

TOWN OF FARMINGTON  
INLAND WETLANDS COMMISSION

September 2, 2020

Present for the online web conference was Chair Hannon, Commissioners Fox, Isner, Simpson, Statchen, Tulin, Wolf and Alternate Commissioners Berlandy and Bryk. 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 and Clerk, all others were present online.

**NEW BUSINESS**

Zlatan Hukic – 8468 Maple Avenue

Regulated activity within upland review area to construct new house. Severino Bovino, Kratzert, Jones & Associates Inc., provided an update; a site walk was conducted by the Commission and they have received and responded to staff comments. Revisions to the plans include the conservation easement area, improvements to the erosion and sedimentation controls measures proposed, wetlands on the adjacent parcel were flagged and a report was submitted as requested.

The Commission asked if the report included functions and values of the wetland soils. Staff has received a delineation report from David Lord but no information on the functions and values. Mr. Bovino commented he had that information and said he will submit to staff. The Commission also asked if a response has been received from the Natural Diversity Database. No response has been received as of this meeting date. There was some discussion regarding underground retention for the roof leaders. Mr. Bovino commented they could use a shallow unit if the Commission required as a condition of approval.

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

VOTED: 5 in favor to 2 opposed (Fox, Wolf) to make the determination the Zlatan Hukic application for regulated activity within upland review area to construct new house at 8468 Maple Avenue is a non-significant activity because it is reasonable to develop the buildable residential lot and does not require a public hearing.

The Commission came to the consensus they are not ready to vote on the application until the next meeting as they have not received the August 31, 2020 Function and Value report Mr. Bovino referenced during the meeting and they are still reviewing the recently updated information submitted by the applicant.

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. Mark Dale, Winding Trails, provided a brief summary of the Common Fence scope of project. The Commissioners did not have any new questions.

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

VOTED: To make the determination 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 was non-significant and does not require a public hearing.

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

VOTED: To approve 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 as presented with the condition the applicant work with staff during the dry season.

#### Karol Suckocki – 86 Birdseye Road

Regulated activity within upland review area to construct new house with related site improvements. Justin Packard, Hallisey, Pearson & Cassidy Engineering Associates, Inc. presented the proposed site development regarding the construction of an approximately 2,900 sq. ft. single family house. Included in the presentation was the easement through 88 Birdseye Road for the driveway and utilities, grading contours, stormwater management system, crushed stone berm and lawn area. Approximately 7,500 sq. ft. of disturbance is proposed. Mr. Packard stated they have received and responded to staff comments. The wooded area in the upland review area not to be clear cut comment can be added to the site plan. The Commission asked about soil testing; George Logan investigated the site and his report has been submitted.

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

VOTED: To accept the Karol Suckocki application for regulated activity within upland review area to construct new house with related site improvements at 86 Birdseye Road.

It was the consensus of the Commission no site walk was necessary.

#### Juliano's Pools – 45 Portage Crossing

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. A representative from Juliano's Pools presented the proposed 20' x 43' x 28' inground pool. There will be a mowable 2:1 slope area after install and they propose to install proper silt fence around the work area. The work will be done approximately 100' from the wetlands. After a brief discussion for clarification it was the consensus of the Commission that proposed work was Permitted As of Right for this residential property. Additionally, the Commission understood that some limited tree removal was necessary to install the pool.

#### Show-Cause Hearing – 15 Pond Street

Cease and Desist Order for conduct of regulated activity without a permit for property located at 15 Pond Street. Interim Town Planner Rutherford provided a summary of events regarding the transfer of ownership for this property and conduct of regulated activity without a permit. Photos were provided. Attorney Eric Parker represented the property owner and explained they acted innocently and were misled by the previous owner. The Commission asked clarifying questions and made the determination a site walk was needed to better understand the scope of the disturbance. The Commission asked that the Town hold the builder's bond if possible.

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 an update and noted they have provided three items; map, data regarding fill and an update from George Logan. George Logan submitted additional information just before the meeting and presented highlights from his report including reviewing a proposed wetland mitigation area. Attorney Galske reviewed the information he submitted and stated the maps will be revised as requested by staff. The general consensus of the Commission was they need more information and time to review the information submitted over the last few days and today. Discussion ensued for clarification and comments of concern regarding the proposed mitigation. The Commission expressed concern that there is no proposal to restore the impacted wetland or upland review area. It was the consensus of the Commission they solicit a third-party review and conduct another site walk early to mid-October.

**PLANNER'S REPORT**

No Planner's Report.

Commissioner Isner thanked Shannon and Sandy for all their work with and for the Commission and asked the Commissioners if they would like to send a letter to the Town Manager.

**MINUTES**

Meeting Minutes

July 15, 2020 Meeting and Site Walk July 29, 2020 Minutes

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

VOTED: To approve the July 15, 2020 Inland Wetlands meeting minutes and July 29, 2020 Site Walk Minutes.

The meeting adjourned at 9:33 p.m.

*SJM*