ELLINGTON INLAND WETLANDS AGENCY
REGULAR MEETING AGENDA
MONDAY, MAY 11, 2020 7:00 P.M.
ZOOM MEETING

(IN-PERSON ATTENDANCE NOT PERMITTED DUE TO COVID19)
(INSTRUCTIONS TO JOIN VIRTUAL MEETING PROVIDED BELOW)

I. CALL TO ORDER

II. PUBLIC COMMENTS (on non-agenda items):

III. PUBLIC HEARINGS:

IV. OLD BUSINESS:

1. Gregory Gale, owner/ Gale Construction, Inc., applicant, request for a five year extension of Wetlands Permit IW201502 to conduct regulated activity for grading and related drainage improvements associated with an excavation permit for gravel removal at 90 Sadds Mill Road, APN 079-002-0000.  
   (Request for extension of permit)

2. Sanford Cohen, owner/applicant, request for extension of acceptance IW201213 to remove silt and debris from ditches associated with active agricultural fields at 162 Abbott Road (APN 060-007-0000) and 107 Frog Hollow Road (APN 060-006-0000).  
   (Request for extension of acceptance)

V. NEW BUSINESS:

1. Hastillo Properties, LLC owner/ TYMAC Holdings, LLC, applicant, pursuant to Conn. Gen. Stat. 8-26(e), request for positive referral to the Planning & Zoning Commission on a 17-lot subdivision application (S202003) involving land regulated as an inland wetland or watercourse at property located on Tripp Road, APN 023-001-0000.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the March 9, 2020 Regular Meeting Minutes.

2. Correspondence/Discussion:

   a. Corrective Order, dated January 31, 2020 for violation of the wetlands regulations on property located at the corner of Crystal Lake Road & Burbank Road, APN 128-041-0001.

VII. ADJOURNMENT:

Join Meeting via ZOOM Video Communications:
Visit the Town Website at www.ellington-ct.gov and click on the Calendar icon and select the meeting you’d like to attend. A link to the meeting is available there for your convenience. Additional options provided below.

Join Zoom Meeting
https://zoom.us/j/94866970125
Meeting ID: 948 6697 0125
Password: 048060

Dial by your location
+1 646 558 8656 US (New York)
Meeting ID: 948 6697 0125
Password: 048060

Note: Next regular meeting is scheduled for Monday, June 8, 2020
Town of Ellington  
Inland Wetlands and Watercourses Agency  
Application  

Application # IWC-201802  
Date Submitted 4/1/2020  

| Notices associated with this application will be sent to the applicant unless otherwise requested. |
|---|---|---|---|
| Owner's Information | Applicant's Information (if different than owner) |
| Name: Gregory J. tale | Name: Craig Construction, Inc. |
| Mailing Address: 90 Sands Mill Rd, Ellington CT 06029 | Mailing Address: 90 Sands Mill Rd, Ellington CT 06029 |
| Email: Greggale1960@gmail.com | Email: Greggale1960@gmail.com |
| WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? [ ] Yes [ ] No | WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? [ ] Yes [ ] No |
| Primary Contact Phone #: 860-841-5300 | Primary Contact Phone #: 860-841-5300 |
| Secondary Contact Phone #: 860-870-1764 | Secondary Contact Phone #: 860-870-1764 |
| Owner's Signature: Gregory J. tale Date: 4/3/2020 | Applicant's Signature: Gregory J. tale Date: 4/3/2020 |

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Agency have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Agency or its staff.

Street Address: 90 Sands Mill Rd  
Assessor's Parcel Number (APN): 019-002-0000  
Proposed upland review area affected in square feet:  
Proposed wetlands/watercourses affected in square feet and linear feet (as applicable):  
Total area of wetlands/watercourses on parcel in square feet or acres:  
Public Water: [ ] Yes [ ] No  
Public Sewer: [ ] Yes [ ] No  
If not served by public water and sewer, applicant shall make application to North Central District Health Department (Enfield Office) if required.  

