

TOWN OF FARMINGTON
CONSERVATION COMMISSION
MEETING MINUTES

May 6, 2026

Present for the hybrid meeting were Commissioners Statchen, Isner, Fox, Simpson, Simons, Berlandy, Carveth, and Roth. Senior Assistant Town Planner Cyr and Clerk Hansen were also present. The meeting was called to order at 10:07pm.

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 participated online.

Commissioner Popovic was absent.

NEW BUSINESS

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 the intervenor request was submitted to both the Inland Wetlands Commission and the Conservation Commission for consideration. 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 (Simons/Isner) it was unanimously

VOTED: To accept 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.

Chair Statchen explained that all testimony and supporting documents related to the application and petition must be entered into the record for the Conservation Commission.

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

VOTED: To enter into the record all testimony and supporting documents received during the April 15, 2026 and May 6, 2026 Inland Wetlands Commission public hearing related to the application and petition for the Noble Energy Real Estate Holdings, LLC. application for 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.

Chair Statchen asked the intervenor if she had any additional information to present to the Conservation Commission. Attorney Roman responded that she did not.

Chair Statchen asked the applicant if they had any additional information to present to the Conservation Commission. Attorney Reeve responded on behalf of the applicant that they did not.

Chair Statchen asked the Commission if they had any questions on behalf of the Conservation Commission to the Intervenor. There were no questions of the Conservation Commission members to the Intervenor.

Chair Statchen asked the Commission if they had any questions on behalf of the Conservation Commission to the applicant. There were no questions of the Conservation Commission members to the applicant.

Chair Statchen asked the intervenor if she had any final remarks to present to the Conservation Commission. Attorney Roman in closing spoke about the authorization of the Conservation Commission to set any additional conditions to the Inland Wetlands Commission regarding land use changes. Attorney Roman urged the Conservation Commission to recommend to the Inland Wetlands Commission / Town Plan and Zoning Commission to not support the zone change request from residential to a business zone.

Chair Statchen asked the applicant if they had any final remarks to present to the Conservation Commission. There were no final remarks made from the applicant.

Senior Assistant Town Planner Cyr described to the Commission that within the regulations there is a provision for the Conservation Commission to make a referral to the Inland Wetlands Commission prior to the close of the Inland Wetlands Commission public hearing which has been continued until the Wednesday, May 20, 2026 regular meeting.

The Commission discussed the proposed conservation easement as part of the application to be potentially accepted by the town. The Commission also had a conversation regarding the merit of the intervenor petition in bases for further consideration by the Inland Wetlands Commission decision making process.

Mr. Cyr showed on the screen the site plan noting the encroachments into the subject property from several abutting residential property owners. Details for addressing how the encroachments will be resolved have not been discussed by the applicant. Mr. Cyr stated that one of the conditions could be made by the Conservation Commission noting encroachments need to be resolved by the applicant prior to the creation of the conservation easement area. The Commission also noted that the areas of current encroachment onto the subject property are within the envelop of the second vernal pool. The Commission also noted that the entire 80+ acres of lot 8261 Fienemann Road property is the subject property.

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

VOTED: a referral to the Inland Wetlands Commission that the intervenor petition is valid and has merit in basis for further consideration to assist with the final decision process, recommendations also include that the Conservation Commission supports the 75+/- acres conservation easement and shall be refined to reconcile and address any encroachments of concern, the condition to recommend that best management practices be implemented with any project approval before the Inland Wetland Commission consideration, and recommend increased vernal pool protection to the best extent possible and feasible.

PLANNER'S REPORT

Senior Assistant Town Planner Cyr reported that there was no New Business other than the Green Efforts Committee is offering a CTDEEP recycling presentation workshop at 6:30pm. on Wednesday, May 20, 2026 at the Farmington Library.

MINUTES

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

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

The meeting was adjourned at 10:32pm.