

TOWN OF FARMINGTON  
INLAND WETLANDS COMMISSION  
MEETING MINUTES

September 21, 2022

Present for the online web conference was Chair Hannon, Commissioners Berlandy, Fox, Isner, Kelsey, Simpson and Alternate Commissioner Canto. Sr. Assistant Town Planner Cyr and Clerk Michaud were also present. The meeting was called to order at 7:00 p.m.

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

Alternate Commissioner Canto was appointed to vote on behalf of absent Commissioner Statchen.

**PUBLIC HEARING**

**Bulwark, LLC – Lots 8120 & 8122 Colt Highway**

Regulated activity within wetlands and upland review area to construct self-storage facility. Continued from September 7, 2022. Attorney Robin Pearson, Alter & Pearson, represented the applicant. She summarized the applicant's changes presented by the applicant at the September 7, 2022 public hearing and that Tom Ryder, Sr. Environmental Scientist, with LandTech concurred the findings of no impact to wetlands if the plan is implemented as proposed. Dave Ziaks, PE, F.A. Hesketh, summarized modifications made since the original submission. In response to comments made at the last meeting he stated their supplier is able to increase the span of the open bottom culvert to twelve feet from the proposed eight-foot span. Mr. Ziaks commented this complies with Army Corp of Engineers and CTDEEP's guideline for stream crossings. They reduced the size of the northwestern most one-story building (5,600sf) and presented the limits of a proposed conservation easement containing approximately 1.84 acres. The Commission asked for confirmation that all engineering comments have been addressed. Sr. Assistant Town Planner Cyr responded, yes, all wetland comments have been addressed. There was a brief discussion for clarification on the reduction proposed to the northwestern most building. The applicant was asked if they had considered increasing the larger building from three-story to four-story to eliminate the need for a wetland crossing to the additional storage buildings. Mr. Ziaks responded they are limited to a height of 40ft per the regulations. Attorney Pearson stated Mr. Ziaks looked at creating an additional driveway and the traffic experts did not recommend this for sightline safety reasons. Anthony Zemba's report concludes there are no significant wetland impacts and the newest proposed changes are positive.

There was no public comment in favor or in opposition to the application.

The public hearing was closed at 7:19 p.m.

**NEW BUSINESS**

**Town of Farmington – 2 Vine Hill Road**

Regulated activity within upland review area to install two catch basins, one on each side of Vine Hill Road. Dylan Reilly, Civil Engineer, reviewed his prior presentation of the Town's proposed drainage project to install two catch basins on Vine Hill Road. Photographs provided show

erosion taking place due to a prior paving project. The existing leak off areas have created erosion over time. Mr. Reilly presented a modification in response to comments made by the Commission at the last meeting. The revised plan showed the location of a new flared outlet and modified riprap location. The catch basin is beyond the leak off area and when the road is repaved curbing will be installed and all surface flow directed to the catch basin.

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

VOTED: To make the determination the Town of Farmington application for regulated activity within upland review area to install two catch basins, one on each side of Vine Hill Road, is a non-significant regulated activity and does not require a public hearing.

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

VOTED: To approve the Town of Farmington application for regulated activity within upland review area to install two catch basins, one on each side of Vine Hill Road, as modified September 9, 2022 and on file in the Planning Office.

#### Bruce and Suzanne Polsky – 30 Hatters Lane

Regulated activity within wetland and upland review area to repair and conduct maintenance of the creek running through their lot. Ms. Polsky explained the need to perform maintenance along the creek to correct erosion damage. Sr. Assistant Town Planner Cyr provided mapping to demonstrate the stormwater drainage pattern from Colton Street crossing Hatter Lane, through a swale between 30 and 32 Hatters Lane westerly behind 28 and 30 Hatters Lane, etc. Photos of the swale were provided for clarification of the current condition of the swale. Ken Glowa, contractor, stated the creek is dry and explained how it would be cleaned out and rebuilt with riprap, providing a cross section for clarification. The process is expected to take about one week. The Commission asked what type of equipment will be used to perform the work proposed. Mr. Glowa responded he has a mini excavator with rubber tracks. There was some discussion about how the brush will be cut and removed from the creek and ensuring erosion/sedimentation does not get downstream during the maintenance process.

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

VOTED: To accept the Bruce and Suzanne Polsky application for regulated activity within wetland and upland review area to repair and conduct maintenance of the creek running through lot at 30 Hatters Lane.

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

VOTED: To make the determination the Bruce and Suzanne Polsky application for regulated activity within wetland and upland review area to repair and conduct maintenance of the creek running through lot at 30 Hatters Lane is a non-significant regulated activity and does not require a public hearing.

80 South Road LLC and Sager Development LLC – 62 South Rd and Lots 8864, 8880 South Rd  
Regulated activity within upland review area to construct 65 multifamily units in two (2) buildings. Attorney Tim Hollister represented the applicant. He described the development site as consisting of three parcels located on the south side of South Road. Megan Raymond, SLR, presented the Inland Wetlands and Watercourse Delineation report dated August 13, 2021. She

said Lot 8864 has an old foundation and forested depression wetland on the eastern portion of the site. 62 South Road contains no wetlands. Lot 8880 South Road has a drainage corridor on the western portion of the site that runs through the site. Jeff Bord, PE, presented the site plan details with two multi-family buildings. Building A on the west side of the development site is proposed to contain 36 units and Building B on the east side of the site is proposed to have 29 units. Parking, driveway location for both buildings, and the general site layout including landscaping were presented. The center of the site containing the wetland area and drainage corridor are shown undisturbed. Mr. Bord commented a sidewalk will be installed along the South Road frontage of the site. Drainage and water quality features within the landscape and parking area were presented. Ms. Raymond said there would be no adverse impact of the natural resources post development. Commissioners agreed a site walk would be helpful and asked some clarifying questions about stormwater runoff, clearing limits, extent of the sidewalk, and the drainage corridor function post development. The Commissioners discussed whether or not to make a determination before conducting the site walk. After polling the members, it was the consensus to schedule the public hearing for October 19, 2022 just in case they make a determination of significance at the October 5, 2022 meeting after the site walk. Some commented they were leaning towards a determination of a non-significant regulated activity.

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

VOTED: To schedule a public hearing for October 19, 2022.

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

VOTED: To accept the 80 South Road LLC and Sager Development LLC application for regulated activity within upland review area to construct 65 multifamily units in two (2) buildings located at 62 South Rd and Lots 8864, 8880 South Rd.

The Commission will conduct a site walk on September 25, 2022.

## **PLANNER'S REPORT**

### 1179 Farmington Avenue

Sigrun Gadwa presented her inspection report dated September 2, 2022 updating the Commission on the condition restoration project. I was discussed to allow them to mow the grass and mugwort and fill the areas along side the existing access road to wetland creation area. Another report will be provided in late fall and again in spring of 2023.

## **MINUTES**

### Meeting Minutes

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

VOTED: To approve the September 7, 2022 Inland Wetlands meeting minutes.

The meeting adjourned at 8:46 p.m.

*SJM*