

TOWN OF FARMINGTON  
INLAND WETLANDS COMMISSION

July 15, 2020

Present for the online web conference was Chair Hannon, Commissioners Fox, Isner, Simpson, Statchen, Tulin, Wolf and Alternate Commissioner Berlandy. The Interim Town Planner and Clerk was also present. The meeting was called to order at 7:00 p.m.

Present in the Council Chambers were Commissioner Statchen and Interim Town Planner Rutherford, all others were present online.

**NEW BUSINESS**

**Show-Cause Hearing – 1179 Farmington Avenue**

Cease and Desist Order for conduct of regulated activity without a permit for property located at 1179 Farmington Avenue. Attorney William Galske provided a brief update. They continue to progress with their investigative work at the site, have responded to the Army Corps letter and George Logan submitted summary email to Town staff. The Commission recommended they submit information/material as it becomes available and not wait until the September meeting.

**Winding Trails – 50 Winding Trails**

Regulated activity within upland review area to replicate a portion of the historic ‘Common Fence’ with stone dust walking trail and informational kiosk. Commission to make determination that activity is Non-regulated in accordance with section 4. B. 2 of the regulations or to accept application. Mark Dale, Winding Trails, provided a description of the Common Fence and an explanation of the scope of the project including the foot path. The Commission asked how far the wetlands are from the work and if they are proposing to remove stumps or cut trees flush to the ground. Mr. Dale responded the wetlands are twenty to thirty feet away from the proposed work and the tree removal is to cut flush to the ground and not to remove stumps. There was some discussion regarding the ditch ground cover and the proximity of a vernal pool. Mr. Dale responded they could use whatever material the Commission feels is most appropriate for the ditch floor and the vernal pool is a approximately a hundred yards away from the site.

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

VOTED: To accept the Winding Trails application for regulated activity within upland review area to replicate a portion of the historic ‘Common Fence’ with stone dust walking trail and information kiosk at 50 Winding Trails.

The commission would like to conduct a site walk. Interim Planner Shannon Rutherford will coordinate.

**Zlatan Hukic – 8468 Maple Avenue**

Regulated activity within upland review area to construct new house. Severino Bovino, Kratzert, Jones & Associates Inc., presented the proposal to construct a new house. Wetland and upland review boundaries were shown on the survey in addition to the proposed house location and driveway location across 128 Farmington Avenue. Mr. Bovino reviewed details of the site plan, erosion and sedimentation plan and drainage. The Commission asked for clarification on how roof runoff will be handled, the extent of wetlands on the adjacent parcel where the driveway is

proposed, and the natural diversity database. Mr. Bovino commented that a splash pad for roof runoff will be utilized and he will look at other options / locations; they need to further investigate wetlands on the adjacent property, and they have submitted a request regarding the NDDDB and are waiting for a response. Wetland delineation was performed by David Lord. His report dated June 29, 2020 was submitted with the application. The Commission noted that a function and value of the wetlands should be provided. The Commission commented they appreciate the attempt to minimize impact to the wetland given the tight site. Zlatan Hukic, applicant, stated he likes the buffer the trees provide along Farmington Avenue and he will not be removing those trees.

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

VOTED: To accept the Zlatan Hukic application for regulated activity within upland review area to construct new house at 8468 Maple Avenue.

The Commission would like to conduct a site walk. Interim Town Planner will coordinate.

Lynn Diaz – 1476 Farmington Avenue

Regulated activity within upland review area to install 24-ft above ground pool. Commission to make determination as a Permitted As of Right use within a residential zone or to accept application. Ms. Diaz would like to install an above ground pool in her back yard. There is a drainage swale that is highly dependent on rainstorm events. A site visit also found some wetland vegetation. Because of the slope some excavation will be done to level an area for the pool. Excavated material will be removed from the site. Further clarification on the location of the pool was provided to indicate it will be located within the fenced area of the back yard. Ms. Diaz stated no tree removal is planned and excavated material will be removed from the site. The Commissioners were asked to make a determination if this request is permitted use as of right within the existing lawn of this residential property. There was some discussion regarding draining the pool and the proximity of the pool to the wetland and straw bales will be used for erosion control measures. Ms. Diaz stated she will hire a company to remove water from the pool.

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

VOTED: To make the determination that the Lynn Diaz regulated activity within upland review area to install 24-ft above ground pool at 1476 Farmington Avenue is permitted as of right within a residential zone in accordance with Section 4.A.4. of the Inland Wetlands Regulations.

Matthieu and Donna Labrecque – 12 Wisteria Lane

Regulated activity within upland review area to install inground pool. Commission to make determination as a Permitted As of Right use within a residential zone or to accept application. The owner of 12 Wisteria Lane has worked with Staff to ensure a pool location compliant with the zoning regulations. Wetlands are adjacent to their property and open space is located behind their property. The pool equipment will be located behind the garage. The site plan was provided and reviewed for clarification. Silt sock will be installed along the easterly property line during the construction process of the pool and excavated material will be removed from the site. Filter water and discharge water will be directed overland in the backyard away from the wetland areas.

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

VOTED: To make the determination that the Matthieu and Donna Lebrecque regulated activity within upland review area to install inground pool at 12 Wisteria Lane is permitted as of right within a residential zone in accordance with Section 4.A.4. of the Inland Wetlands Regulations.

Upon a motion made and seconded (Statchen/Berlandy) it was unanimously voted to add Dave Babbin to the agenda.

Dave Babbin – 54 Woodside Drive

Regulated activity within upland review area to install above-ground pool. Commission to make determination as a Permitted As of Right use within a residential zone or to accept application. Mr. Babbin would like to install an above-ground pool approximately 10 to 12 feet from the back of the house and 6 to 7 feet from the wooded area on existing lawn. Minimal excavation will be needed and the pool equipment will be on the right side of the pool. No additional clearing of trees is proposed. When asked about water removal Mr. Babbin said they will have the water professionally removed.

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

VOTED: To make the determination the Dave Babbin regulated activity within upland review area to install above-ground pool at 54 Woodside Drive is permitted as of right within a residential zone in accordance with Section 4.A.4. of the Inland Wetlands Regulations. No trees shall be removed without notice to the Town.

**PLANNER'S REPORT**

19 Canterbury Lane

Interim Town Planner Rutherford provided an update on the restoration at 19 Canterbury Lane. They are moving along diligently and have removed material and new plant material is being installed. Staff will continue to monitor.

69 Forest Hills

Interim Town Planner Rutherford provided a status update. The property owner is working with a surveyor and the Farmington Valley Health District on the septic system/leaching field location. They continue to progress, and staff will continue to monitor.

**MINUTES**

Meeting Minutes

07-01-20

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

VOTED: To approve the July 1, 2020 Inland Wetlands meeting minutes.

The meeting adjourned at 8:38 p.m.

*SJM*