Is the project in a public water supply watershed area? [ ] Yes [ ] No  
If YES, applicant is required to notify the Connecticut Water Company and Commissioner of Public Health by certified mail, return receipt within 7 days of this application. Copy of application, plans, and supporting documents must accompany notice. Applicant can email the Commissioner of Public Health using their approved form. Proof of notice (return receipt and sent email) must be provided to the Planning Department.  

Describe the nature of proposed regulated activity, request for acceptance of a permitted use as of right or a nonregulated use, map or regulation amendment, or other activity requiring review by the Agency or its Agent: See attached Application Checklist and Appendix D for guidance when preparing application.

[ ] Received  
APR 7, 2020  
TOWN OF ELLINGTON
Applicant shall provide certification in accordance with Wetlands Regulation, Section 7.4e, Application Requirements:

- Whether or not any portion of the property on which the regulated activity is proposed is located within 500 feet of an adjoining town: ☐ Yes  ☒ No
- Whether or not a significant portion of the traffic to the completed project will use streets within an adjoining town to exit or enter the site: ☐ Yes  ☒ No
- Whether or not a significant portion of the sewer or water drainage from the project will flow through and significantly impact the sewer or water drainage system of an adjoining town: ☐ Yes  ☒ No
- Whether water run-off from the improved site will impact streets or other municipal/private property within an adjoining town: ☐ Yes  ☒ No

FOR OFFICE USE ONLY
If YES to any of the above, the Agency shall, in accordance with CGS 8-7d(1) notify the clerk of any adjoining municipality of the pending of any application, petition, appeal, request or plan concerning any project on any site. Notice of the pendency of such application shall be made by certified mail, return receipt requested, and shall be mailed within seven (7) days of the date of receipt of the application, petition, appeal, request or plan. (See Agency requirements Section 8.4)

<table>
<thead>
<tr>
<th>Type of Project: (check one)</th>
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<tbody>
<tr>
<td>☒ Commercial/Industrial  ☐ Residential  ☐ Mixed Use  ☐ Timber  ☐ Agricultural</td>
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<tr>
<td>Other, explain:</td>
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<th>Type of Application: (check one)</th>
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<tbody>
<tr>
<td>☒ Agency Permit (TWELVE COPIES REQUIRED)</td>
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<tr>
<td>☐ Permit Modification</td>
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<tr>
<td>☐ Permit Extension</td>
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<td>☐ Regulation Amendment</td>
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<td>☐ Map Amendment</td>
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<td>☐ Appeal of Administrative Permit</td>
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<tr>
<th>Application Submittals:</th>
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<tbody>
<tr>
<td>☐ Completed Application Form (Section 7.4a)</td>
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<td>☐ Application Fee (Section 7.4b)</td>
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<td>☐ Abutters List (Section 7.4c)</td>
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<tr>
<td>☐ Certification as to Adjacent Towns (See above)</td>
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<tr>
<td>☐ Certification as to Connecticut Water Company &amp; Commissioner of Public Health (See above)</td>
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<tr>
<td>☐ Notification Narrative and Supporting Documentation (If applicable, Appendix D)</td>
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<tr>
<td>☐ Project Narrative and Supporting Documentation (Section 7.4g, 1-11 inclusive, as deemed applicable)</td>
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<tr>
<td>☐ Project Site Plan - circle one: Administrative (Section 7.4h1) / Agency (Section 7.4h2)</td>
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<tr>
<td>☐ Supplemental Information (Section 7.5a-j, inclusive, as deemed applicable)</td>
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Rev. 7/18
OCTOBER 2019
Open Area = 5.5 acres
Includes Plans 1, 2, 3, 4

Asbuilt Survey
Proposed Gravel Removal Operation
90 Saddle Hill Road (Route 140)
Proposed For
Calle Construction
Saddle Hill Road (Route 140)
Elergon, Connecticut

