

TOWN OF FARMINGTON
INLAND WETLANDS COMMISSION
MEETING MINUTES

May 6, 2026

Present for the hybrid meeting were Commissioners Statchen, Isner, Fox, Simpson, Simons, Berlandy, and Alternate Commissioners Carveth and Roth. Senior Assistant Town Planner Cyr and Clerk Hansen were also present. The meeting was called to order at 7:00pm.

Present in the Council Chambers were Senior Assistant Town Planner Cyr, Clerk Hansen, and Chair Statchen, Commissioners Isner, Fox, Berlandy, Carveth, and Roth.

Commissioner Berlandy and Simons (7:15pm.) participated online.

Commissioner Popovic was absent.

Alternate Commissioner Roth was seated for Commissioner Popovic.

Alternate Commissioner Carveth was seated for Commissioner Simons until 7:15pm.

NEW BUSINESS

Courtney Rowe. – 109 Waterside Lane (Lot 9002 Waterside Lane)

Regulated activity within a wetland /watercourse for installing a removable dock in Woodridge Lake.

Property owner Matthew Moscardi reiterated to the Commission the application to install a removable dock on their property located at 109 Waterside Lane in West Hartford, CT. Mr. Moscardi explained that while their home is in West Hartford, their backyard is located within the Town of Farmington. He described the new dock that will be constructed with aluminum framing and cedar decking and anchored into the existing retaining wall along the edge of the lake. The 24' long by 15' wide dock does not require footings, however, will be supported on retractable posts that extend to rest on the lake bottom. Mr. Moscardi reported that no trees will be removed as part of this project, and no landscaping/site work is required to install the dock. The Commission had no additional questions regarding this application.

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

VOTED: To approve the application for regulated activity within a wetland /watercourse for installing a removable dock in Woodridge Lake at 109 Waterside Lane (Lot 9002 Waterside Lane) as presented and on file with the Planning office.

Courtney Rowe. – 109 Waterside Lane (Lot 9002 Waterside Lane)

Regulated activity within an upland review area for rebuilding and expanding a patio and adding an outdoor fireplace.

Property owner, Matthew Moscardi presented to the Commission the application to replace the existing 600sf patio pavers and add an additional 500sf of patio space, including an area for the outdoor fireplace. All of the site work will be conducted in the backyard of the home, which is located in the town of Farmington. Mr. Moscardi explained that the project involves no removal of trees and will incorporate a rain garden on the property with new plantings. The rain garden will be the appropriate size recommended by the UConn Cooperative Extension office for detaining runoff from the patio. The Commission asked if soil and erosion control measures will be installed during the construction. Mr. Moscardi responded that hay bales would be installed, but discussed that because of the slope of their backyard, the drainage flows towards their home and away from Woodridge Lake. Senior Assistant Town Planner Cyr shared on the screen with the Commission the NearMap image of the property and project site. The Commission asked if the curtain drain for the patio will need to be extended. Mr. Moscardi stated that the French drain does not need to be replaced to accommodate the additional impervious coverage.

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

VOTED: To accept the application for regulated activity within an upland review area for rebuilding and expanding a patio and adding an outdoor fireplace at 109 Waterside Lane (Lot 9002 Waterside Lane).

Chair Statchen polled the Commission and determined a site walk would not be required.

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

VOTED: The application for regulated activity within an upland review area for rebuilding and expanding a patio and adding an outdoor fireplace at 109 Waterside Lane (Lot 9002 Waterside Lane) is a non-significant activity and does not require a public hearing.

Town Memorial Forest & Farmington Land Trust – 8667 Plainville Avenue / 8142 & 8154
Coppermine Road

Application for regulated activity within wetland and upland review area for the construction of a loop trail to connect with the existing trails system. Commission to make determination if work is permitted as a non-regulated use in wetlands and watercourses per Section 4.B.2. of the Inland Wetlands Regulations or accept application.

Peter Dorpalen of 21 Centerbrook Drive and Farmington Land Trust board member, presented to the Commission the joint application of the Farmington Land Trust, Farmington Memorial Forest, and Town of Farmington for the proposed addition of a walking trail from the existing connector trail at the Farmington Land Trust headquarters to the Farmington Memorial Forest. This new loop trail does not cross and streams but is located within the 150ft wetlands upland review area. A portion of the trail will be on property owned by the Town of Farmington in which the Town entered into an easement agreement with through the CTDEEP Protected Open Space and Watershed Land Acquisition Grant Program, and as condition of the purchase, a Conservation and Public Recreation Easement is filed on the land records and included with the application. The grant program requires public access be provided, which this proposed additional loop trail will satisfy that condition of the grant. Mr. Dorpalen stated that no bridges or structures will be required, and no trees are proposed to be cut. Construction of the trail will only involve the use of a chainsaw and hand tools to blaze the trail and maintain a 7ft vertical

clearance. The Commission asked if any stone dust or excavation would be required. Mr. Dorpalen responded that only minor site work for possible rock/boulder relocation may be required.

