



TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187

www.ellington-ct.gov

TEL. (860) 870-3120 **TOWN PLANNER'S OFFICE** FAX (860) 870-3122

**INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
FEBRUARY 11, 2019 7:00 PM
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

PRESENT: Chairman Ken Braga, Steve Hoffman, Art Aube, Hocine Baouche and Jean Burns

ABSENT: Vice Chairman Ron Brown and Mike Swanson

STAFF

PRESENT: John Colonese, Assistant Town Planner/Wetlands Enforcement Officer and Barbra Galovich, Recording Clerk

I. CALL TO ORDER:

Chairman Ken Braga called the February 11, 2019 regular meeting of the Ellington Inland Wetlands Agency to order at 7:07 PM in the Town Hall Annex, 57 Main Street, Ellington, CT.

II. PUBLIC COMMENTS (ON NON AGENDA ITEMS): None

III. PUBLIC HEARING (READING OF LEGAL NOTICE):

1. IW201817 – Kimberly Sullivan owner/applicant request for a permit to conduct regulated activity for the construction of a single family home, driveway, and site improvements associated with a 2-lot resubdivision application on property located at 78 Hoffman Road, APN 120-026-0001. (Continued from January 14, 2019 meeting)

TIME: 7:08 PM

SEATED: Braga, Hoffman, Aube and Baouche (Burns recused herself from the application)

Suzanne Choate and John Mills of Design Professionals, Inc., 21 Jeffrey Drive, South Windsor, CT, and Joseph Armstrong, 78 Hoffman Road, Ellington, CT were present to represent the application.

Ms. Choate began by distributing a Wetlands Summary Report and Impact Analysis by James McManus of JMM Wetland Consulting Services, LLC dated February 11, 2019. She then briefly reviewed the plan and explained there is currently a single family home on the lot. The applicant is looking to obtain approval to subdivide the parcel of 9.81 acres and create a 3.63 acre rear lot. Ms. Choate stated the Conservation Commission recommended to have one acre of open space

set aside for the Town and North Central District Health Department has pre-approved the new lot for the septic system.

She explained that the Wetlands Summary Report and Impact Analysis proposes enhancing the wetlands and impact area with plantings and wetland seed mix. It further notes this area has been historically disturbed and the addition of storm drainage depressions #1 and #2 and the wetland enhancement mitigation component will increase the wetland functions and values.

Mr. Mills said he has been corresponding with the Town Engineer, about the drainage on site. He described the proposed storm water drainage.

Mr. Armstrong said his wife owns 78 Hoffman Road and submitted a letter from Larry Doyon of 82 Hoffman Road, which is the abutting neighbor to the north. The letter states the water comes from the hill behind his house and he only gets water behind his garage.

Commissioner Hoffman inquired about the topography of the land and Bahler's Brook. According to Mr. Mills, the brook elevation is at a higher point. The way the subdivision is designed, the water will sheet flow over the driveway to the wetland's area. He noted the driveway will be impervious. Commissioner Hoffman asked about the ponding in the area's lowest elevations. Mr. Mills explained that the area will be smoothed out with the development of the storm drainage depression and wetlands improvement area to move the water into the wetlands. John Colonese, Assistant Town Planner/Wetlands Enforcement Officer, stated there has been a lot of communication between the Town Engineer and Design Professionals. He reviewed possible conditions with the applicants and the Agency. The Agency agreed with the proposed conditions.

Commissioner Hoffman was in favor of the wetlands enhancements as proposed. He did not see an issue with them improving some additional wetlands area if they needed to increase the size of the storm depression area. The other commissioners agreed as long as any revised plan was first reviewed and approved by the Wetlands Agent.

MOVED (HOFFMAN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW201917 – Kimberly Sullivan owner/applicant request for a permit to conduct regulated activity for the construction of a single family home, driveway, and site improvements associated with a 2-lot resubdivision application on property located at 78 Hoffman Road, APN 120-026-0001.

MOVED (AUBE) SECONDED (BAOUCHE) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS IW201817 AS A FEASIBLE AND PRUDENT ALTERNATIVE DOES NOT EXIST – Kimberly Sullivan owner/applicant request for a permit to conduct regulated activity for the construction of a single family home, driveway, and site improvements associated with a 2-lot resubdivision application on property located at 78 Hoffman Road, APN 120-026-0001

Conditions of approval:

- 1) Silt fence shall be installed then inspected by the Wetlands Agent prior to construction activity, and remain fully operational until the site is stabilized to prevent soil erosion and sedimentation from entering the wetlands.
- 2) Subject to Town Engineer approval.
- 3) Subject to North Central District Health Department approval.
- 4) Subject to Department of Public Works driveway apron requirements.