Fax: 012.02-000

Gary LeClair, LLC
Claytor Land Surveyors
470 Land St.
Meriden, Connecticut 06450
385-273-0000

Drafting Scale
1.000" = 1'-0"

G.B. LeClair, LLC
Town of Ellington
Inland Wetlands and Watercourses Agency
Application

**Application Information**

**Applicant's Information**

<table>
<thead>
<tr>
<th>Name:</th>
<th>Sanford Cohen</th>
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<tbody>
<tr>
<td>Mailing Address:</td>
<td>61 Fox Hollow Rd. Ellington CT 06029</td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
<tr>
<td>Phone:</td>
<td>(work) 860-729-3227 (home) 860-875-1126</td>
</tr>
<tr>
<td></td>
<td>(cell) 860-975-0216 (fax) 860-875-1126</td>
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**Owner's Information**

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<tr>
<th>Name:</th>
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<td>Email:</td>
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<td>Phone:</td>
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**Signatures and Dates**

Applicant's Signature: [Signature]

Date:   

Owner's Signature: [Signature]

Date:   

**Notice**

ALL NOTICES WILL BE MAILED TO THE APPLICANT UNLESS OTHERWISE REQUESTED.

Recipient: [Name, Mailing Address, Email, Phone # & Fax]

**Property Information/Description**

- **APN:** 002-001-0000
- **Location:** (north, south, east, west side of road)
- **Assessor's Parcel Number:** 002-001-0000
- **Total Acreage of parcel:**   
- **Total area of wetlands/watercourses on parcel:** 160.88 acres
- **Proposed wetland disturbance:**   

- **Public Sewer:** Yes □ No □
- **Public Water:** Yes □ No □

Is the proposed project located within a public water supply watershed area? Yes □ No □

If YES, the applicant is required to notify the Connecticut Water Company and Commissioner of Public Health by certified mail, return receipt requested with 7 days of this application. (Section 23-34 42a-42f)

**Description of Proposed Work**

Describe the proposed work, soil type and vegetation in the area of the activity: **Clearing and ditching to remove years of siltation and debris, Restore fish and wildlife habitat of coastal associated tidal areas, Restore Historic Channels.**

The project is necessary for maintenance activity to be done as part of the project.

**Wetland Dredging Permit**

This is necessary for maintenance activity work to be done as part of project.

**Wetland Protection Permit**

This is necessary for maintenance activity work to be done as part of project.
January 3, 2013

Sanford Cohen
61 Frog Hollow Road
Ellington, CT 06029

RE: #IW201213 – Sanford Cohen (owner/applicant) Request for Notification to Remove Silt and Debris From Ditches and Ponds Associated With Active Agricultural Fields at 68 Crane Rd. (APN 077-001-0000), Abbott Rd. (APN’s 060-008-0000 & 060-007-0000); Frog Hollow Rd. (060-006-0000 & 061-001-0000), and 112 West Rd. (APN 037-001-0000).

Dear Mr. Cohen:

The Ellington Inland Wetlands Agency, at their meeting on Monday, December 10, 2012, approved your request for notification pursuant to Inland Wetland Regulation Section 4.1a and passed the following motion:

TO ACCEPT NOTIFICATION #IW201213 – SANFORD COHEN, FOR NOTIFICATION OF AGRICULTURAL MAINTENANCE OF PONDS AND DITCHES ON PROPERTIES LOCATED AT CRANE RD, WEST RD, FROG HOLLOW RD AND ABBOTT RD.

This approval is valid for two (2) years and/or shall expire upon the completion of the acts specified herein, whichever is sooner. The following general provisions shall apply:

a) In evaluating your request the Agency/Agent relied on the information provided, if such information subsequently proves to be inaccurate, misleading or faulty the approval may be modified, suspended or revoked.
b) Issuance of local approval does not obviate the applicant to obtain any other permits or licenses required by local regulation, and State and Federal laws, and obtaining such is the sole responsibility of the applicant.