Chair Statchen polled the Commission and determined the application is permitted as a non-regulated use in wetlands and watercourses per Section 4.B.2. of the Inland Wetlands Regulations.

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

VOTED: To make the determination the application for regulated activity within a wetland and upland review area for the construction of a loop trail to connect with existing trails system for property located at 8667 Plainville Avenue / 8142 & 8154 Coppermine Road, is a non-regulated use in accordance with Section 4.B.2. of the Inland Wetlands Regulations, as presented and on file with the Planning office.

Byron Rodriguez – 9 Apple Tree Lane

Regulated activity within an upland review area for the construction of house, proposed garage and addition.

Property owner, Byron Rodriguez presented the application for proposed additions to the home at 9 Apple Tree Lane. Mr. Rodriguez explained there was a house fire, and with the intention of rebuilding, he is proposing to make some expansions of the existing foundation footprint, add a proposed third garage bay, and widen a portion of the existing driveway in the vicinity of the adjacent wetlands. The Commission asked about the drainage towards the wetlands. Senior Assistant Town Planner Cyr shared photos with the Commission for the area of the new garage and the swale, explaining that the runoff from the area also drains along the driveway to the roadway and to the catch basin in the road. The Commission asked if the third garage bay is for oversized vehicles or just passenger vehicles. Mr. Rodriguez replied the garage is only for passenger vehicles. The Commission asked about the wetland restoration work that was previously approved. Mr. Rodriguez stated that phase 1 of the plantings was installed, however after the fire, utilities were shut off to the property. Since the home does not have water, and with the drought conditions last summer, the plantings did not survive. Mr. Cyr explained to the Commission that if the application is approved, they should consider a condition for a schedule to complete the previously approved wetland restoration plan.

The Commission agreed a site walk would be required and asked Mr. Rodriguez if an environmental professional is still available to participate in the site walk with the Commission. Mr. Rodriguez responded that he is and the Commission discussed a tentative site walk date for the afternoon of Wednesday, May 13, 2026. Mr. Cyr will coordinate and confirm the date and time.

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

VOTED: To accept the application for regulated activity within an upland review area for the construction of house, proposed garage and addition at 9 Apple Tree Lane.

Consider the request for Intervenor Status for application related to Noble Energy Real Estate Holdings, LLC, as submitted on April 29, 2026 by Stephani A. Roman.

Senior Assistant Town Planner Cyr reported to the Commission that the intervenor request has been reviewed by the Town Attorney who determined that the petition is complete for the Commission to consider and accept the request. Mr. Cyr shared on the screen the Verified Petition to Intervene Under C.G.S. 822a-19 and the Proposed Meeting Procedures (8261 Fienemann Road / Noble Energy) document dated May 6, 2026.

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

VOTED: To accept the request for Intervenor Status for application related to Noble Energy Real Estate Holdings, LLC, Lot 8261 Fienemann Road, as submitted on April 29, 2026 by Stephani A. Roman.

PUBLIC HEARING

Chair Statchen reminded everyone that the public hearing for the Noble Energy Real Estate Holdings, LLC – Lot 8261 Fienemann Road – regulated activity within wetlands and wetland upland review area for construction and site work related for a refueling gas station, diesel fuel pump station, restaurant, and warehouse is still open and reconvened from the April 15, 2026 IWC meeting.

Commissioner Simpson inquired about the protocol for the Conservation Commission required referral to the Inland Wetlands Commission (IWC), prior to the presentation by the intervenor or applicant. Senior Assistant Town Planner Cyr stated that the hearing will remain open until the next meeting at minimum, for the Conservation Commission to make a referral back to the Inland Wetlands Commission.

Chair Statchen invited the intervenor to the podium to present.