- 5) Wetlands improvement area and storm drainage depression areas shall be constructed, seeded and planted prior to Certificate of Occupancy.
 - 6) As-built plan of storm drainage depression areas and driveway to be submitted and approved by the Planning Department prior to Certificate of Occupancy.
 - 7) Owner shall notify the Agency of assignment, transfer, sublet or sale of the Wetlands Permit.
 - 8) Fees for Significant Activity due in accordance with Town Ordinance Chapter 70 Article IV Land Use Fees.
 - 9) Subject to wetland enhancements proposed in JMM Wetland Consulting Services LLC letter dated February 11, 2019.
2. IW201901 – Andrew, Gregory & Philip Gale, owner / Holden Brothers, LLC, applicant, request for a permit to conduct regulated activity for an earth excavation project at 90 Green Road, APN 118-001-0000.

TIME: 7:42 PM

SEATED: Braga, Hoffman, Aube, Burns and Baouche

David and Jim Holden of Holden Brothers, LLC, 20 Griswold Road, Ellington, CT, Eric Peterson of Garden & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT, and George Logan of Rema Ecological Services, LLC, 164 East Center Street, Suite 8, Manchester, CT were present to represent the application.

Mr. Peterson stated the proposed earth excavation project will be conducted at 90 Green Road, north of the DeCarli property and within 100' of wetlands delineations. He explained Mr. Logan flagged the wetlands. They will be doing small portions of tree cutting on the west and south sides of the wetlands and installing sediment and soil control measures. The sedimentation basin pond will be to the west and they will be using a riprap level spreader at the outlet pipe. Mr. Peterson stated there will be approximately 60,000 s.f. of disturbance within the upland review area with disturbance in excess of 25 feet from the wetlands. The applicants will be exporting gravel from the site.

Commissioner Hoffman asked about the storm water drainage calculations. Mr. Peterson stated a 10 year residence storm is required, but the basin is designed to meet a 100 year storm. He will most likely increase the size of the basin to increase the travel time of the water through the basin per the Town Engineer's comments. Commissioner Baouche inquired about the water table on the parcel. Mr. Peterson said the applicants dug test pits throughout the site about 10-12 feet down and there was no water at that point of depth. Commissioner Aube asked about the time frame of the project. Mr. Peterson replied that they expect the project will take around four years to complete.

No one from the public spoke in regards to the application. Mr. Colonese reviewed possible conditions of approval with the applicants and the Agency. The Agency agreed with the conditions.

MOVED (HOFFMAN) SECONDED (BURNS) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A NONSIGNIFICANT ACTIVITY FOR IW201901.

MOVED (HOFFMAN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW201901.

MOVED (HOFFMAN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS IW201901 – Andrew, Gregory & Philip Gale, owner / Holden Brothers, LLC, applicant, request for a permit to conduct regulated activity for an earth excavation project at 90 Green Road, APN 118-001-0000.

Conditions of approval:

- 1) The limits of clearing shall be marked in the field by a licensed land surveyor prior to tree removal.
- 2) Silt fence, sediment basin, and associated erosion control measures shall be installed then inspected by the Wetlands Agent prior to earth excavation activity, and remain fully operational until the site is stabilized to prevent soil erosion and sedimentation from entering the wetlands and watercourse.
- 3) Subject to Town Engineer comments dated February 6, 2019.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. **IW201902** – Melanie & Michael Hitchcock, owner / Jade Construction, applicant, request for a permit to conduct regulated activity for the installation of a septic system at 136 ½ Tripp Road, APN 032-009-0000.

Mr. Colonese explained that the owner is requesting to put a bathroom in a detached structure which will require its own septic system.

MOVED (BAOUCHE) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO RECEIVE AND ADD UNDER NEW BUSINESS FOR THE NEXT REGULAR MEETING ON MARCH 11, 2019, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT IW201902 – Melanie & Michael Hitchcock, owner / Jade Construction, applicant, request for a permit to conduct regulated activity for the installation of a septic system at 136 ½ Tripp Road, APN 032-009-0000.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the January 14, 2019 Regular Meeting Minutes.

MOVED (BAOUCHE) SECONDED (AUBE) AND PASSED (BURNS AND HOFFMAN - ABSTAINED) TO APPROVE THE JANUARY 14, 2019 REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

- a. 158 Mountain Street – Wetlands Agent Review

Mr. Colonese explained briefly how the owner of the property clear cut trees along Shenipsit Lake. He stated a forester visited the site and submitted a letter with recommendations. The Connecticut Water Company intends to have the owner complete the recommendations made by the forester. The Agency agreed with the recommendations. Mr. Colonese said he would work with the Connecticut Water Company to formalize the recommendations as requirements in a letter to the owner.

- b. Eversource notification of routine vegetation maintenance within electrical right of ways in the Town of Ellington

VII. ADJOURNMENT:

MOVED (HOFFMAN) SECONDED (BAUCHE) AND PASSED UNANIMOUSLY TO ADJOURN THE FEBRUARY 11, 2019 REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 8:10 PM.

Respectfully submitted,

Barbra Galovich, CZET
Recording Clerk