If you have any questions, please contact the Planning Department at 860-870-3120.

Sincerely,

Kenneth Braga, Chairman
Inland Wetland Agency

KB/kcm

Enclosure
March 18, 2020

Mr. Kenneth Braga
Chairman-Inland Wetlands Agency
P.O. Box 187
Ellington, Connecticut 06029

Re: Ridge Crossing

Dear Mr. Braga and Agency Members,

At the request of the applicant, TYMAC Holdings, LLC, I hereby request a positive referral from the Inland Wetland Agency to the Planning & Zoning Commission for the proposed Resubdivision titled Ridge Crossing.

Ridge Crossing is a 17 lot single family subdivision located on the west side of Tripp Road which includes a new road, Garnet Lane, commencing at the intersection of Tripp and Standish Roads. Inland Wetlands were field delineated on site by Richard Zulick, C.S.S. and he has signed the enclosed resubdivision plan. All proposed construction activities are located outside the wetlands and beyond the 100’ upland review area. The resubdivision plan includes proposed sedimentation and erosion controls to protect areas downgrade of site construction. The project been reviewed and approved by the North Central District Health Department.

Yours truly,

Mark A. Peterson, P.E.
**Town of Ellington**  
**Planning & Zoning Commission**  
**Subdivision Application**

**SUBDIVISION NAME:** Ridge Crossing  
**LOCATION:** West side of Tripp Road  
**ASSessor's PARCEL NUMBER (APN):** 023 - 001 - 0000 (If unaware of APN, ask staff for assistance)

**Application:** [ ] Subdivision  [x] Re-subdivision  [ ] Modification  
**Approval Requested:** [ ] Final  [x] Conditional

**Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.**

**Owner's Information**

**Name:** Hastillo Properties, LLC  
**Mailing Address:** 425 East Road  
**Broad Brook, CT 06016**

**Email:**

**WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?** [ ] Yes: [x] No

**Primary Contact Phone #:** 860-871-1481

**Secondary Contact Phone #:**

**Signature:** [x] Initial: [ ] Date: 3-18-20

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.

<table>
<thead>
<tr>
<th>Total Acreage of Property: 61.56</th>
<th>Zone of Property: [RAR] Required Density Factor (R/LR = 0.8, RAR = 0.5): 0.5</th>
</tr>
</thead>
</table>

| Open Space Proposal (check one): | 10% Land Set-Aside [ ] Fee in Lieu of Land [ ] Combination [ ] N/A |

| Amount (square ft & acres): | >25% Slopes: 0.80 Wetlands & Watercourses: 24.02100-Year Floodplain: 2.42 |

| Developable Land: 34.32 | Lot Yield: 17 Remaining Land: None Area to be subdivided: All |

| # of Proposed Development Lots: | 17 |

| Public Water: [x] Yes [ ] No | Public Sewer: [x] Yes [ ] No |

*If not served by public water and sewer applicant/owner shall make application to North Central District Health Department (Enfield Offices). If within a public sewer area, application for division must include conceptual approval from the Ellington Water Pollution Control Authority.*

| Is parcel located within 500' to any municipal boundary? [x] Yes [ ] No |

| Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsi Lake Drainage Basin? [ ] Yes [x] No |

*If yes, pursuant to state law application must be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.*

| Are there any wetlands/watercourses on the property proposed for development but not within 100' of construction activity or 250' of construction activity when located in the Shenipsi Lake Drainage Basin? [x] Yes [ ] No |

*If yes, state law requires notice be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.*

| Is the project in a public water supply watershed area? [x] Yes [ ] No |

*If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt within 7 days of application (88-39b). Copy of application, plans, and supporting documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.*