Attorney Stephani A. Roman, property owner of 1292-1294 Slater Road, New Britain presented her intervenor petition on the basis of the threat to the natural resources and the surrounding community. Attorney Roman presented the current project overview and the rationale the proposed project is reasonably likely to pollute, impair, or destroy natural resources. Attorney Roman stated that this project proposal will substantially increase impervious coverage which will increase stormwater runoff and disrupt the natural hydrology that will cause long-term destruction to the wetlands. The Connecticut Department of Energy and Environmental Protection (CTDEEP) has confirmed substantial deterioration of the natural resources in the Batterson Park Pond area. She reported that the watershed already has 28% development explaining that studies report thresholds after 12% of development create degradation to the natural resource systems. Attorney Roman stated that engineered systems in the plan are inadequate to replicate the wetlands and will cause lower water levels to the vernal pools. Attorney Roman highlighted the Town of Farmington zoning map to emphasize the residential use surrounding the Batterson Park Pond area.

Attorney Roman then presented the concerns for water quality stating that underground retention systems and hydrodynamic separators are insufficient given the proximity to the wetlands and utilizing the wetlands for treatment of stormwater runoff should not be permitted. Attorney

Roman stated the potential for high risk of dissolved pollutants and that there is no evidence of pollution treatment capacity in the plan. She stated that studies show that TSS removal efficiencies are only 30%-50%. She spoke about the concerns for risks of fuel spills and leaks along with hydrocarbons, heavy metals, and polycyclic aromatic hydrocarbons. Maintenance failure risks are inherent but should not be discounted. If groundwater contamination were to occur, it would be costly and require long-term remediation, noting that the negative impacts from the project could be irreversible. Attorney Roman spoke about the documented nearby Noble gas station spills from 2022 and 2025 at the property located across the street, which required over 2,300 gallons of groundwater remediation treatment.

Attorney Roman next spoke about issues regarding the habitat impact. She stated that the 100ft buffer from the vernal pool and only 20ft setback from the wetland boundary is insufficient and the proposal does not sufficiently assess the critical terrestrial habitat fragmentation risk and disregarded the southern wetlands dependence on the northern wetland area. Attorney Roman introduced the report from Sigrun N. Gadwa, Ecologist and Professional Wetland Scientist from Carya Ecological Services, LLC.

Attorney Robert Reeve, Law Offices of Scully, Nicksa, & Reeve representing the applicant, discussed the timeline from Attorney Roman's initial letter dated April 8, 2026, to the intervenor petition, to Sigrun Gadwa's report that they received on Tuesday May 5, 2026. He stated that the applicant's team intends to address the concerns raised from the report, however, have not had sufficient time to fully respond for tonight's meeting. Attorney Reeve clarified that the property is not being converted to an industrial use, but instead a commercial use for which a zone change with the Town Plan and Zoning Commission is required. Attorney Reeve also noted that there are other business zoned parcels surrounding the subject property, including the adjacent Interstate 84 as a commercial use. Attorney Reeve stated that since the public hearing will be continued until the Wednesday, May 20, 2026 meeting, the comments raised by the intervenor petition will be addressed during that meeting, but for tonight the applicant's team will focus on the questions raised by the Commission members and town staff.

Taylor Kapell of Solli Engineering, LLC. shared the overall site plan of existing conditions highlighting the location of the property at the intersection of Fienemann Road in Farmington and Slater Road in New Britain. He shared the overall site plan and indicated that approximately 75 acres of the property to the west would become a dedicated conservation easement area in favor of the Town of Farmington.

Mr. Kapell reviewed the original plan submission consisting of a proposed 28,000sf. warehouse with associated tractor trailer truck parking, truck diesel fueling station, automobile gas pumps, 10,000sf. proposed Refueling Station building, and a proposed 4,500sf restaurant building. As part of discussion with the Commission during previous meetings, the development team took into consideration the concerns expressed by the Commission members and presented a revised proposal reducing the total area of disturbance. The revised plan eliminates the proposed restaurant which will retain approximately one acre of woodland surrounding the isolated wetland pocket along Slater Road. The plan also reduces the footprint of the proposed Refueling Station building from 10,000sf. to 8,400sf. and retains the originally proposed 16 gas pumps and 5 high speed diesel pumps for the tractor trailer fueling station. Mr. Kapell also explained the proposed warehouse footprint has been reduced to 18,000 sf and was moved southerly, increasing the separation distance from the wetlands and FEMA flood line to the north. He stated the new plan results in reduced impervious cover from over 5 acres to 4.5 acres of the proposed 7.5 acres of development of the approximately 86 acre property.

