion about the scheduled site visit dates and possibly calling them tentative since they are subject to change.

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

VOTED: To adopt the 2025 Conservation and Inland Wetlands Commission meeting schedule with the suggested modification.

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. Updates will be provided as they become available.

PLANNER'S REPORT

No Planner's Report

MINUTES

Meeting Minutes

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

VOTED: 6 in favor, 1 abstention (Statchen) to approve the October 16, 2024 Inland Wetlands meeting minutes.

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

VOTED: 5 in favor, 2 abstentions (Simons, Simpson) to approve the October 27, 2024 Site Walk Notes.

The meeting was adjourned at 9:00 p.m.

SJM