Please forward all correspondence to:  
Mark Peterson, Gardner & Peterson Assoc., LLC  
178 Hartford Tpke., Tolland, CT 06084  
email: mpeterson@gardnerpeterson.com
INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
MARCH 9, 2020 7:00 PM
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT

PRESENT: Chairman Ken Braga, Vice Chairman Ron Brown, Art Aube, Jean Burns, Steve Hoffman, Hocine Baouche, and Katherine Heminway

ABSENT: None

STAFF PRESENT: John Colosese, Assistant Town Planner/Wetlands Enforcement Officer and Barbora Galovich, Recording Clerk

I. CALL TO ORDER:

Chairman Ken Braga called the Ellington Inland Wetlands Agency to order at 7:00 pm in the Town Hall Annex, 57 Main Street, Ellington, CT.

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

III. PUBLIC HEARINGS:

1. IW201911 – David E. Oakes, owner/applicant, request for a permit to conduct regulated activity for the restoration of an area disturbed by tree cutting, stump removal, grading and excavating at 12 Westview Terrace, APN 029-021-0000.

   Time: 7:01 pm

   Seated: Braga, Brown, Aube, Burns, Hoffman, Baouche, and Heminway

   David Oakes, 12 Westview Terrace, Ellington, CT and George Logan, REMA Ecological Services, LLC, 164 East Center Street, Suite 8, Manchester, CT were present to represent the application.

   Mr. Logan said on February 20, 2020, he met with Chairman Braga, Dana Steele (Town Engineer), Mr. Colonese and Mr. Oakes at the property for a site visit. During the inspection they required the immediate installation of silt fencing, hay bales and stabilization of an area along the brook at the western portion of the property. Mr. Oakes was also granted permission to remove old stumps and garbage from the wetlands area. Mr. Logan stated he is still reviewing whether to leave the channel created by Mr. Oakes or reestablish the original channel. He feels that after discussion with Chairman Braga, and town staff that it may be best: to reestablish the original channel. He would like to observe any new growth and intends on finalizing the restoration plan in the spring. Mr. Logan explained that the completed restoration plan will need to be approved by the Town Engineer prior to coming back to the Agency for final approval.
Commissioner Hoffman asked Mr. Oakes what the long term plan is for the watercourse. Mr. Oakes stated his original plan was to create an area for riding dirt bikes for him and his family however now he would like to clean out the area of the fallen trees and perhaps relocate his pigs to the area. Mr. Logan said they may propose a zone around the brook and wetlands to be left alone after the implementation of the restoration plan, then the owner can approach the Agency for approval of future uses or activities beyond that zone.

Commission Hoffman asked if there will be a dirt track through the brook or wetlands area. Mr. Oakes said there will not be a dirt track through the brook or wetlands. Commissioner Hoffman stated that it is in the owner's interest to understand the benefits and functions of the wetlands as well as the limitations within the wetlands. Mr. Logan said that they intend to propose a natural screen or something that will provide a demarcation as to where the wetlands are located so the owner recognizes the location of the wetlands boundaries.

MOVED (HOFFMAN) SECONDED (BROWN) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW201911.

MOVED (BURNS) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR IW201911 – David E. Oakes, owner/applicant, request for a permit to conduct regulated activity for the restoration of an area disturbed by tree cutting, stump removal, grading, filling, and excavating at 12 Westview Terrace, APN 029-021-0000.

Conditions:

1) Preliminary Wetlands Restoration Plan by REMA Ecological Services LLC dated February 10, 2020 must be implemented by the applicant.
2) Provide the Agency with notification from a Certified Soil Scientist that the Preliminary Restoration Plan has been completed.
3) North Central Conservation District and Town Engineer to provide review and comment on a final Restoration Plan.
4) A final Restoration Plan must be submitted by May 11, 2020 for review and approval by the Wetlands Agency.

IV. OLD BUSINESS:

1. IW201601 – Francis Tomasek c/o Delphine Tomasek, owner/John Matthews, applicant, acceptance of a permitted use (timber harvest) on property located to the rear of Hayes Ave., approximately 400 feet south of the cul-de-sac, APN 004-002-0000.