Mr. Kapell next shared the site plan indicating the proposed areas for snow storage demarcated on the site plan. All of the snow storage sites will drain into the underground stormwater system and not directly into the wetlands. Mr. Kapell also indicated on the plan the areas of concern for deterring the salamanders from the project site with the inclusion of an elevated curb located behind the proposed warehouse, the proposed retaining wall along the back driveway. The access drive to Slater Road will include Cape Cod curbing which is shallow to allow the salamanders to get into the isolated wetland pocket and surrounding uplands in the area of the previously proposed restaurant.

Mr. Kapell highlighted the isolated wetland pocket along Fienemann Road created from road runoff will be disturbed during construction with grading but then mitigated and enhanced as part of the plan.

Mr. Kapell spoke about the amount of fill that will need to be imported will increase from 1,173cy to 5,974cy primarily due to the elimination of the large cut required as part of the earlier proposed restaurant development. He discussed in the context of the entire 85% undisturbed area of the property that the clearing area is a small portion of the site.

He then discussed the storm drainage plan including the underground detention systems including hydrodynamic separators and catch basin filters near the truck parking area to pre-treat the stormwater before it reaches the underground detention system.

Michael Frisbie, owner of Noble Energy Real Estate Holdings, LLC, presented the best management practices and their protocol to address spills. Mr. Frisbie described the staff operations involved at Noble Energy, Inc. for the three operator tiers. The Class A Operator certification is responsible for broad compliance and is typically the General Manager position who ensures that all the fueling systems meet the CTDEEP regulations for maintaining permit compliance, resource allocation, establishing work assignments and training for staff while maintaining documentation at each site and record retention for a minimum of five years. The Class B Operator are in charge of the daily operations and are typically the Managers and Assistant Managers position who are on site every day. Their main responsibility is to monitor and maintain the facility, release detection, and spill prevention. They also perform inspections of vent risers, spill buckets, and dispenser hoses along with record keeping. Mr. Frisbie then explained the responsibilities of the Class C Operators, which are the general cashier positions. He stated that because Noble Gas is new to the industry they use the latest technology and described the Veeder Root electronic leak detection system. The record keeping system includes alarms for any leaks in the system and stores the information for at least three years. This information is then provided to the CTDEEP who perform compliance inspections without notice. The automated system also reconciles the daily inventory for levels of product in the tanks, which also can be remotely accessed by Mr. Frisbie's phone and on his computer at home.

Mr. Frisbie described that one of the most common issues at a gas station is a customer leaving the nozzle in their gas tank and driving away from the station. Mr. Frisbie described the breakaway valve at the top of the pump and the automatic shutoff to prevent spills. He described the design features of the stations to include emergency stops both outside and inside the building to shut down the entire system, 35 camera video monitors, and large glass windows for the attendant to face out onto the fueling pumps. Mr. Frisbie described the monthly visual inspections of the tanks, sumps, and alarms along with annual compliance testing that includes vapor recovery, leak detection, and pump accuracy.

Jackson Smith, Land Use Ecologist from William Kenny Associates, summarized the vernal pool report of the existing conditions of the property. He reiterated that the large wetland to the west is a high functioning primary woodland wetland, two vernal pools, and the two depressional isolated woodland wetlands located within the broadleaf deciduous woodlands. Mr. Smith reported they conducted monitoring again of the two isolated wetland pockets along Fienemann Road and did not find evidence of any vernal pool species. On April 24, 2026 a follow up site visit occurred for additional monitoring of the vernal pools. Mr. Smith stated the large vernal pool is receiving road runoff from Slater Road, and that over 50 spotted salamander egg masses previously identified have not hatched yet. He stated this is consistent with what is occurring in Connecticut at other sites they are monitoring. The second vernal pool on the property had wood frog egg masses that hatched and transformed into viable wood frog tadpoles in late April along with the spotted salamander egg masses that have not yet hatched.

Mr. Smith shared the existing conditions vernal pool map indicating the 100ft vernal pool envelope (VPE) and the 750ft critical upland terrestrial habitat (CTH). The best case scenario is for 100 percent of the VPE and 75 percent of the CTH to remain undeveloped. Within Vernal Pool 1 (closest to the development), 100% of the VPE and 67% of the CTH are undeveloped. The developed area within the CTH is mainly due to the existing roads and residential development. Within Vernal Pool 2 (southerly of the proposed development) 86% of the VPE and 59% of the CTH is undeveloped. The developed area within the VPE and CTH is mainly due to the existing roads and residential development as well as encroachments onto the subject property, in the area of Vernal Pool 2, from properties along Slater Road.

He then iterated with the proposed development, Vernal Pool 1, 100% of the vernal pool envelopes will continue to remain undeveloped and 46% of the CTH will be developed. Vernal Pool 1 will remain classified as a Tier 1 functioning vernal pool, and Vernal Pool 2 will remain unchanged between existing and proposed conditions. He went onto iterating that even with the encroachments into the 100ft envelope for Vernal Pool 2, this wetland continues to function as a Tier 1.

William Kenny, Professional Wetland Scientist, Soils Scientist, and Landscape Architect with William Kenny Associates attended remotely and reviewed the mitigation measures being proposed for the wetlands along the north side of the development adjacent to Fienemann Road. Mr. Kenny shared photos of the existing conditions of the isolated wetland as it collects debris and runoff from Fienemann Road. The plan will not only mitigate the existing isolated wetland pocket but will create additional wetlands in this location which will improve water and habitat quality. This wetland will be expanded in size and have a mix of native trees, shrubs, and upland meadow grass seed mix. Mr. Kenny stated the design will result in a net benefit to the wetlands along with stormwater management improvements. He then shared with the Commission similar wetlands mitigation project examples.

Mr. Kenny shared the plan for the expanded wetland along Fienemann Road for collecting road runoff and treating the runoff in a sediment sump before the water is discharged into the wetland. The shallow pooling of runoff will allow the pollutants to settle out before it discharges into the Batterson Park Pond drainage system. The proposed woodland wetland at the outlet will be surrounded by upland meadow plantings that will improve the habitat. The updated landscape plan will be provided for the next meeting.

Chair Statchen invited the intervenor to ask questions of the applicant.

Attorney Roman asked William Kenny Associates if they agreed that groundwater and surface water drains from the northern wetlands slopes down to the vernal pool? Mr. Kenny responded that the northeastern portion of the project site does drain towards the vernal pool and the project does not include water infiltration into the soils. Attorney Roman asked how the vernal pool will recharge if runoff from the development will be collected into the underground stormwater system? Mr. Kenny responded that they would provide a detailed response to that question at the next meeting.

Attorney Roman asked if they observed the same vegetation species in the northern wetland area as the southern wetland area? Mr. Smith responded that the woodlands are a consistent red maple swamp. Attorney Roman asked a follow up question if spotted salamanders were found in both sections of the red maple swamp and of similar quality? Mr. Smith responded they have identified both vernal pools as high functioning.

Attorney Roman asked Mr. Frisbie if the CTDEEP had recent findings during their inspections at the Noble Gas Station located across the street from the project site. Mr. Frisbie described an incident that occurred to a damaged spill bucket that was replaced as part of their prevention measures in August 2025. Attorney Roman then asked if it was in the report that the spill bucket issue existed for an unknown amount and unknown time frame? Mr. Frisbie replied that it was not for an unknown time frame as it was discovered during the weekly fuel deliveries. He also clarified it was not 2,000 gallons of fuel that was recovered, but 2,000 gallons of groundwater that was extracted for testing.

The Commission asked the applicant about the size of the spill bucket. Mr. Frisbie responded that it is approximately 5 to 7 gallons. The Commission asked about the safety protocols while fuel trucks refill the tanks. Mr. Frisbie stated that the fuel truck drivers are professionals that have training and emergency shutoff equipment and angle the truck during refueling to deter a passenger vehicle from driving over the refueling hose.

Commissioner Isner stated for the record that he was not present at the April 15, 2026 meeting, however, has reviewed the documents, the meeting minutes and is in the process of reviewing the recording of the meeting. He asked the intervenor which version of the plans she based her comments on. Attorney Roman responded that her petition is based on the most recent plan revisions dated April 10, 2026. The Commission asked the applicant what calculations were used for determining the snow storage areas. Mr. Kapell responded that information can be provided at the next meeting. The Commission asked if the proposed large curb can be extended to the retaining wall. Mr. Kapell stated the gap can be closed.

The Commission asked if less grading has been considered to reduce the risk of pollutants running offsite and into the adjacent wetlands and vernal pool. Mr. Kapell responded that the runoff from the impervious coverage will be collected into the underground stormwater system.

The Commission asked about hazardous materials within the warehouse and on the loading dock and asked about provisions in case of a spill. Mr. Frisbie responded that the warehouse will not store any hazardous materials and accepts if that were to be a condition made by the Commission.

At 9:05pm, Chair Statchen opened the public hearing to public comments.

Sigrun N. Gadwa, Ecologist and Professional Wetland Scientist from Carya Ecological Services, LLC. presented her report submitted as part of the Intervenor petition. She stated that the northern wetlands do have similar vegetation to the southern wetlands found on the property and a rare native endangered plant species called Lizard's tail found on the property which should be reported to the CTDEEP Natural Diversity Database Program (NDDB) as it is an emergent wetland plant that is sensitive to lower levels of both surface and ground water. Ms. Gadwa expressed her concern about the loss of both surface and ground water due to the increase of impervious coverage created from the proposed development and the impact to the watershed. The groundwater provides beneficial minerals to the vegetation which the road runoff does not provide. Ms. Gadwa provided the Commission with a handout depicting direction of groundwater flow. She explained that the salamanders prefer to burrow into the dry well-drained soils found within the proposed project construction site. Ms. Gadwa was not surprised by the findings that wood frogs were only found in the smaller southern vernal pool because they do not spread their egg masses like the spotted salamanders but lay their eggs in one concentrated raft.

Ms. Gadwa explained about the creation of soil hot spots that as the absorption site in the soils become saturated, they become less effective for infiltration. She also expressed her concern for the residual diesel exhaust fumes that settle on the pavement and into the air that is not filtered by the vegetation and noted that reduced tree canopy will result in a reduced pollution filter.

Leslie Haymond, 1 Linden Place, Hartford is a Realtor and member of the Friends of Batterson Park Pond and expressed her concern for the project in regard to the neighboring residential properties along with potential negative impacts to the Batterson Park Pond property.

Angela Przech, 12 Bonnie Drive, Farmington spoke in opposition and expressed her concern for potential chemical contamination and urged the town to stop building on wetlands in Farmington.

Denise Ortiz, 139 Country Club Road, New Britain spoke in opposition and expressed her concern for putting Batterson Park Pond at risk for potential contaminants and impact to the wildlife habitat on the property and asked about the long-term implications. She questioned whether Farmington and New Britain have coordinated. Commissioner Isner responded that the City of New Britain has been notified regarding this application.

Joseph Cody, 7 Copper Beech Lane, Farmington spoke in favor and support of the project application noting that the proximity of the property to Rte. 84 is an appropriate location for consideration of this different commercial use for Farmington.

At 9:38pm, Chair Statchen opened the public hearing to public comments online.

Francesca Caruso, 6 Jeffrey Drive, Farmington spoke in opposition and feels it is negligent of the applicant to present that there will be no impact to the surrounding area and this large commercial project impact to the wetlands is significant, especially because of the large scale diesel fuel component.

Attorney Jeffery Dressler of 84 Cedar Street, Hartford, CT. spoke about the concern for idling vehicles creating air pollution to the surrounding neighborhood and the four schools within a half a mile from the site and the impact to school bus scheduling in the morning, afternoon, and student safety.

Attorney Neil Connors of 325 Main Street, Farmington spoke about the concern for the inconsistent use of the proposed project application with the adjacent Batterson Park Pond trails and recreation uses for Camp Courant summer activities and the restoration work being conducted at Batterson Park.

Liz Bennett, 46 Mountain Road, Farmington spoke in opposition to the proposed application but instead might consider this commercial development at the former gas station location at 342 Colt Highway.

The Commission decided to continue the public hearing until the next regular meeting scheduled for Wednesday, May 20, 2026 and the applicant agreed to the extension of the public hearing.

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

VOTED: To continue the petition of the Intervenor for application related to Noble Energy Real Estate Holdings, LLC, as submitted on April 29, 2026 by Stephani A. Roman.

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

VOTED: To continue the public hearing to the Wednesday, May 20, 2026 IWC meeting.

PLANNER'S REPORT

Brianna Brochu – 114 West Avon Road (Cease and Desist)

Cease & Desist for conduct of regulated activity without a permit for property located at 114 West Avon Road.

Senior Assistant Town Planner Cyr updated the Commission that he has continued to be in communication with the property owner. Mr. Cyr stated the homeowner may be ready to apply for the wetlands restoration plan for the May 20, 2026 regular meeting.

Ryan Ferguson – 24 Somersby Way (Cease and Desist)

Cease & Desist for conduct of regulated activity without a permit for property located at 24 Somersby Way

Senior Assistant Town Planner Cyr stated that the Cease & Desist will be removed once the property owner submits their updated previous new pool application to coincide with the wetlands and conservation easement restoration work.

MINUTES

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

VOTED: 7 in favor and one abstention (Isner) to approve the April 15, 2026 Inland Wetlands Commission meeting minutes.

The meeting was adjourned at 10:02pm.

The Commission took a five minute recess before starting the Conservation Commission meeting.