John Matthews, 9A Friske Avenue, Stafford Springs, CT was present to represent the application. Mr. Matthews stated they received acceptance from the Agency to conduct a timber harvest on the property back in 2016 and are looking for a two year extension. They have permission from the abutting property owner to access the property. Commissioner Hoffman asked where they intend on creating a landing area for the logs. Mr. Matthews explained they will skid the timber out onto a field on the abutting property like they did in the past. He stated they do not intend to cross the wetlands but will be working within the upland review area.

MOVED (BROWN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ACCEPT EXTENSION FOR TWO YEARS FROM TODAY, MARCH 9, 2020 FOR IW201601 – Francis Tomasek c/o Delphine Tomasek, owner/John Matthews, applicant, a permitted use (timber
harvest) on property located to the rear of Hayes Ave., approximately 400 feet south of the cul-de-sac, APN 004-002-0000.

REMOVING THE FOLLOWING CONDITIONS FROM THE ORIGINAL ACCEPTANCE:

1) The applicant shall obtain permission from abutting property owners for access across their property as shown on the submitted plan.
2) If the applicant plans to access across a property other than those presented in the plan, the Wetlands Enforcement Officer shall be notified prior to commencement of the timber harvest for review.

V. NEW BUSINESS:

1. IW202002 – Nicholas Healy, owner/applicant, request for acceptance of uses permitted as of right to construct a greenhouse, install a geothermal system under the greenhouse, and use the pond for irrigation at 92 Frog Hollow Road, APN 060-009-0000.

Nicholas Healy, 92 Frog Hollow Road was present to represent the application. Mr. Healy explained he is looking to build a greenhouse with a geothermal system under the greenhouse to provide cool air, and an irrigation system from the pond. He stated the irrigation system should not have an impact on the pond. He noted that he would like to install a line from the existing well to the greenhouse as back up. Commissioner Heminway asked what he intends on growing. Mr. Healy said he plans to grow vegetables and hemp in the greenhouse and on the land. He said he applied to the Department of Agriculture for permission to grow hemp.

Mr. Colonese noted that the diversion 50,000 gallons of water within a 24 hour period from the pond would require approval from the Department of Energy & Environmental Protection (DEEP). Mr. Healy said he will not be using that much water from the pond.

MOVED (HOFFMAN) SECONDED (BAOUCHE) AND PASSED UNANIMOUSLY TO ACCEPT IW202002 – Nicholas Healy, owner/applicant, uses permitted as of right to construct a greenhouse, install a geothermal system under the greenhouse, and use the pond for irrigation at 92 Frog Hollow Road, APN 060-009-0000.

2. IW202003 – William & Christa Burke, owner/applicant, request for acceptance of uses permitted as of right to construct four cattle barns with associated site work, and to clear woodland to create pasture for cattle at 95 Wapping Wood Road, APN 001-002-0000.

William Burke, 354 Niederwerfer Road, South Windsor, CT was present to represent the application. Mr. Burke said he is working with the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) and DEEP to construct four 50’ X 120’ barns for the purpose of housing beef cattle. NRCS is helping with the project and the barns need to be at least 75 feet from any wetlands as per their requirements. The barns will reduce the impact on the wetlands as the cattle will remain under cover during rain events and remain there until the pasture conditions are dry and suitable for grazing. Mr. Burke explained the manure will be stored in the barns and will be cleaned out and spread at least twice a year.

Mr. Burke added that they will be clearing approximately 7.5 acres of land for cattle grazing, a portion of which is within the upland review area of the wetlands.
MOVED (HOFFMAN) SECONDED (BAOUCHE) AND PASSED UNANIMOUSLY TO ACCEPT IW202003 – William & Christa Burke, owner/applicant, uses permitted as of right to construct four cattle barns with associated site work, and to clear woodland to create pasture for cattle at 95 Wapping Wood Road, APN 001-002-0000.

3. Christian Coleman, owner/applicant, request for a permit to conduct regulated activity for the construction of a raised patio to the rear of the house at 11 Sullivan Road, APN 148-053-0000.

Mr. Colonese said the owner of 11 Sullivan Road is proposing to install a raised patio about 16 feet from the edge of Crystal Lake and stated the owner’s contractor provided a short project narrative. Commission Hoffman asked about silt fencing. Mr. Colonese reviewed the project narrative and noted the contractor plans to install silt fencing with straw wattles between the proposed work area and the water’s edge.

BY CONSENSUS, THE AGENCY DELEGATED AUTHORITY TO THE WETLANDS AGENT FOR – Christian Coleman, owner/applicant, request for a permit to conduct regulated activity for the construction of a raised patio to the rear of the house at 11 Sullivan Road, APN 148-053-0000.

BY CONSENSUS, THE AGENCY ADDED ITEMS 4 & 5 TO THE AGENDA UNDER NEW BUSINESS

4. Chilson Realty Co., owner/applicant, pursuant to CGS 8-26(e), request for referral to the Planning & Zoning Commission on a resubdivision application involving land regulated as an inland wetland or watercourse at Windermere Avenue and West Road, APN’s 019-005-0000, 019-005-0003, 019-005-0004 and 019-005-0005.

Mr. Colonese briefly explained that the resubdivision application is to adjust the property lines of the linear park parcel which is to transfer to the Town as open space. It was noticed after the original 1999 subdivision approval, the property lines of the open space parcel had changed in part due to a property line adjustment with an abutting parcel. The owner is asking the Planning & Zoning Commission to make the revised lines permanent, which requires a resubdivision application per state statute. There is no development associated with this resubdivision application. Mr. Colonese stated that should activity be proposed within a regulated area on parcels to the south of the linear park parcel, application must be made to the Agency for approval.

MOVED (BROWN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO MAKE A POSITIVE REFERRAL FOR – Chilson Realty Co., owner/applicant, pursuant to CGS 8-26(e), request for referral to the Planning & Zoning Commission on a resubdivision application involving land regulated as an inland wetland or watercourse at Windermere Avenue and West Road, APN’s 019-005-0000, 019-005-0003, 019-005-0004 and 019-005-0005.

5. Laura Gottier, owner/applicant, request for a permit to conduct regulated activity for the construction of a house, septic system and associated site improvements at 101 Webster Road, APN 145-006-0001.

Mr. Colonese stated the applicant is proposing to build a new single family home with a septic system. He explained the activity for the proposed septic system is shown at approximately 60 feet from the wetlands and the proposed house is approximately 130 feet from the wetlands. He added that the property is located within the public water supply watershed. The applicant had
Richard Zulick, Soil Scientist, delineate the wetlands. The plan shows silt fencing between the activity area and the wetlands.

MOVED (BURNS) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO DELEGATE AUTHORITY TO THE WETLANDS AGENT FOR – Laura Gottier, owner/applicant, request for a permit to conduct regulated activity for the construction of a house, septic system and associated site improvements at 101 Webster Road, APN 145-006-0001.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the February 10, 2020 Regular Meeting Minutes.

MOVED (HOFFMAN) SECONDED (BURNS) AND PASSED UNANIMOUSLY TO APPROVE THE FEBRUARY 10, 2020 MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:


c. Review of fines for wetlands violations.

Mr. Colonese informed the Agency that he spoke with the Town Attorney about setting different fees for wetlands violations pursuant to Town Ordinance. He stated that it is not advisable to change the fee set in the ordinance without a policy in place clarifying why different fee amounts should be set for different situations.

VII. ADJOURNMENT:

MOVED (BROWN) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO ADJOURN THE MARCH 9, 2020 REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 8:10 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk