



# TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187  
[www.ellington-ct.gov](http://www.ellington-ct.gov)

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

**ELLINGTON INLAND WETLANDS AGENCY  
REGULAR MEETING AGENDA  
MONDAY, JUNE 8, 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 HEARING(S):** *(Notice requirements met, hearings may commence)*

1. IW202004 – MJS Leasing LLC & Chilson Realty Co. owners/ Town of Vernon & Town of Ellington applicants request for a map amendment and permit to conduct regulated activity for the construction of four full-size soccer fields, parking and access roads, concession and restroom buildings, and associated site improvements on properties along the east side of Windermere Ave near the Vernon town line, at APNs 011-033-0000, 019-005-0004 and 019-005-0005.

**IV. OLD BUSINESS:**

**V. NEW BUSINESS:**

1. Gotta Go, LLC, owner/applicant, request for a permit to conduct regulated activity for the construction of two single-family homes, detention basin, and associated improvements for a previously approved 2-lot subdivision at 33 South Road, APN 112-036-0001 and 35 South Road, APN 112-036-0000.

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the May 11, 2020 Regular Meeting Minutes.
2. Correspondence/Discussion:

**VII. ADJOURNMENT:**

---

Join Meeting via ZOOM Video Communications:

Visit the Town Website at [www.ellington-ct.gov](http://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/97143876807>

Meeting ID: 971 4387 6807  
Password: 674449

Dial by your location  
+1 646 558 8656 US (New York)  
Meeting ID: 971 4387 6807  
Password: 674449

Note: Next regular meeting is scheduled for Monday, July 13, 2020

# Town of Ellington Inland Wetlands and Watercourses Agency Application

Application # TW 202004  
Date Submitted 5-7-2020

<p>Notices associated with this application will be sent to the applicant unless otherwise requested.</p> <p><b>Owner's Information</b></p> <p>Name: <u>MJS Leasing, LLC/ Chilson Realty Co.</u></p> <p>Mailing Address: <u>27 Standish Rd./ PO Box 611</u> <u>Ellington CT 06029 / Vernon CT. 06066</u></p> <p>Email: _____</p> <p><b>WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Primary Contact Phone #: _____</p> <p>Secondary Contact Phone #: _____</p> <p>Owner's Signature: <u>C.P. Chilson - CHILSON REALTY 5/1/20</u> <u>MJS</u> Date: <u>5/4/2020</u></p> <p><small>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.</small></p>	<p>Notices associated with this application will be sent to the applicant unless otherwise requested.</p> <p><b>Applicant's Information</b> (if different than owner)</p> <p>Name: <u>Town of Vernon/ Town of Ellington</u></p> <p>Mailing Address: <u>14 Park Place/ 55 Main St.</u> <u>Vernon CT. 06066/ Ellington CT. 06029</u></p> <p>Email: _____</p> <p><b>WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Primary Contact Phone #: _____</p> <p>Secondary Contact Phone #: _____</p> <p>Applicant's Signature: <u>[Signature]</u> Date: <u>5/7/2020</u></p> <p><small>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.</small></p>
--	--

**Street Address:** Lot #33 - Windemere Avenue, Ellington CT 06029/ Lot #5 West Rd. Rear

**Assessor's Parcel Number (APN):** 011-033-0000/ 019-005-0005

**Proposed upland review area affected in square feet:** 2 acres ±

**Proposed wetlands/watercourses affected in square feet and linear feet (as applicable):** Alluvial ~ 4 Acres  
Hydric - zero

**Total area of wetlands/watercourses on parcel in square feet or acres:** 2 ± 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 (Conn. Gen Stat. Sec 22a-42f). 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*

See attached narrative

---



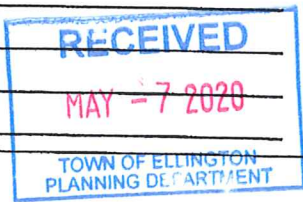
---



---



---



**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(f) notify the clerk of any adjoining municipality of the pendency 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)

**Type of Project: (check one)**

Commercial/Industrial     Residential     Mixed Use     Timber     Agricultural  
 Other, explain: Recreation

**Type of Application: (check one)**

Notification for Non-Regulated Use (Section 4.2)  
 Notification of Permitted Use as of Right (Section 4.1)  
 Administrative Permit (Section 6.4)  
 Agency Permit (**TWELVE COPIES REQUIRED**)  
 Permit Modification  
 Permit Extension  
 Regulation Amendment  
 Map Amendment  
 Appeal of Administrative Permit

**Application Submittals:**

Completed Application Form (Section 7.4a)  
 Application Fee (Section 7.4b)  
 Abutters List (Section 7.4c)  
 Certification as to Adjacent Towns (See above)  
 Certification as to Connecticut Water Company & Commissioner of Public Health (See above)  
 Notification Narrative and Supporting Documentation (If applicable, Appendix D)  
 Project Narrative and Supporting Documentation (Section 7.4g, 1-11 inclusive, as deemed applicable)  
 Project Site Plan - circle one: Administrative (Section 7.4h1) / Agency (Section 7.4h2)  
 Supplemental Information (Section 7.5a-j, inclusive, as deemed applicable)



# Project Narrative

The current proposal includes four full size soccer fields, associated parking and access roads surfaced with recycled bituminous millings, amenities such as a concession building with restrooms and storage facilities on the upper level and a second separate building with restrooms for the lower terrace fields. Additionally, an area has been reserved for a more formal playground. Potable water will be provided by Ct Water, sanitary waste will be directed to an on-site disposal field. Storm water runoff from the fields, parking and other grass surfaces will be directed to localized recharge systems.

The proposed project is located on two separate parcels which will be acquired by the Town of Vernon and merged into a single tract. The 21.3 Acre parcel currently owned by Chilson Realty Co. (m19-b5-l5) is located in the northerly portion of the project, and the 11.2 Acre parcel currently owned by MJS Leasing, Ilc. (m11-b33-l00) is located in the southerly portion of the project, 9.3 acres and 1.9 acres in Ellington and Vernon respectively.

The site contains upland soils, soils of alluvial origin and traditional Poorly or Very Poorly wetland soils. The limits of these various soils as determined by a field investigation are shown on the attached plans. The official wetland limits as shown on the Town of Ellington Website is also shown on the plans along with the 100-year flood limit as published by the FEMA FIRM map. Both Parcels have recently been in active crop production, throughout the parcels without regard to soil category or flood potential.

Using the limit of the Alluvial Origin soils as a starting point, it is clear that approximately 2 acres of activities are proposed in an 'upland review area'. Using the Alluvial soil limit as the regulated area, the proposal further shows 4+ acres of activity within that area. It should note that no activities are proposed which would disturb any Poorly or Very Poorly drained Soils. No activities are proposed near any watercourses.

The activities adjacent to and/or in the alluvial areas comprise minor re-grading of existing soils to provide uniform recreation surfaces and low impact access roads and parking areas. The change from the current agricultural practices to a stable lawn cover should reduce soil erosion and maintain/improve rainwater infiltration. In order to prepare drought resistant fields and reduce the needs for irrigation in fields 1, 2, and 3 it is suggested that topsoil and loam layers be separately stripped and reserved for replacement after the sandy/gravelly soils are shaped to mirror the finished grading. This will ensure favorable conditions for deep rooted plantings and rainwater infiltration.

These techniques and the installation of leaching catch basins will capture runoff to the maximum extent possible. The configuration of the fields and access roads have been developed to eliminate any increases to streamflow volumes and velocity.

Initial Step – the site has been in corn production for a number of years and may or may not be clear of vegetation depending on when or if a cover crop has been planted. The first activity should be to protect the native topsoil from wind and water erosion with a vigorous cover crop. Presently, the fields are in what appears to be annual ryegrass. If this area is disturbed or dies off over the winter, the area should be reseeded.

Phase 1 -includes the construction of the park access road to future Concession Stand and northerly most parking area; the actual parking area, and field #1 and the extension of the Utilities to a central terminus. Landscaping, water management elements and stabilization of the surrounding non-play grass areas.

Phase 2 -includes the construction of field #2, the second parking area, the concession stand, landscaping, water management elements, septic system and leaching field, and stabilization of the surrounding non-play grass areas.

Phase 3 -includes the extension of the access drive and the remaining parking area, field #3, landscaping, water management elements, second restroom building, required utilities connections and stabilization of the surrounding non-play grass areas.

Phase 4 -includes the construction of the service road, construction of field #4, and stabilization of the surrounding non-play grass areas. Field #4 is located within the 100-yr flood area and the final grades are developed to balance the volumes of cuts and fills such that no loss of flood storage will occur. The access path will mimic the existing grades and is only for emergency or maintenance use. No parking areas or structures are proposed in this vicinity.

Applications to the Ellington PZC, Vernon IWC, North Central District Health Department, and the CT DEEP Stormwater division will be part of this Project.

That attached plan set and supplemental documents have been provided to assist the Ellington Inland Wetlands Agency in their review of this proposal.

**Datum Engineering & Surveying LLC.**  
**Richard Zulick**  
**Certified Forester / Soil Scientist**  
400 Nott Highway  
Ashford, CT  
06278

March 10, 2020

Town of Vernon  
Town of Ellington  
Inland Wetlands Commissions

Re: Wetland function and value assessment report, Future Athletic Fields - Windmere Ave,  
Vernon / Ellington, CT

Dear Commissioners:

I have conducted a delineation to identify Connecticut regulated wetland soils on a 42 acre parcel of farm land adjacent to the Vernon – Ellington town lines located east of Windmere Avenue. This delineation was conducted for the purposes of assessing the wetland functions and values and potential impacts to the wetlands associated with the development of municipal athletic fields.

### Existing Conditions

The wetlands on this plan have been field delineated in accordance with the standards of the National Cooperative Soil Survey and the definition of wetlands as found in the Connecticut General Statutes, Chapter 440, Section 22A-38.

This delineation is not intended to be used for soil mapping but to identify the wetland soils relative to the development and management of this parcel. The wetlands/ watercourse boundaries have been marked with pink and blue flagging as shown on sketch dated 3/3/20.

This entire property area has been compromised by past major and minor disturbances associated the development of the existing agricultural fields. The most significant disturbance is that it appears that a past relocation of the Hockanum River occurred near wetland flag number WB35. This is important, in that, the prior route of the river produced the alluvium that classifies the upper alluvial area as a regulated wetland today.

The proposed development areas are relatively level throughout while the areas adjacent to the central wooded wetland and the river have steeper slopes which drop in elevation to wetlands and a watercourse beyond the toe of the slopes. This watercourse is the Hockanum River which is a significant watercourse located generally to the east of the proposed development area.

## Wetlands

The predominant wetland area flagged delineate well drained alluvial ( floodplain) Pootatuck soils. These soils exist east of the WB1 to WB 22 line (see map).

The Pootatuck series consists of very deep, moderately well drained loamy soils formed in alluvial sediments. They are nearly level soils on floodplains subject to frequent to occasional flooding.

TAXONOMIC CLASS: Coarse-loamy, mixed, active, mesic Fluvaquentic Dystrudepts

True hydric soils exist within the alluvial delineation line and are identified by flag numbers WB 23 to WB 80. These hydric soils are soils that are saturated, flooded or ponded enough during a growing season to develop an anaerobic condition that results in soil indicators that classify them as such. These soils are classified as Limerick and Lim series soils. These soils consist of very deep, poorly drained soils on flood plains. They formed in loamy alluvium.

TAXONOMIC CLASS: Coarse-silty, mixed, superactive, nonacid, mesic Fluvaquentic Endoaquepts

## Wetland Functions and Values

The hydric wetland complex was inspected to determine wetland functions and values utilizing the Army Corps. of Engineers methodology as outlined in "The Highway Methodology Workbook Supplement". These wetlands and River exhibited the following wetland functions and values with the corresponding rationale:

**Ground water recharge and discharge:** potential for and public or private wells occur downstream of the wetland, wetland is underlain by stratified drift and gravel or sandy soils present in or adjacent to the wetland, wetland is associated with a perennial watercourse..

**Flood flow alteration:** the area of this wetland is small relative to its watershed, but, effective flood storage exists adjacent to the wetland. Wetland contains hydric soils which are able to absorb and detain water, wetland exists in a relatively flat area that has flood storage potential, wetland has ponded water, and signs are present of variable water level, wetland receives and retains overland or sheet flow runoff from surrounding uplands. In the event of a large storm, this wetland receives and detains excessive flood water. Properties, structures, or resources are located in or near the floodplain downstream from the wetland, this wetland. watercourse is sinuous and diffuse and channel flow velocity is affected by this wetland.

**Fish habitat:** forest land is dominant in the watershed above and adjacent to this wetland, there are an abundance of cover objects present, the size of the ponded areas and Brook are able to support fish populations The wetland is part of a larger, contiguous downstream watercourse, the quality of the watercourse associated with this wetland is able to support healthy fish/shellfish populations.

**Sediment/toxicant retention:** potential sources of sediment are in the watershed above the wetland, opportunity for sediment trapping by slow moving water and deep water habitat are present in this wetland, fine grained mineral or organic soils are present, long duration water retention time is present in this wetland, public or private water sources occur downstream, effective floodwater storage in wetland is occurring, areas of impounded open water are present, channelized flows have visible velocity decreases in the wetland, diffuse water flows are present in the wetland, wetland has a high degree of water and vegetation interspersion, and dense vegetation provides opportunity for sediment trapping and/or signs of sediment accumulation by dense vegetation is present.

**Nutrient removal:** Shallow water and limited open water habitat exists within the complex beyond the watercourse. Overall potential for sediment trapping exists in the same areas. Saturated soils exist for most of the season, ponded water may be present in the wetland, organic/sediment deposits are present, dense vegetation is present with emergent vegetation and/or dense woody stems dominant, water retention/detention time in this wetland is increased by thick vegetation and other dense herbaceous and shrub vegetation in wetlands utilize and immobilize excess nutrients transported/deposited by developed areas upstream.

**Production export:** Wildlife food sources grow within the wetland beyond the watercourse, evidence of limited wildlife use found within this wetland, higher trophic level consumers may be



utilizing this wetland, a few high vegetation density species are present, wetland exhibits moderate degree of plant community structure/species diversity, wetland contains flowering plants that are used by nectar-gathering insects.

**Sediment/shoreline stabilization:** indications of limited siltation is present, topographical gradient exist in wetland, potential sediment sources are present upstream, a wide wetland (>10') borders the backside of the River , some moderate to high flow velocities can occur in the River during and after significant storm events , dense vegetation and energy-absorbing emergents and/or shrubs border the Brook to protect water quality.

**Wildlife habitat:** Wetland is fragmented by significant development both upstream and downstream, however, upland immediately surrounding this wetland is undeveloped and will remain so after completion of this project. Significant animal signs observed (tracks, scats, nesting areas, etc.), wetland contains a population of insects and amphibian populations.

The wetlands were also examined for wetland values (recreational, educational/scientific, visual/aesthetic, or uniqueness/heritage values) and the following values were noted with their rationale:

**Recreational value:** The wetlands and brook have a limited area accessible for hiking, fishing and photography.

**Educational/scientific value:** There are a diversity of wetland classes present, any wetland is considered valuable wildlife habitat, there is potential access to a perennial stream, if a trail was utilized, it could serve as an educational site.

**Visual/aesthetic value:** There are acres of wetlands, a watercourse and a diversity of vegetative species in view from primary viewing locations, wetland is also easily accessed and considered to be valuable wildlife habitat.

#### Conclusions:

In summary, it is my opinion that the hydric wetland area and the palustrine scrub-shrub/forested wetlands are a functioning wetland ecosystem which exhibit 8 wetland functions and 3 wetland values.

The upper alluvial wetland complexes were also inspected to determine wetland functions and values utilizing the Army Corps. of Engineers methodology as outlined in "The Highway Methodology Workbook Supplement". These soils exhibited the following wetland functions and values with the corresponding rationale:

**Ground water recharge and discharge:** potential for and public or private wells occur downstream of the wetland, wetland is underlain by stratified drift and gravel or sandy soils present in or adjacent to the wetland, wetland is associated with a perennial watercourse..

The upper alluvial soils were also examined for wetland values (recreational, educational/scientific, visual/aesthetic, or uniqueness/heritage values) and the following values were noted with their rationale:

No significant values were identified.

Conclusions:

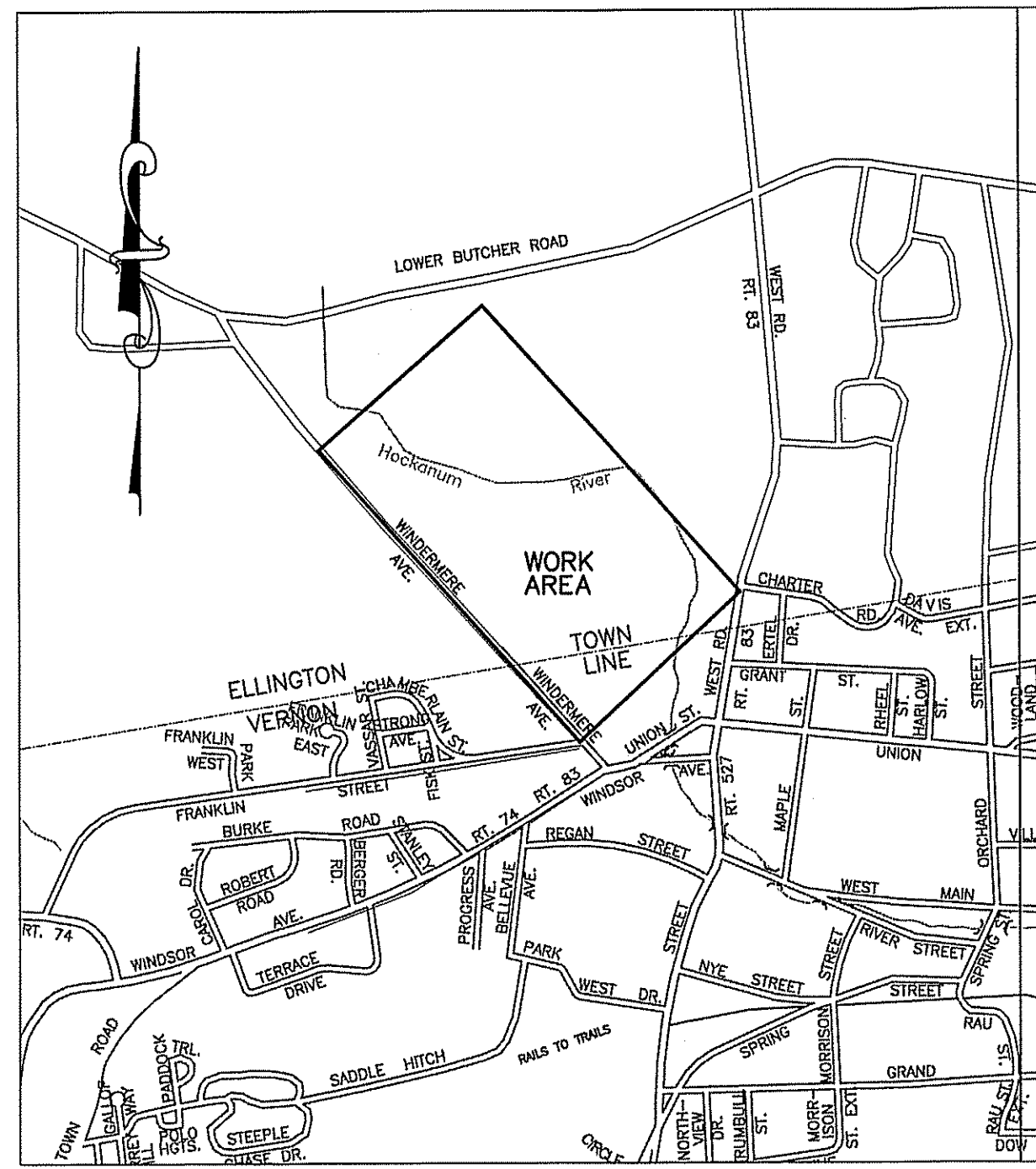
In summary, it is my opinion that the upper alluvial soils exhibit 1 wetland function. This function will remain post development.

If you have any questions concerning this report, please feel free to contact me.

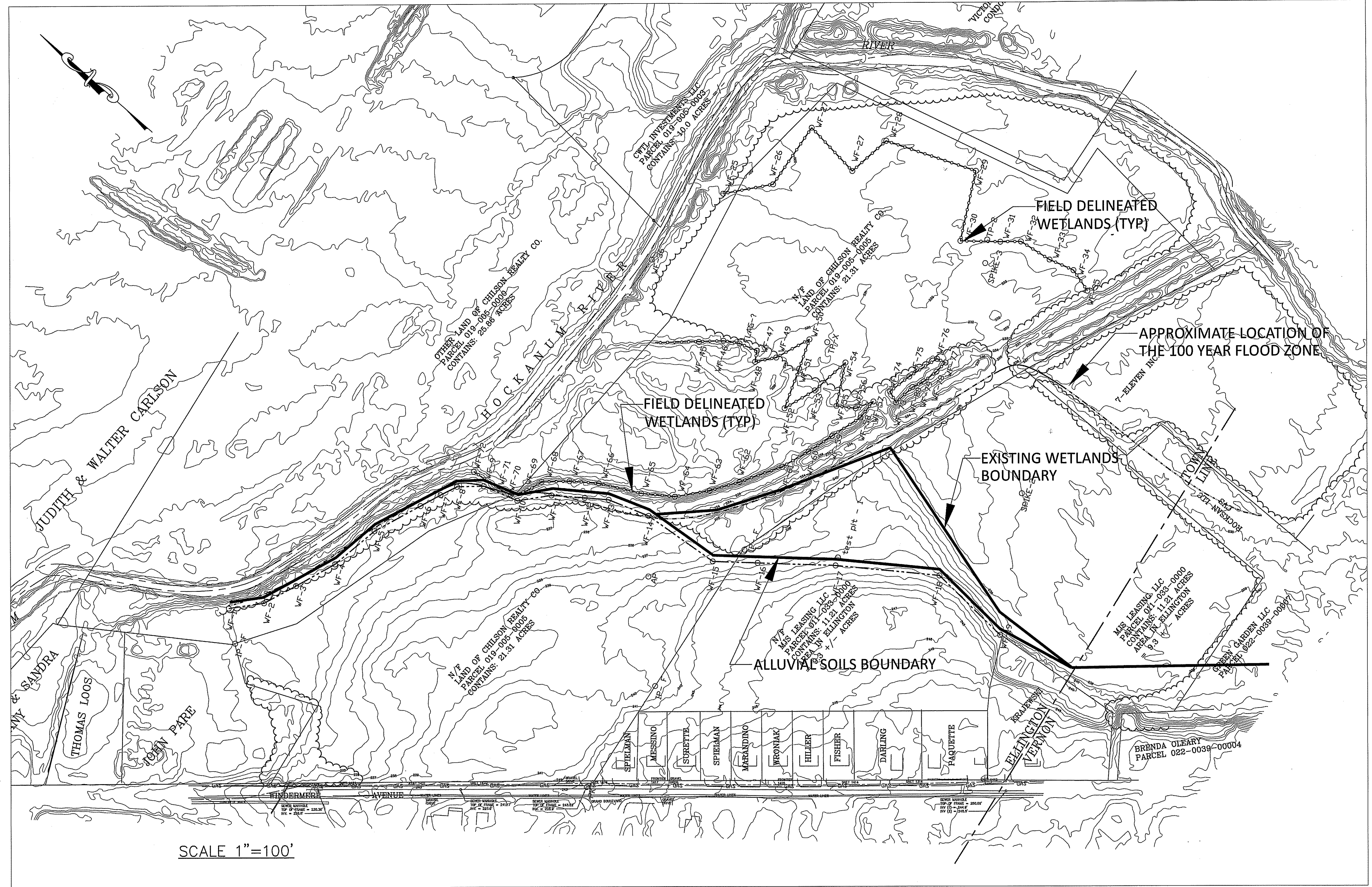
Sincerely,



Richard Zulick  
Certified Forester and Soil Scientist  
Member SSSSNE



**KEY MAP**  
SCALE 1" = 1000'



SCALE 1"=100'

**MAP REFERENCE:**

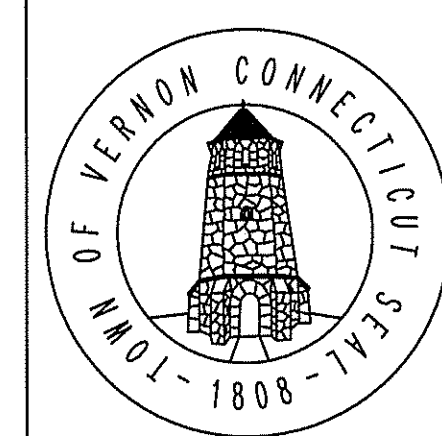
1. BOUNDARY INFORMATION SHOWN HEREON IS BASED IN PART ON THE FOLLOWING SURVEYS:
  - A. "REVISION TO SUBDIVISION MAP" LIMITED PROPERTY SURVEY LAND OF CHILSON REALTY CO. LANDMARK SURVEYS, LLC DATED 4/27/2020.
  - B. PROPERTY SURVEY PREPARED FOR TOWN OF VERNON LAND OF MJS LEASING LLC LANDMARK SURVEYS, LLC DATED 4/27/2020
2. CONNECTICUT WATER MAP – PROPOSED WATER MAIN REPLACEMENT PREPARED BY GESICK & ASSOCIATES, P.C. DATED 11/9/2018.
3. TOPOGRAPHIC INFORMATION DEVELOPED FROM LIDAR SURVEY PERFORMED BY CT DOT AND ASSESSED FROM UNIVERSITY OF CT MAPPING CENTER.

DAVID A. SMITH CT PELS 314173 \_\_\_\_\_ DATE \_\_\_\_\_  
VERNON TOWN ENGINEER  
AUTHORIZED PRINTS WILL BEAR MY EMBOSSED SEAL

WETLANDS NOTE:  
RICHARD ZULIK /CERT. SOIL SCIENTIST \_\_\_\_\_ DATE \_\_\_\_\_

#1 - This plan is a dependent Re-Survey with an Accuracy Standard of A-2.  
#2 - This Plan has been prepared in accordance with the Regulations of Connecticut State Agencies, Sections 20-300b-20. It is a Compilation Plan and is considered Class A-2 and T-D Accuracy Standard.  
#3 - A-2 Certification applies only to perimeter boundary information as presented. Map reference #1.  
To my knowledge and belief, this map is substantially correct as noted hereon.  
Rachel Dearborn, Licensed Land Surveyor #70295  
This certification not valid unless this plan bears a live signature and my embossed seal

**MAP AMENDMENT / WETLAND RE-DESIGNATION**



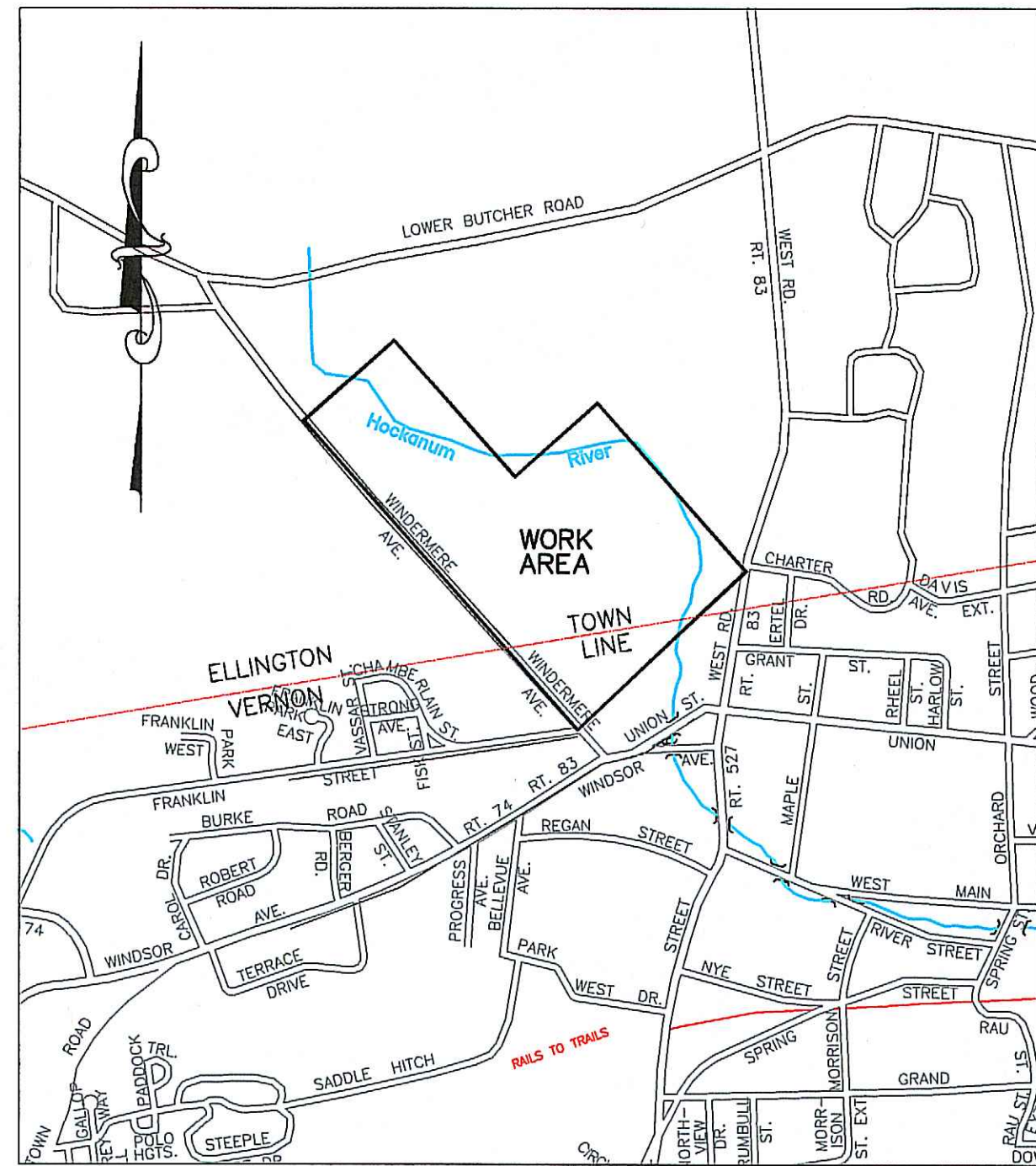
**WINDERMERE FIELDS**  
WINDERMERE AVENUE  
ELLINGTON & VERNON CT

**TOWN OF VERNON**  
ENGINEERING DEPARTMENT  
14 PARK PLACE, VERNON, CT 06066

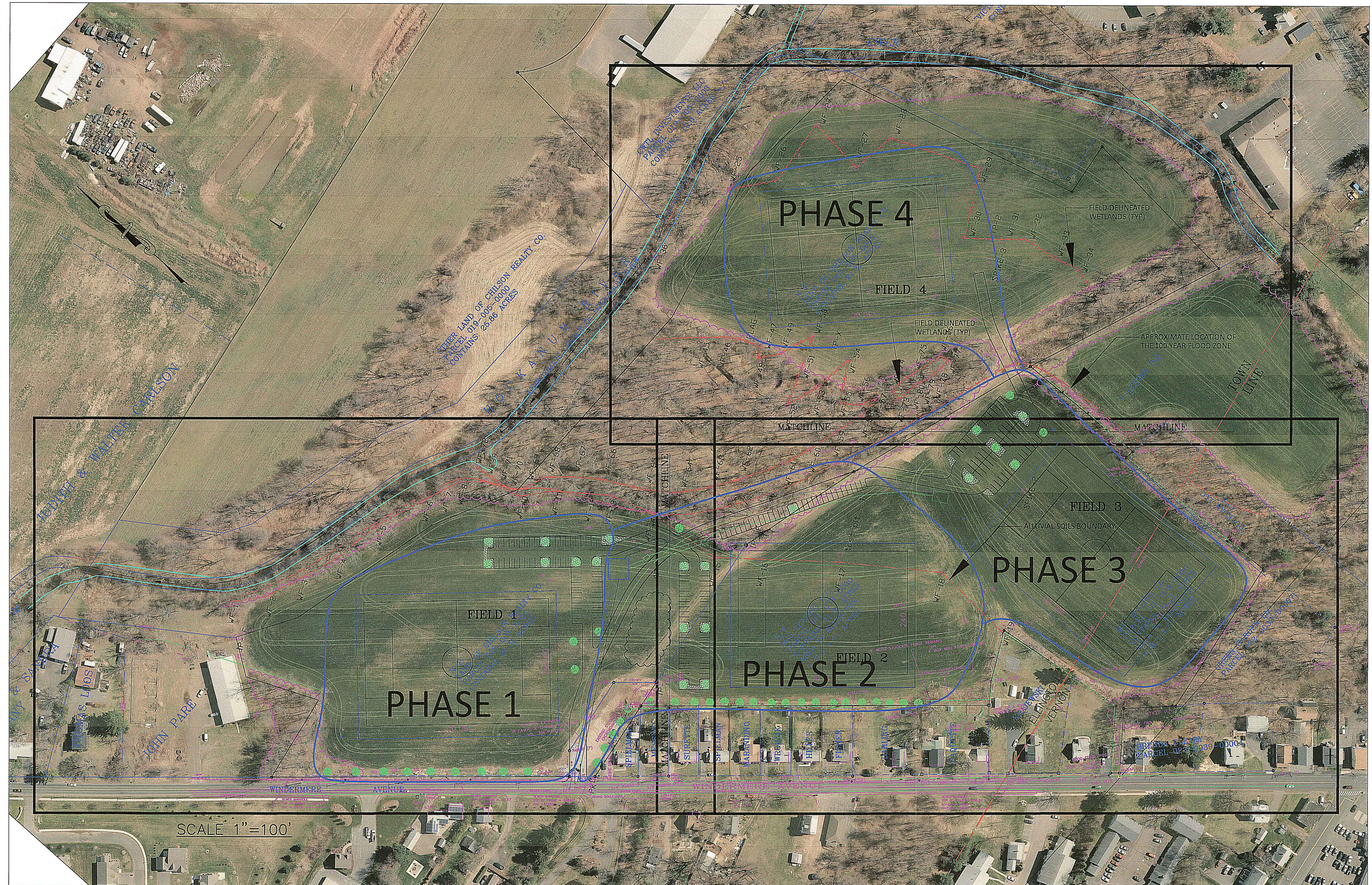
SCALE: AS NOTED DATE: MAY 4, 2020 SHEET: 1 OF 1  
FILE: Q:\PARKS and REC\WINDERMERE SOCCER FIELDS

REV 2 - JUNE 3, 2020  
REV 1 - MAY 21, 2020





KEY MAP  
SCALE 1" = 1000'



MAP REFERENCE:

1. BOUNDARY INFORMATION SHOWN HEREON IS BASED IN PART ON THE FOLLOWING SURVEYS:
  - A. "REVISION TO SUBDIVISION MAP" LIMITED PROPERTY SURVEY LAND OF CHILSON REALTY CO. LANDMARK SURVEYS, LLC DATED 4/27/2020.
  - B. PROPERTY SURVEY PREPARED FOR TOWN OF VERNON LAND OF MJS LEASING LLC LANDMARK SURVEYS, LLC DATED 4/27/2020
2. CONNECTICUT WATER MAP – PROPOSED WATER MAIN REPLACEMENT PREPARED BY GESICK & ASSOCIATES, P.C. DATED 11/9/2018.
3. TOPOGRAPHIC INFORMATION DEVELOPED FROM LIDAR SURVEY PERFORMED BY CT DOT AND ASSESSED FROM UNIVERSITY OF CT MAPPING CENTER.

DAVID A. SMITH CT PELS 314173  
VERNON TOWN ENGINEER  
AUTHORIZED PRINTS WILL BEAR MY EMBOSSED SEAL

DATE

WETLANDS NOTE:

RICHARD ZULIK /CERT. SOIL SCIENTIST

DATE

#1 - This plan is a dependent Re-Survey with an Accuracy Standard of A-2.  
#2 - This Plan has been prepared in accordance with the Regulations of Connecticut State Agencies, Sections 20-300a-20. It is a Completion Plan and is considered Class A-2 and T-D Accuracy Standard.  
#3 - A-2 Certification applies only to perimeter boundary information as presented. Map reference #1.

To my knowledge and belief, this map is substantially correct as noted hereon.

Rachel Dearborn, Licensed Land Surveyor #70295  
This certification not valid unless this plan bears a live signature and my embossed seal



OVERALL SITE PLAN - PHOTO

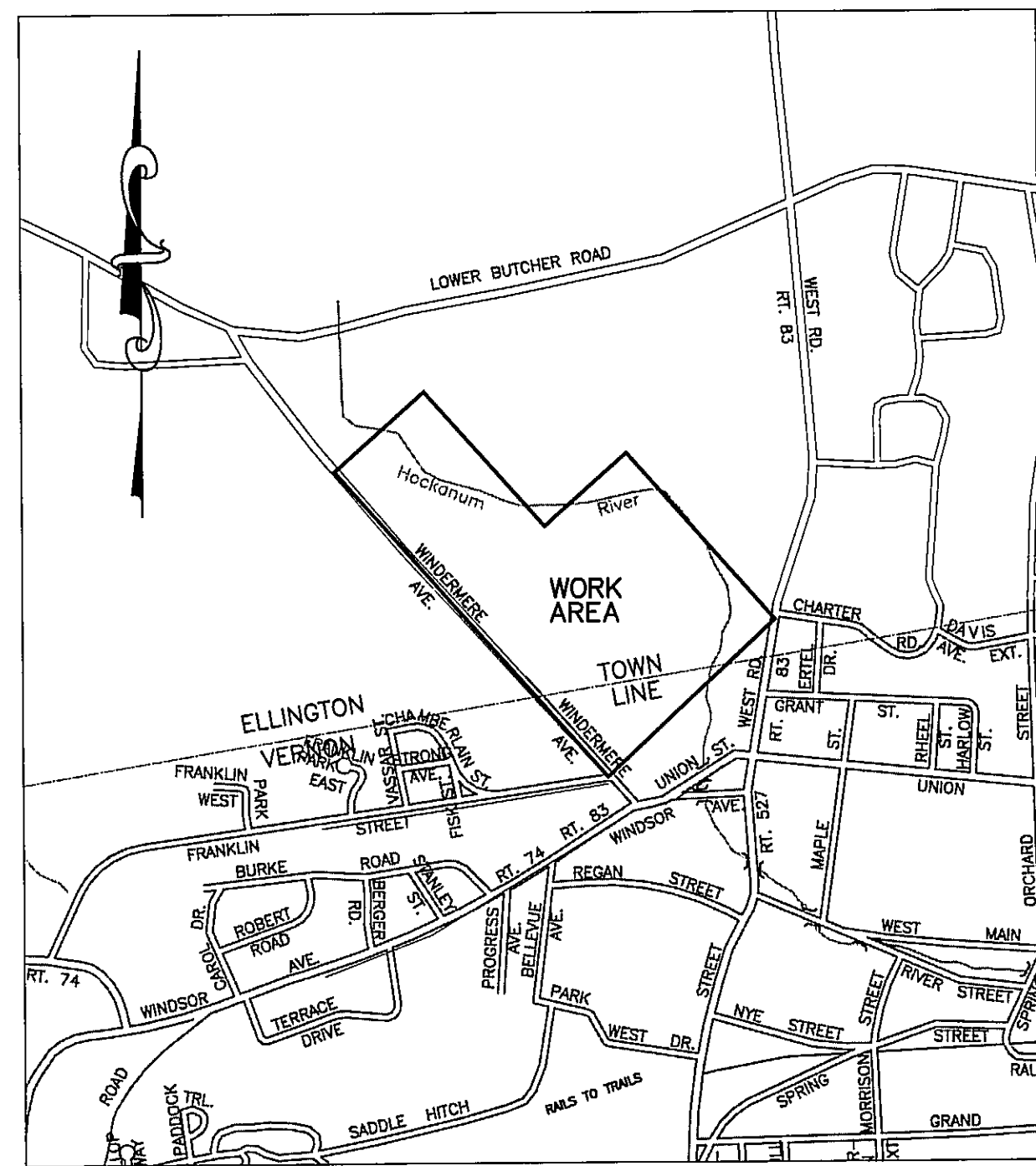
WINDERMERE FIELDS  
WINDERMERE AVENUE  
ELLINGTON & VERNON CT

TOWN OF VERNON  
ENGINEERING DEPARTMENT  
14 PARK PLACE, VERNON, CT 06066

SCALE: AS NOTED DATE: MAY 4, 2020 SHEET: 1 OF 7  
FILE: Q:\PARKS and REC\WINDERMERE SOCCER FIELDS

REV 2 - JUNE 3, 2020  
REV 1 - MAY 21, 2020

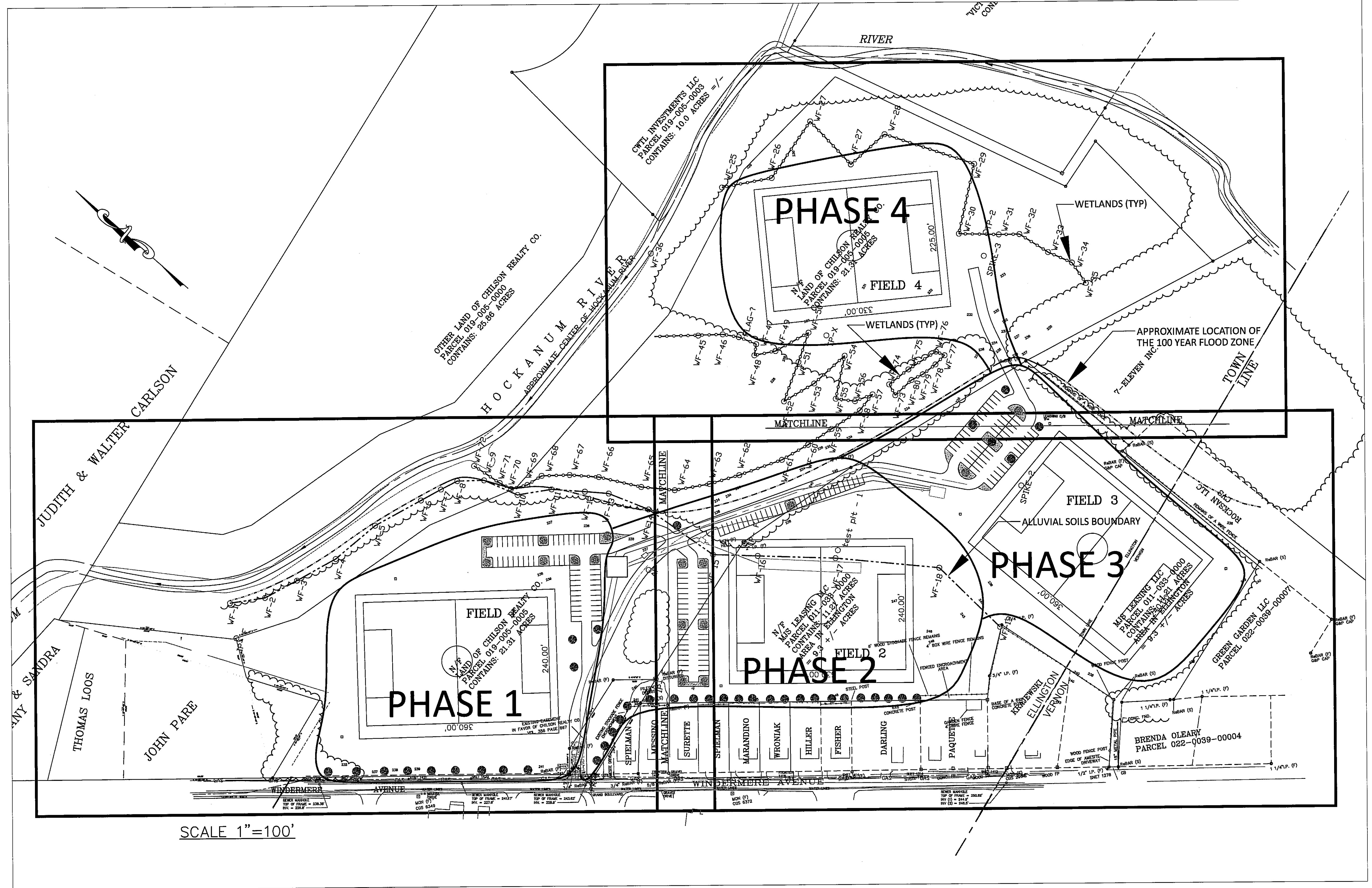




KEY MAP  
SCALE 1" = 1000'

**MAP REFERENCE:**

- BOUNDARY INFORMATION SHOWN HEREON IS BASED IN PART ON THE FOLLOWING SURVEYS:
  - "REVISION TO SUBDIVISION MAP" LIMITED PROPERTY SURVEY LAND OF CHILSON REALTY CO. LANDMARK SURVEYS, LLC DATED 4/27/2020.
  - PROPERTY SURVEY PREPARED FOR TOWN OF VERNON LAND OF MJS LEASING LLC LANDMARK SURVEYS, LLC DATED 4/27/2020
- CONNECTICUT WATER MAP – PROPOSED WATER MAIN REPLACEMENT PREPARED BY GESICK & ASSOCIATES, P.C. DATED 11/9/2018.
- TOPOGRAPHIC INFORMATION DEVELOPED FROM LIDAR SURVEY PERFORMED BY CT DOT AND ASSESSED FROM UNIVERSITY OF CT MAPPING CENTER.

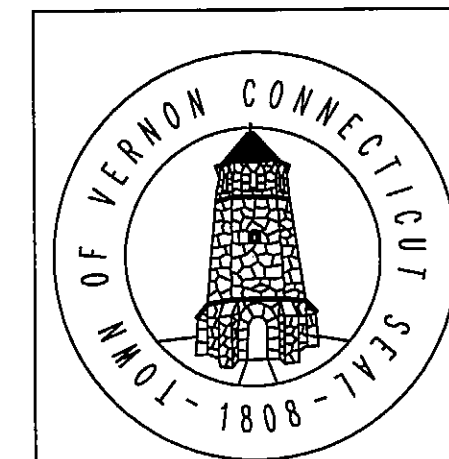


SCALE 1"=100'

DAVID A. SMITH CT PELS 314173 \_\_\_\_\_ DATE \_\_\_\_\_  
VERNON TOWN ENGINEER  
AUTHORIZED PRINTS WILL BEAR MY EMBOSSED SEAL

WETLANDS NOTE:  
\_\_\_\_\_  
RICHARD ZULIK /CERT. SOIL SCIENTIST \_\_\_\_\_ DATE \_\_\_\_\_

#1 - This plan is a dependent Re-Survey with an Accuracy Standard of A-2.  
#2 - This Plan has been prepared in accordance with the Regulations of Connecticut State Agencies, Sections 20-300b-20. It is a Completion Plan and is considered Class A-2 and T-D Accuracy Standard.  
#3 - A-2 Certification applies only to perimeter boundary information as presented. Map reference #1.  
To my knowledge and belief, this map is substantially correct as noted hereon.  
\_\_\_\_\_  
Rachel Dearborn, Licensed Land Surveyor #70295  
This certification not valid unless this plan bears a live signature and my embossed seal.



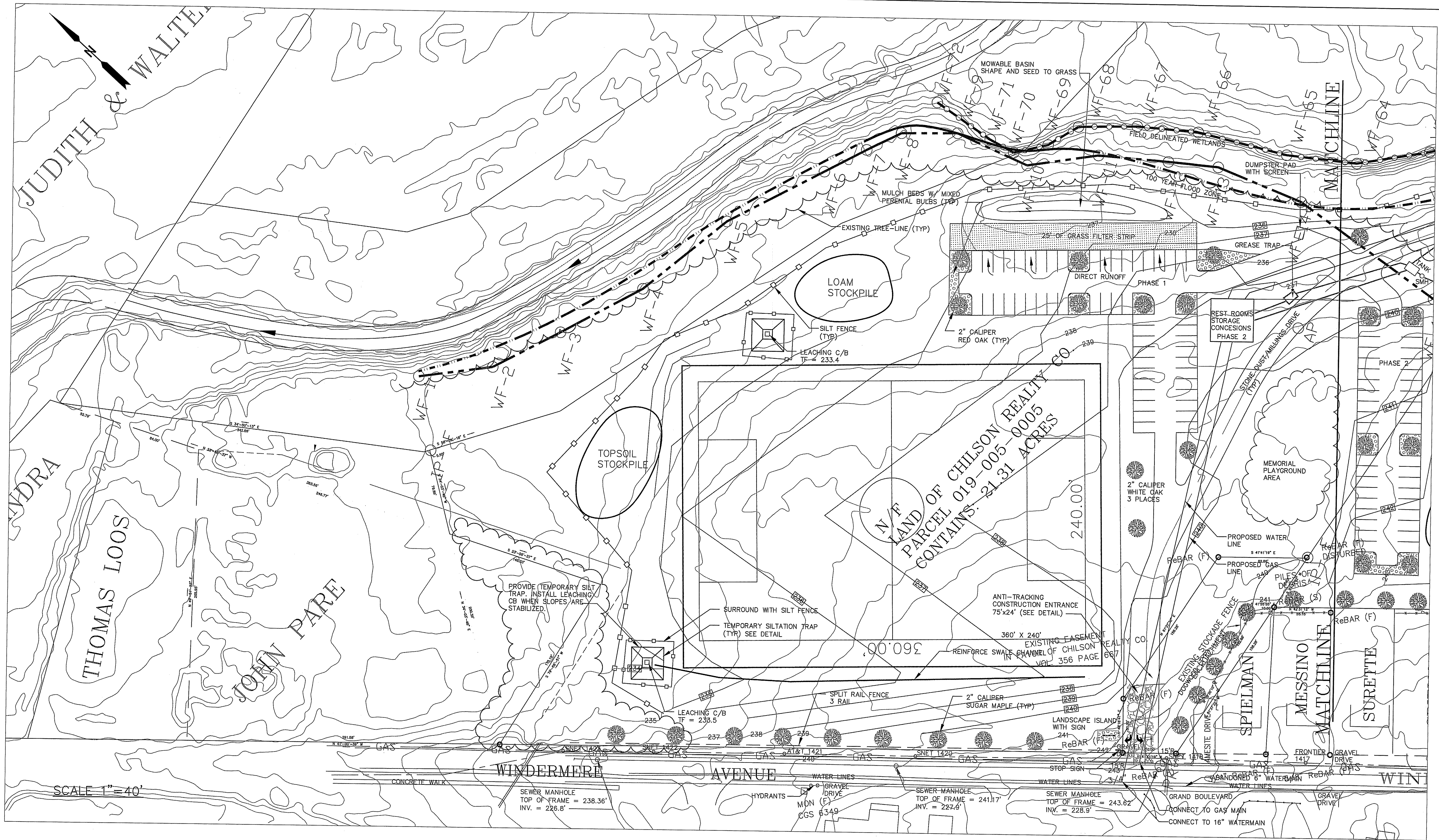
REV 2 - JUNE 3, 2020  
REV 1 - MAY 21, 2020

**OVERALL SITE PLAN**  
WINDERMERE AVENUE  
WINDERMERE FIELDS  
ELLINGTON & VERNON CT

**TOWN OF VERNON**  
ENGINEERING DEPARTMENT  
14 PARK PLACE, VERNON, CT 06066

SCALE: AS NOTED | DATE: MAY 4, 2020 | SHEET: 2 OF 7  
FILE: Q:\PARKS and REC\WINDERMERE SOCCER FIELDS



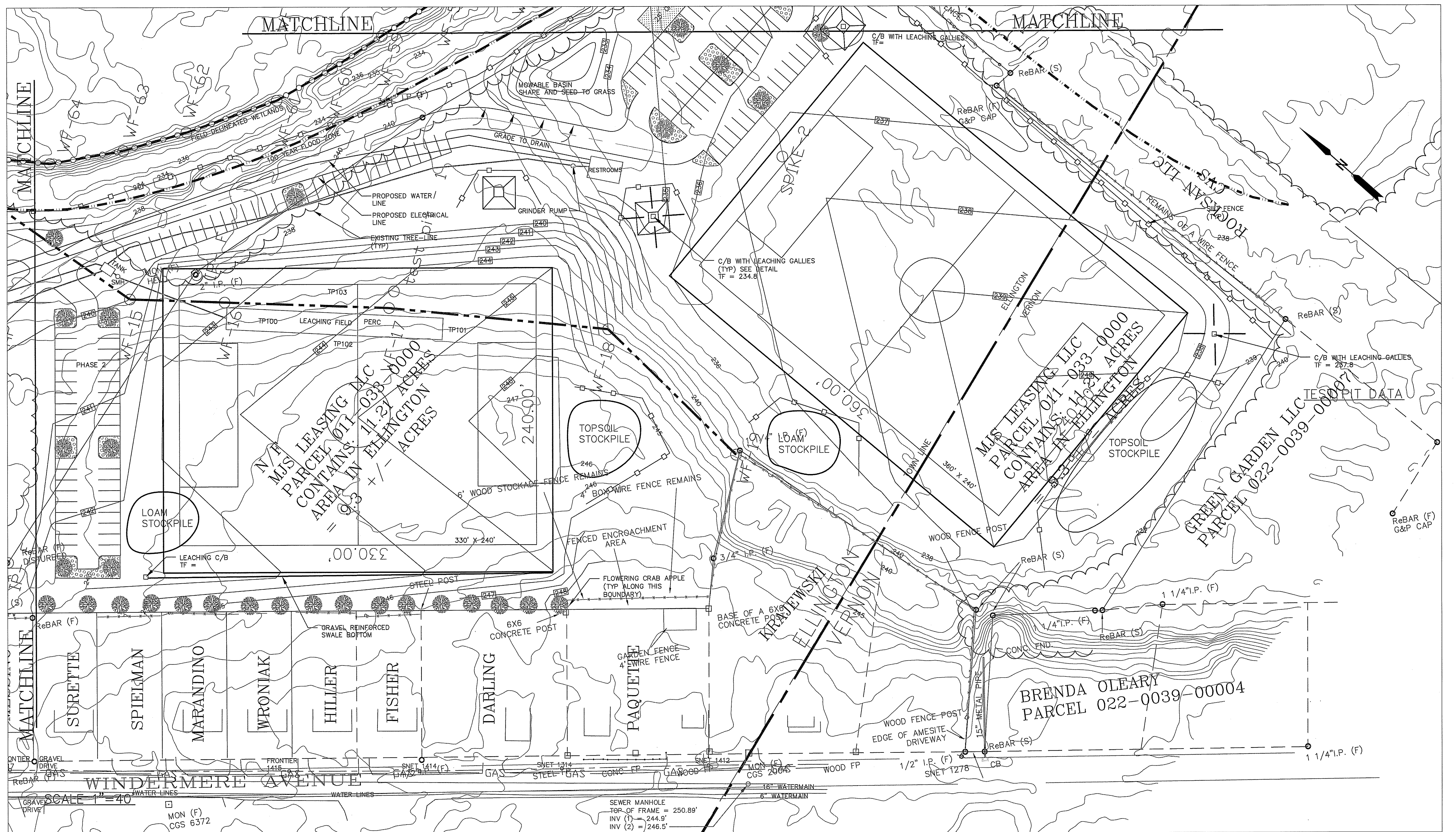


REV 2 - JUNE 3, 2020  
 REV 1 - MAY 21, 2020

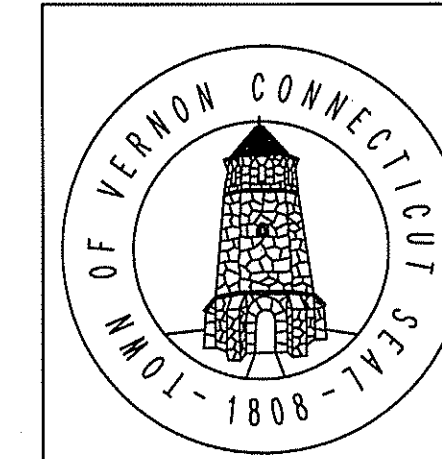


**SITE PLAN FIELD - 1**  
 WINDERMERE FIELDS  
 WINDERMERE AVENUE  
 ELLINGTON & VERNON CT  
**TOWN OF VERNON**  
 ENGINEERING DEPARTMENT  
 14 PARK PLACE, VERNON, CT 06066  
 SCALE: 1" = 40' DATE: MAY 4, 2020 SHEET: 3 OF 7  
 FILE: G:\PARKS and REC\WINDERMERE SOCCER FIELDS





REV 2 - JUNE 3, 2020  
 REV 1 - MAY 21, 2020



**SITE PLAN FIELD - 2 & 3**

WINDERMERE FIELDS  
 WINDERMERE AVENUE  
 ELLINGTON & VERNON CT

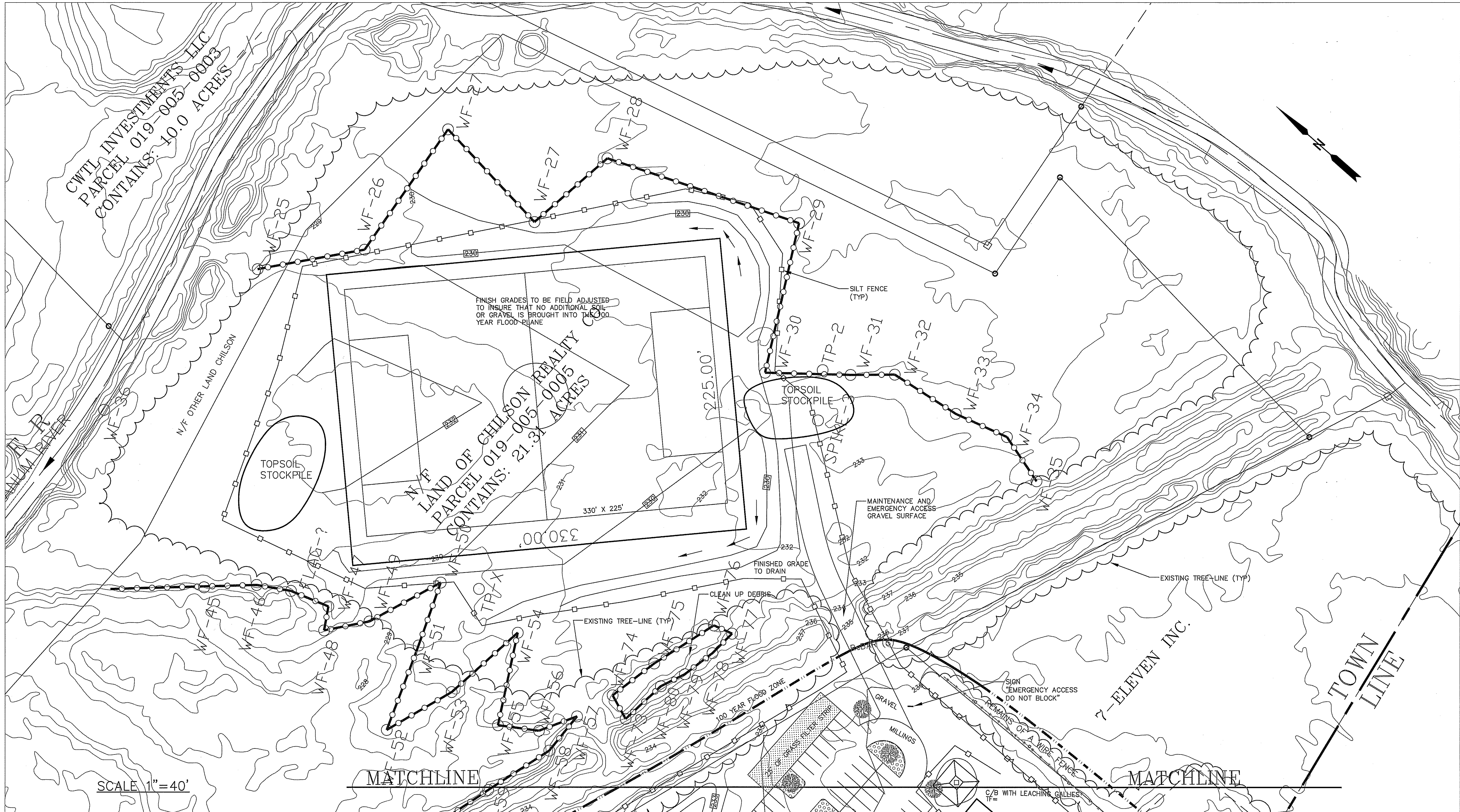
**TOWN OF VERNON**  
 ENGINEERING DEPARTMENT  
 14 PARK PLACE, VERNON, CT 06066

SCALE: 1" = 40' DATE: MAY 4, 2020 SHEET: 4 OF 7  
 FILE: Q:\PARKS and REC\WINDERMERE SOCCER FIELDS

SEWER MANHOLE  
 TOP OF FRAME = 250.89'  
 INV (1) = 244.9'  
 INV (2) = 246.5'

SCALE 1" = 40'



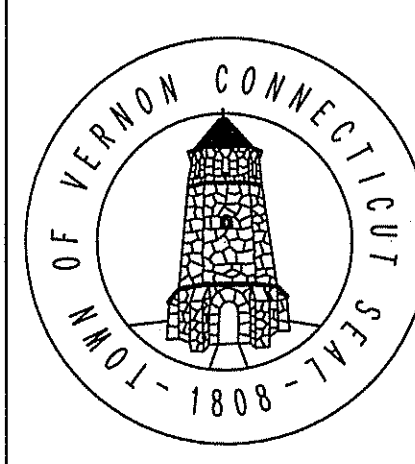


SCALE 1" = 40'

MATCHLINE

MATCHLINE

REV 2 - JUNE 3, 2020  
REV 1 - MAY 21, 2020



**SITE PLAN FIELD - 4**  
**WINDERMERE FIELDS**  
 WINDERMERE AVENUE  
 ELLINGTON & VERNON CT  
**TOWN OF VERNON**  
 ENGINEERING DEPARTMENT  
 14 PARK PLACE, VERNON, CT 06066  
 SCALE: 1" = 40' DATE: MAY 4, 2020 SHEET: 5 OF 7  
 FILE: Q:\PARKS and REC\WINDERMERE SOCCER FIELDS

**GENERAL NOTES -**

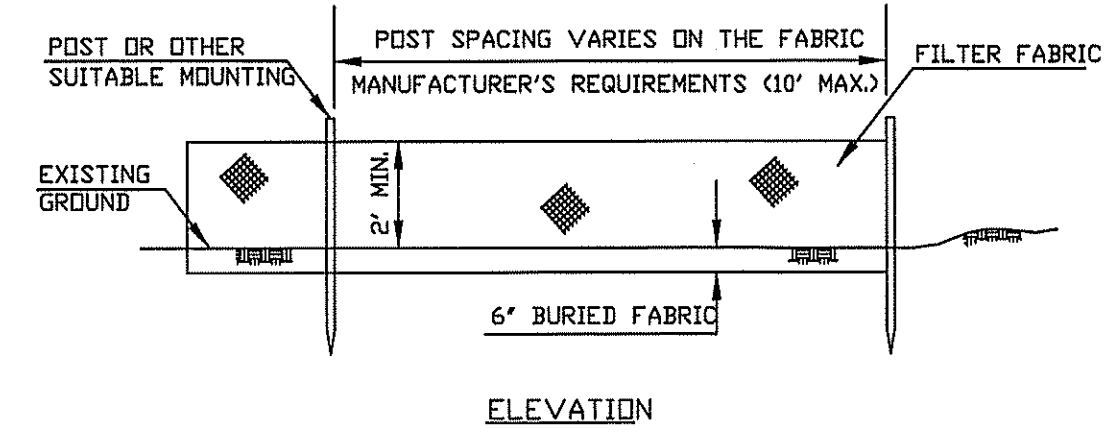
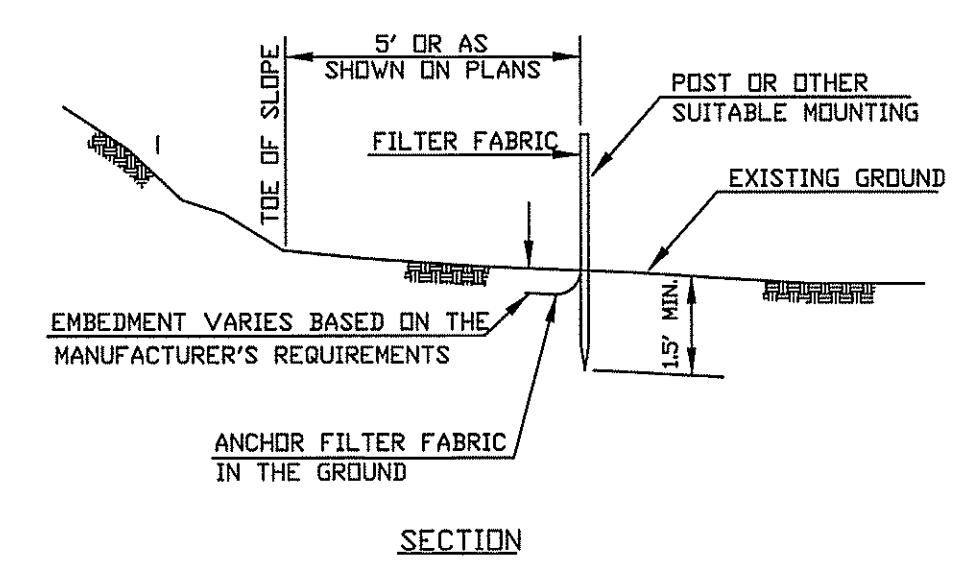
1. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS, AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
2. THE CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE TOWN OF VERNON (TOV) ENGINEERING DEPARTMENT, IN WRITING, IMMEDIATELY IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
3. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY THE TOWN OF VERNON ENGINEERING DEPARTMENT, IN WRITING, IF ANY CONFLICTS OR DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY PROPERTY DURING THE COURSE OF CONSTRUCTION.
5. THE TOV IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES, OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED.
6. THE TOV IS NOT RESPONSIBLE FOR JOB SITE SAFETY.
7. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
8. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.

**GENERAL EROSION AND SEDIMENT CONTROL NOTES -**

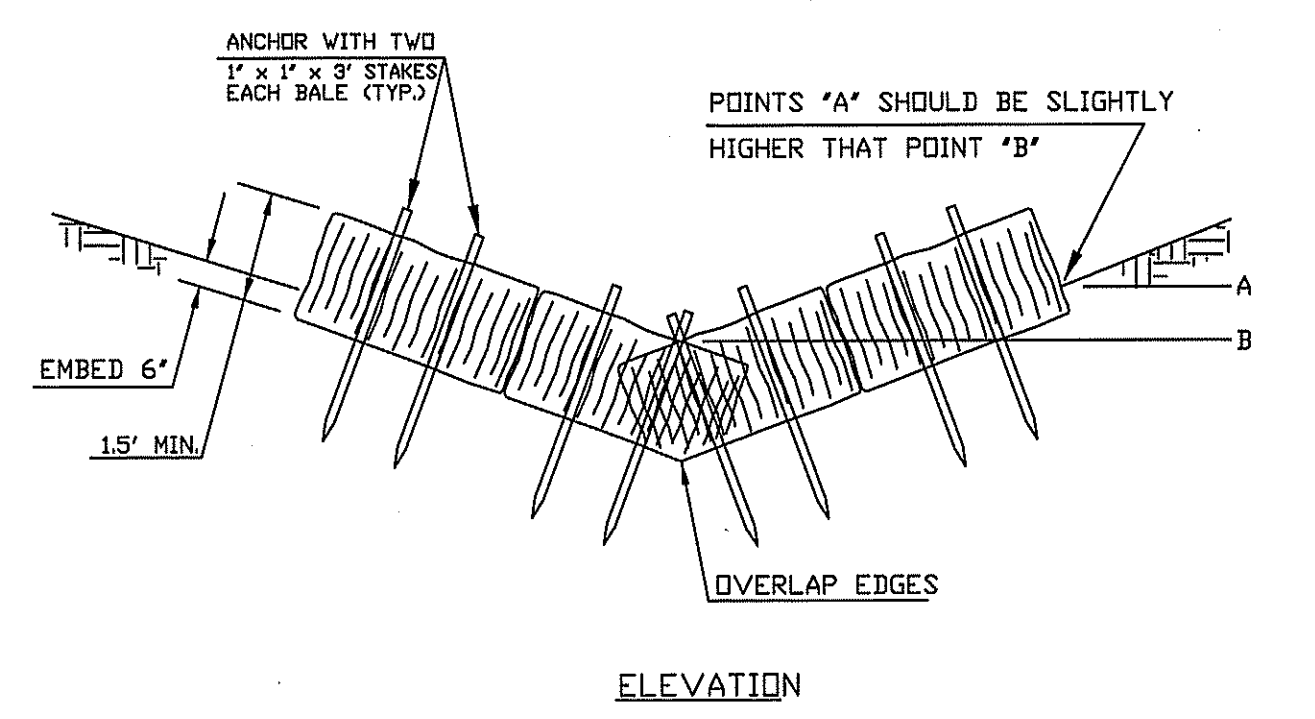
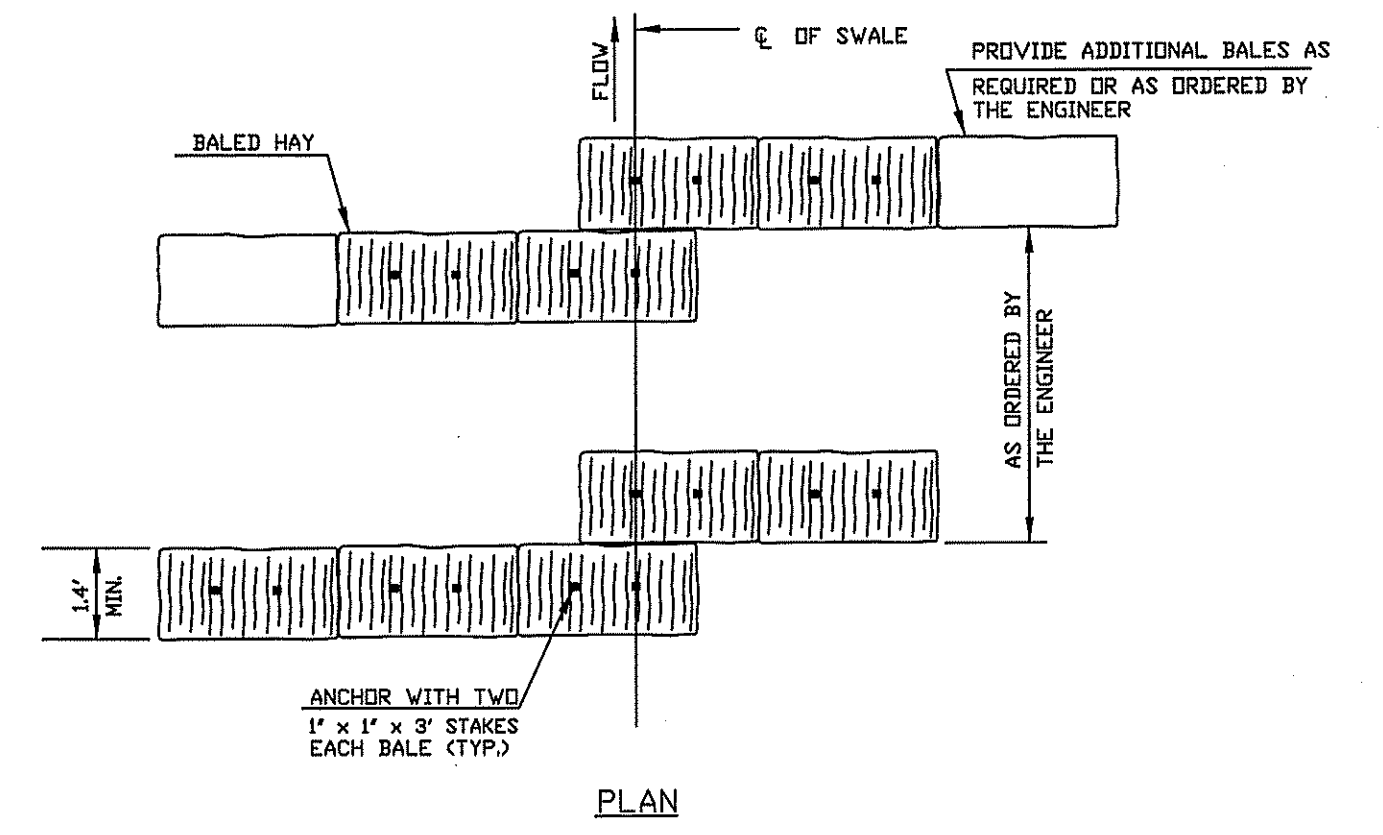
1. ALL EROSION AND SEDIMENT CONTROLS MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN. EROSION CONTROLS MUST BE INSPECTED AFTER EACH RAINFALL.
3. SILT SHALL BE REMOVED FROM BARRIERS IF GREATER THAN 6-INCHES DEEP OR AS NEEDED.
4. DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.
5. TOPSOIL REQUIRED TO ESTABLISH VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL THE DISTURBED AREAS.
6. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL, PRIOR TO FILLING.
7. ALL FILL AREAS ARE TO BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SLIPPAGE AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND LOCAL SPECIFICATIONS.
8. FILL MATERIALS SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIALS, COMPRESSIBLE MATERIALS AND ALL OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
9. FROZEN MATERIAL, SOFT MUCK, HIGHLY COMPRESSIBLE MATERIALS AND OTHER OBJECTIONABLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
10. SEEPS AND SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS.
11. ALL GRADING AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING ESTABLISHMENT OF THE FINAL GRADE. IF FINISHED GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE, TEMPORARY SOIL STABILIZATION MEASURES, INCLUDING TEMPORARY SEEDING, SHALL BE APPLIED.
12. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". IMPORT TOPSOIL AS NEEDED TO SUPPLEMENT RESERVED TOPSOIL.
13. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULTIPACKER TYPE SEEDER OR HYDROSEEDER. NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2". HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SURFACE.
14. WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER SEEDER OR HYDROSEEDING IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
15. INSPECT THE SEEDBED PRIOR TO SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED BEFORE SEEDING.

**GENERAL NOTES**

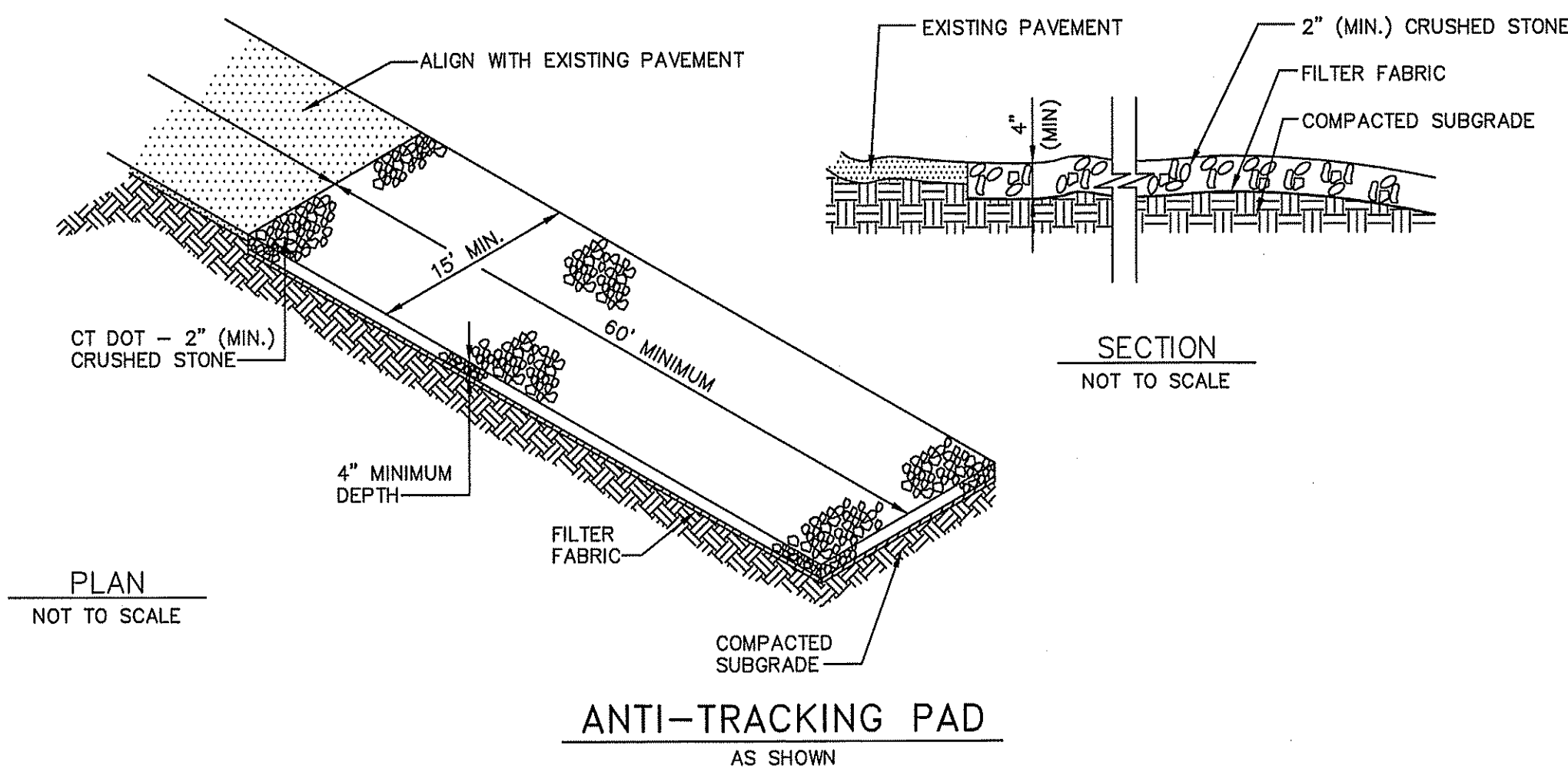
1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN THE EROSION CONTROL SYSTEM AS SHOWN ON THE PLANS PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY WHICH DISTURBS EXISTING VEGETATIVE GROUND COVER.
2. SEDIMENTATION AND EROSION CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIRED. CONTRACTOR SHALL INSTALL AND MAINTAIN ADDITIONAL MEASURES, AS REQUIRED, TO CONTROL EROSION AS THE CONSTRUCTION PROJECT PROGRESSES.
3. THE CONTRACTOR SHALL DAILY, OR AS DIRECTED, SWEEP THE PAVED ROADWAYS ADJACENT TO THE WORK AREA AND CONDUCT HIS ACTIVITIES TO MINIMIZE THE TRACKING OF SOIL ONTO THE ROADWAYS.



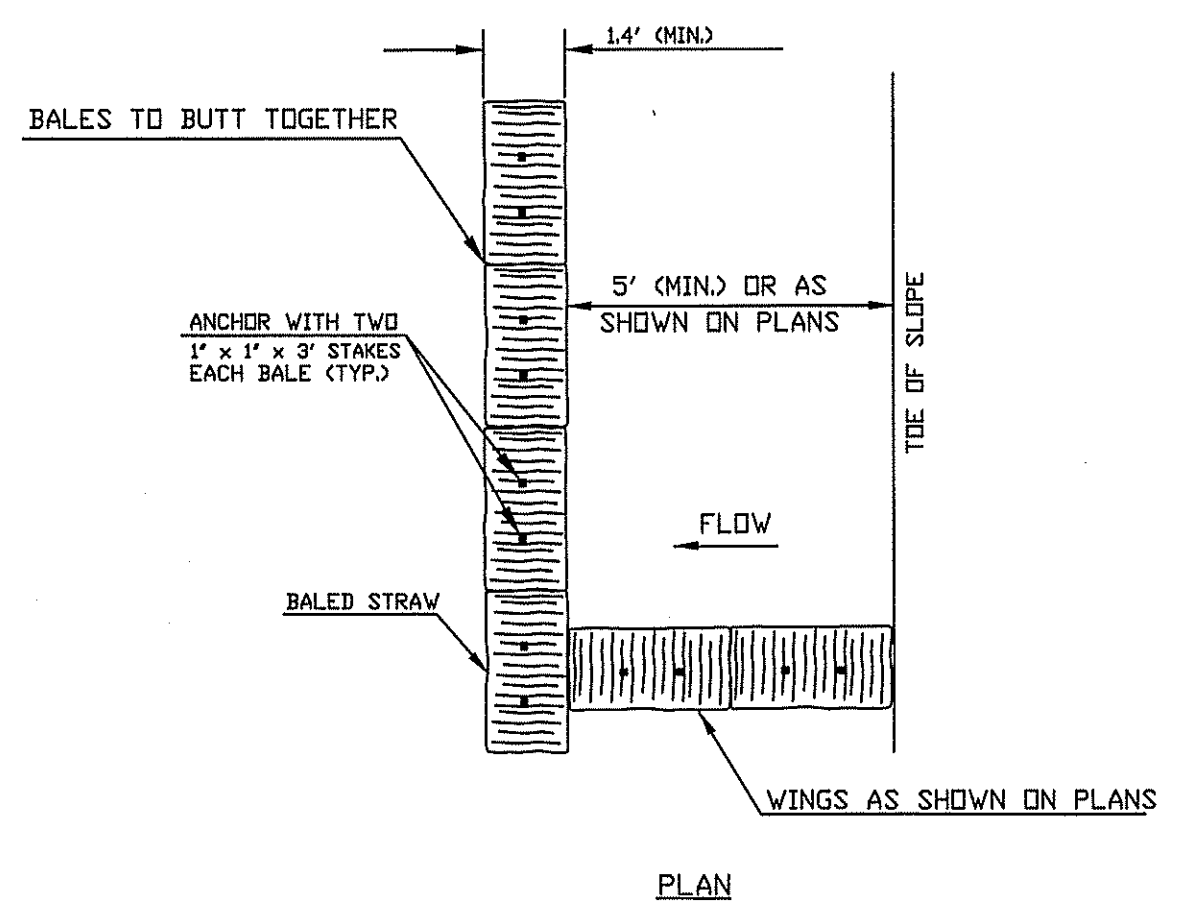
**SEDIMENTATION CONTROL SYSTEM - GEOTEXTILE FENCE**  
NOT TO SCALE



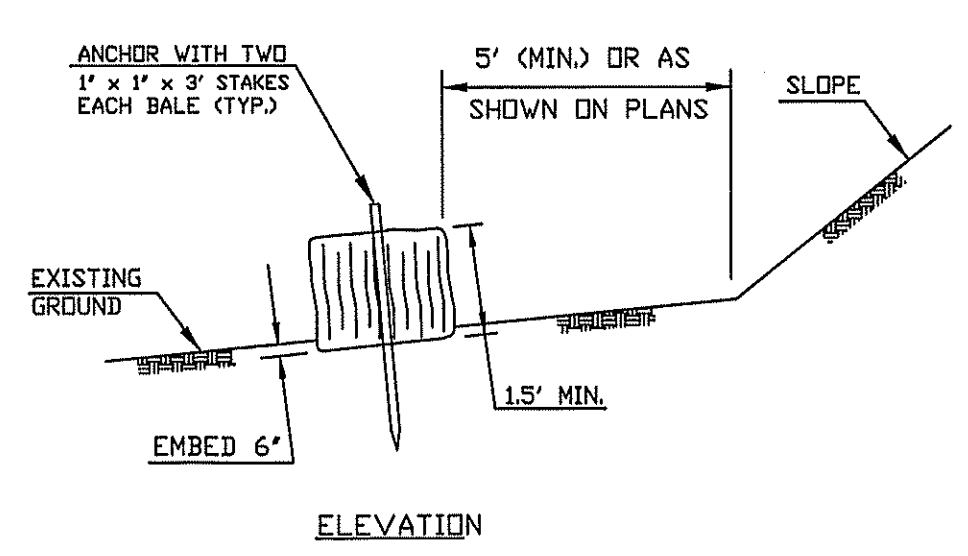
**CHECK DAM (STRAW BALES)**  
NOT TO SCALE



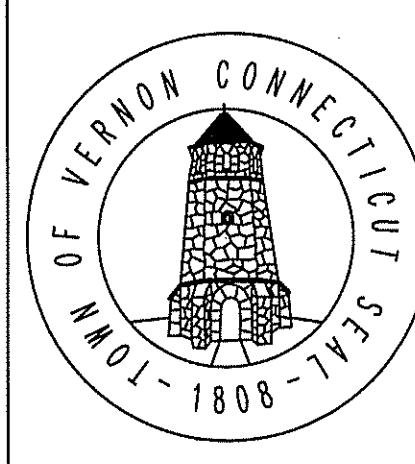
**SECTION**  
NOT TO SCALE



**SEDIMENTATION CONTROL SYSTEM - STRAW BALES**  
NOT TO SCALE

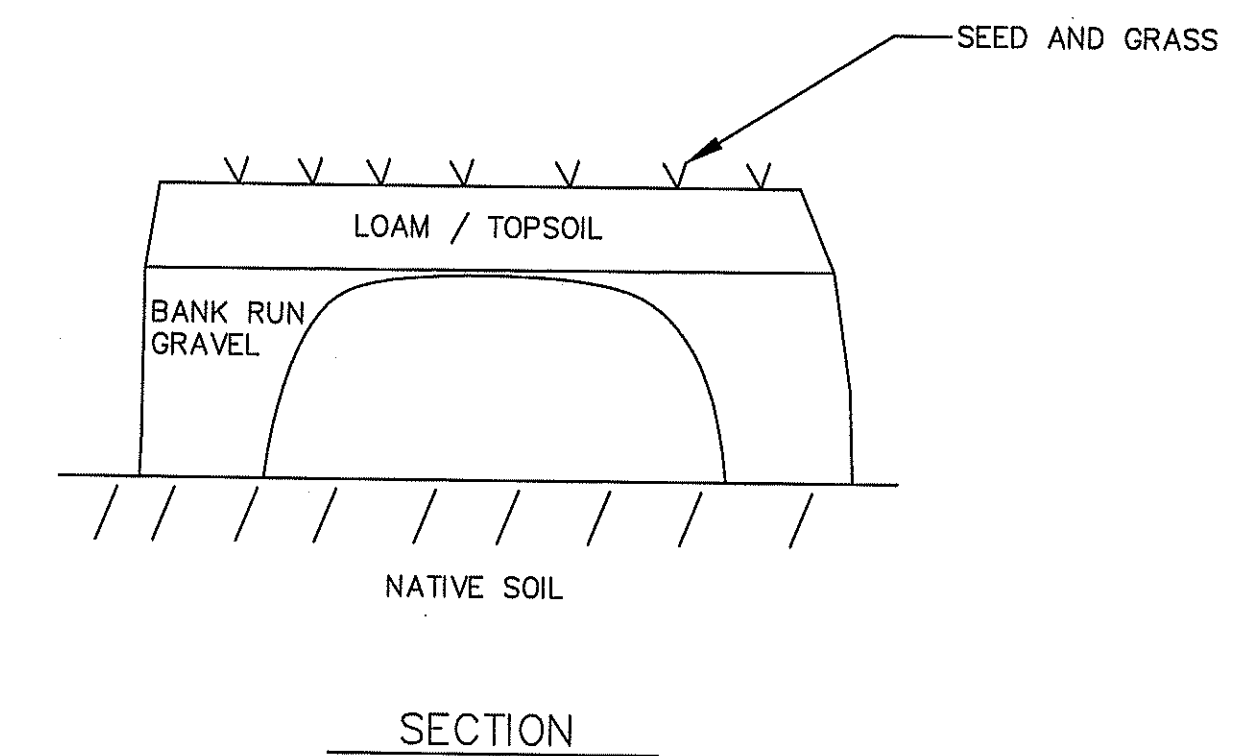
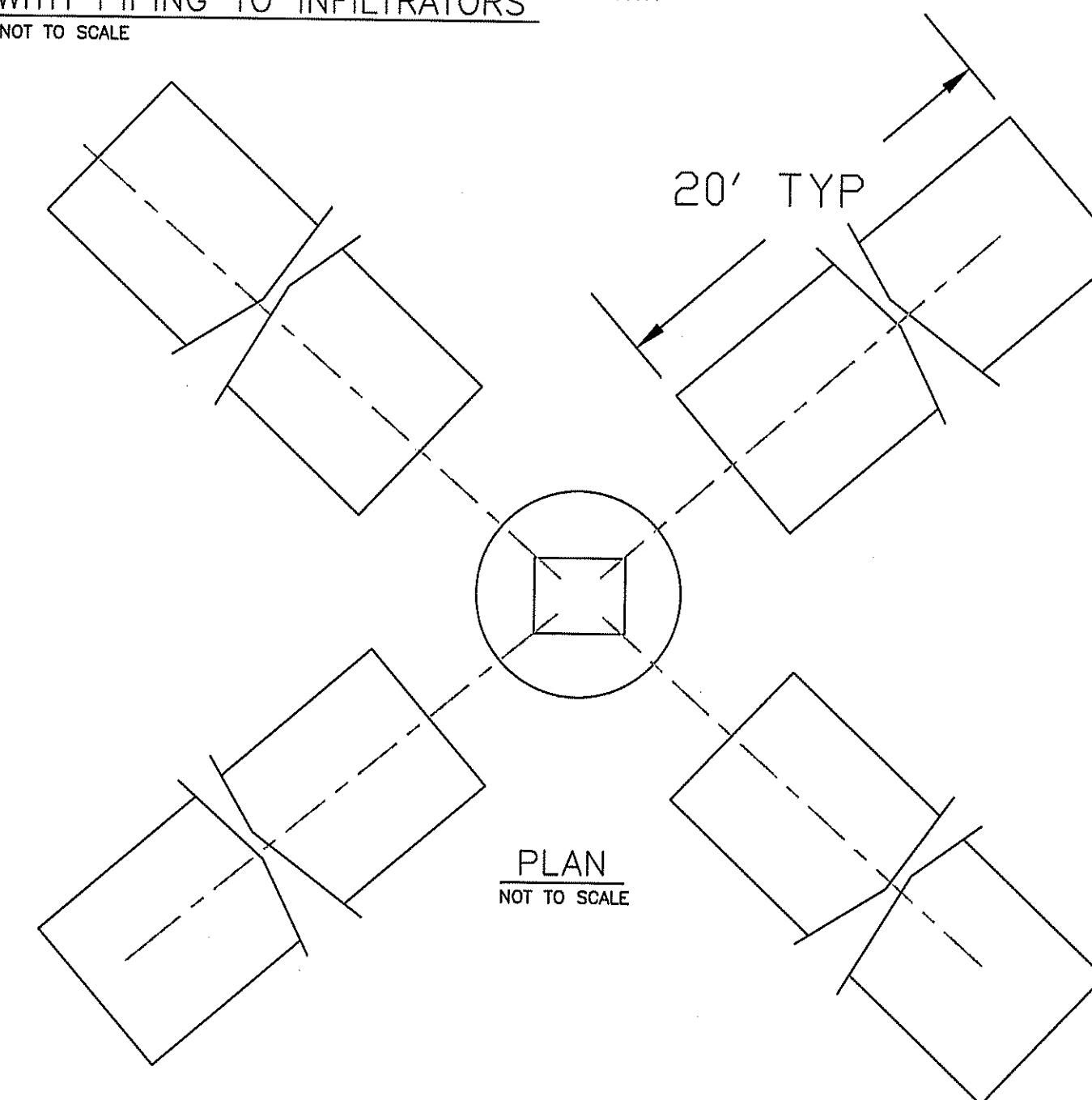
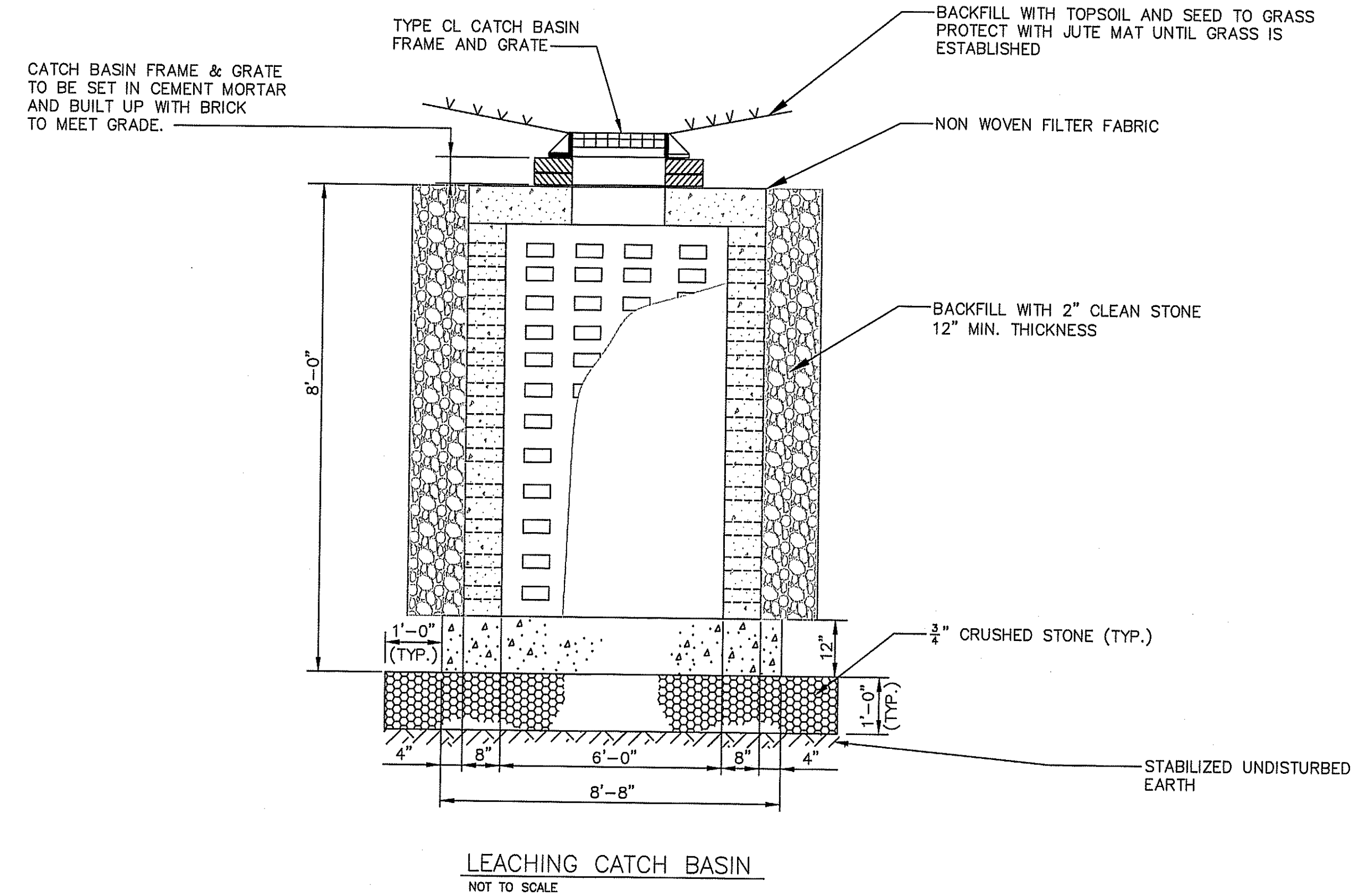
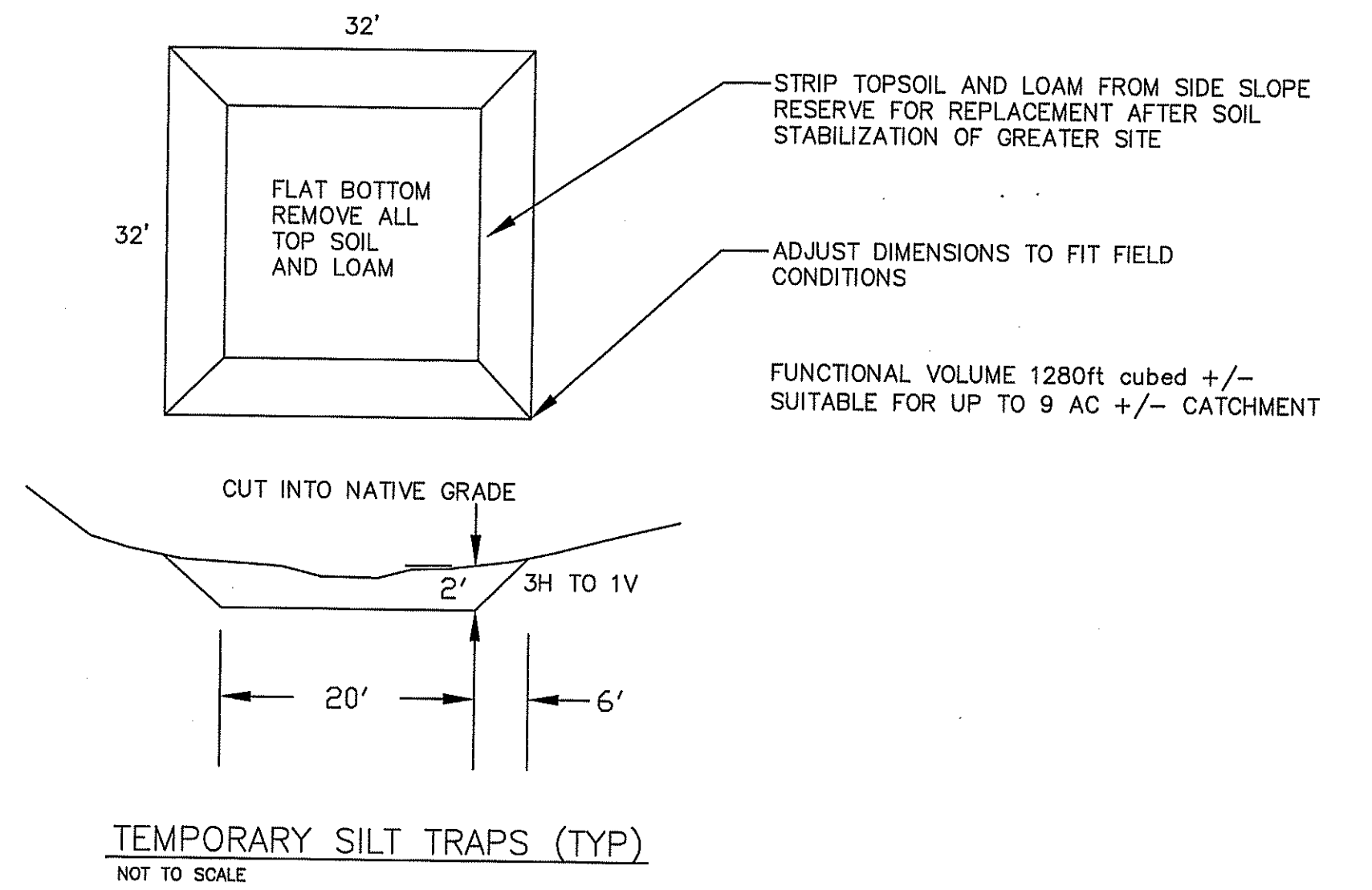
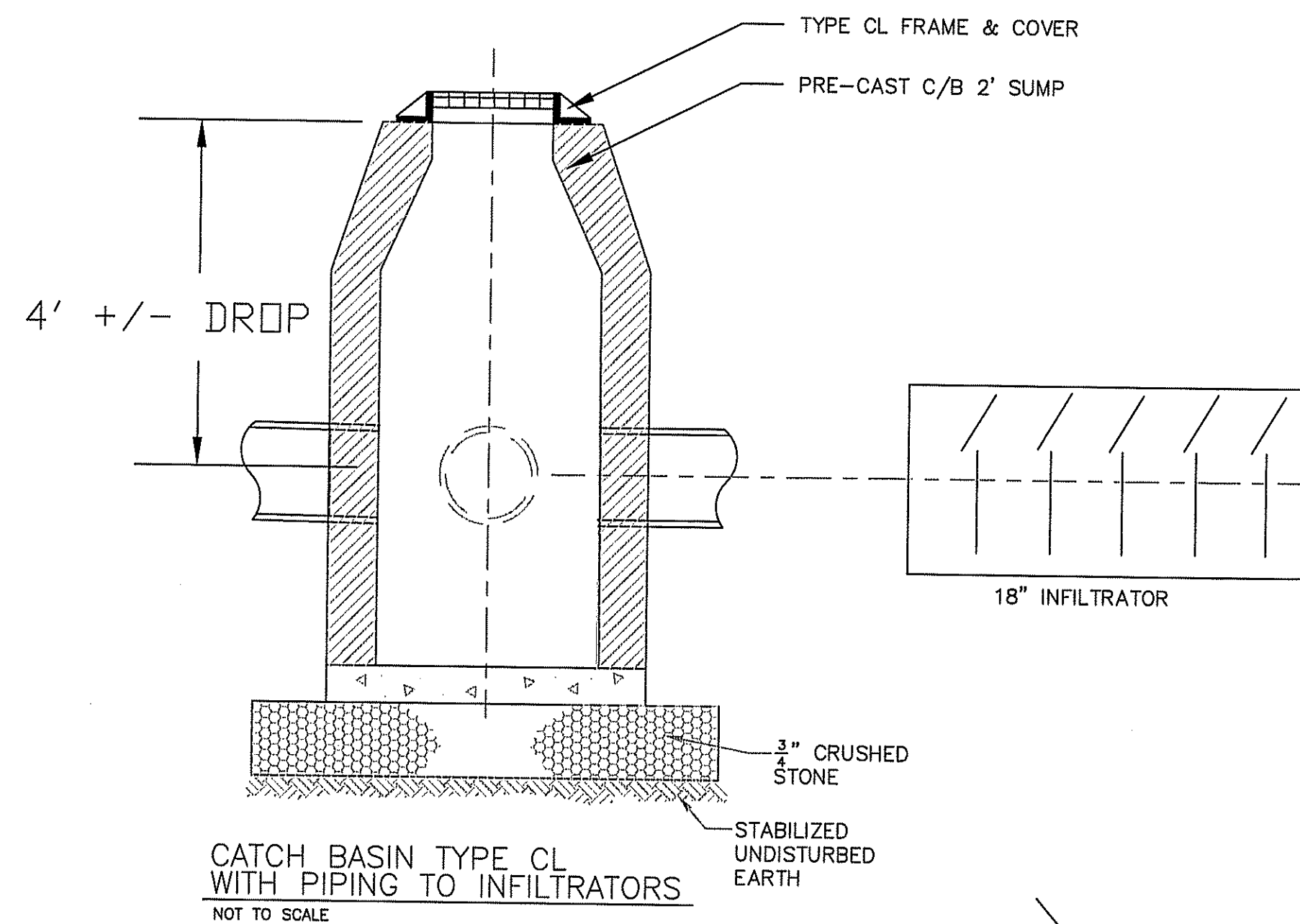
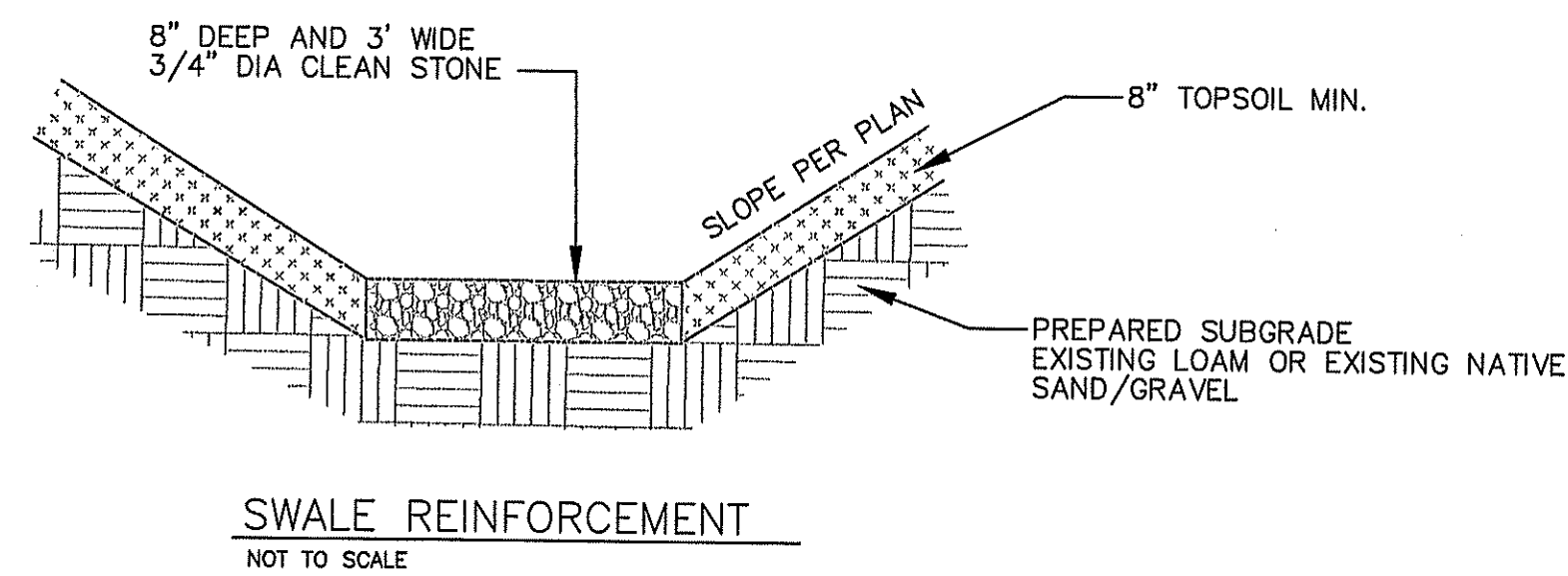
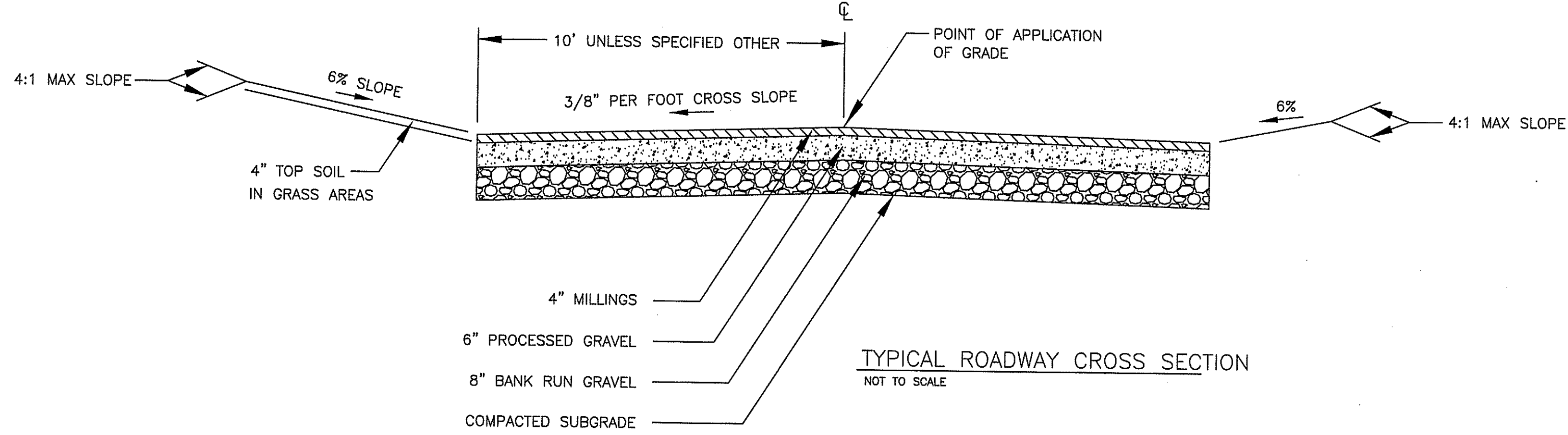


REV 2 - JUNE 3, 2020  
REV 1 - MAY 21, 2020



<b>DETAILS</b>		
WINDERMERE FIELDS WINDERMERE AVENUE ELLINGTON & VERNON CT		
<b>TOWN OF VERNON</b> ENGINEERING DEPARTMENT 14 PARK PLACE, VERNON, CT 06066		
SCALE: AS NOTED	DATE: MAY 4, 2020	SHEET: 6 OF 7
FILE: Q:\PARKS and REC\WINDERMERE SOCCER FIELDS		





REV 2 - JUNE 3, 2020  
REV 1 - MAY 21, 2020



**DETAILS**

WINDERMERE FIELDS  
WINDERMERE AVENUE  
ELLINGTON & VERNON CT

**TOWN OF VERNON**  
ENGINEERING DEPARTMENT  
14 PARK PLACE, VERNON, CT 06066

SCALE: AS NOTED DATE: MAY 4, 2020 SHEET: 7 OF 7  
FILE: Q:\PARKS and REC\WINDERMERE SOCCER FIELDS



**Town of Ellington  
Inland Wetlands and Watercourses Agency  
Application**

Application # \_\_\_\_\_  
Date Submitted 6-1-2020

Notices associated with this application will be sent to the applicant unless otherwise requested.

**Owner's Information**

Name: Gotta BO, LLC

Mailing Address: 290 Somers Road  
Ellington, CT 06029

Email: ZAnderson@descopro.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?  Yes  No

Primary Contact Phone #: 860-870-7070

Secondary Contact Phone #: 860-614-4427

Owner's Signature: \_\_\_\_\_ Date: 6/1/2020

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.

Notices associated with this application will be sent to the applicant unless otherwise requested.

**Applicant's Information** (if different than owner)

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Same as owner

Email: \_\_\_\_\_

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?  Yes  No

Primary Contact Phone #: \_\_\_\_\_

Secondary Contact Phone #: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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.

Street Address: 35 South Road and 33 South Road

Assessor's Parcel Number (APN): 112 - 036 - 0000 and 112 - 036 - 0001

Proposed upland review area affected in square feet: 0.7 AC

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): 0.0 AC

Total area of wetlands/watercourses on parcel in square feet or acres: 0.15 AC

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 (Conn. Gen Stat. Sec 22a-42f). 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*

Wetlands permit expired for Subdivision and 2 single family homes. see attached plan and prior approval. Original Wetlands permit approved September 19, 2005. Subdivision Plan and legal agreements filed on Ellington Land Records July 14, 2006.

Requesting new permit for the same as approved in 2005.

**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(f) notify the clerk of any adjoining municipality of the pendency 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)

**Type of Project: (check one)**

Commercial/Industrial  Residential  Mixed Use  Timber  Agricultural  
 Other, explain: \_\_\_\_\_

**Type of Application: (check one)**

- Notification for Non-Regulated Use (Section 4.2)
- Notification of Permitted Use as of Right (Section 4.1)
- Administrative Permit (Section 6.4)
- Agency Permit (**TWELVE COPIES REQUIRED**)
- Permit Modification
- Permit Extension
- Regulation Amendment
- Map Amendment
- Appeal of Administrative Permit

**Application Submittals:**

- Completed Application Form (Section 7.4a)
- Application Fee (Section 7.4b)
- Abutters List (Section 7.4c)
- Certification as to Adjacent Towns (See above)
- Certification as to Connecticut Water Company & Commissioner of Public Health (See above)
- Notification Narrative and Supporting Documentation (If applicable, Appendix D)
- Project Narrative and Supporting Documentation (Section 7.4g, 1-11 inclusive, as deemed applicable)
- Project Site Plan - circle one: Administrative (Section 7.4h1) / Agency (Section 7.4h2)
- Supplemental Information (Section 7.5a-j, inclusive, as deemed applicable)



STATE OF CONNECTICUT • COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

55 MAIN STREET • P.O. BOX 187  
ELLINGTON, CONNECTICUT 06029-0187

RECEIVED

3080

VOL 375 PAGE 0089

VOL 375 PAGE 89

(860) 870-3120

TOWN PLANNER'S OFFICE

(860) 870-3122

## INLAND WETLANDS AGENCY

### PERMIT FOR REGULATED ACTIVITY

PERMIT NUMBER: #IW200531

DATE OF ACTION: September 19, 2005

GRANTED TO: Gotta Go, LLC

LOCATION OF PROPERTY: 35 South Road/APN 112-036-0000

ACTIVITY: 2 lot subdivision

This Permit is valid for five (5) years unless otherwise specified in the permit or extended by the Agency. Permit renewal and extension shall be at the discretion of the Agency and may be subject to the calling of an additional Public Hearing. All permits shall expire upon the completion of the acts specified herein.

Signed: Kenneth M. Braga  
Kenneth M. Braga, Chairman  
Inland Wetlands Agency

Date of Issuance: October 19, 2006

RECEIVED Oct 19 20 06  
AT 12:27pm  
Quoni D. McKeehan  
TOWN CLERK

Equal Opportunity Employer

BUCK & BUCK, LLC  
ENGINEERS

98 WADSWORTH STREET, HARTFORD, CONNECTICUT 06106  
TELEPHONE 860-527-2677  
FAX 860-527-7100

JAMES A. THOMPSON  
LAWRENCE F. BUCK  
WILLIAM B. ASTON  
ROUCLAS E. ELLIS  
GREGORY B. HUNT

HENRY WOLCOTT BUCK  
1901-1963  
ROBINSON D. BUCK  
1935-1989  
ROBINSON W. BUCK

Comm. 6306-1024

September 19, 2005

Inland Wetlands Agency  
Town of Ellington  
55 Main Street  
Ellington, CT 06029

Re: #IW 200531 / Gotta Go, LLC  
35 South Road, APN 112-036-0000

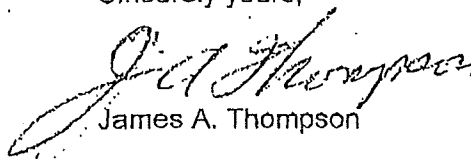
Commissioners:

I have reviewed a revised plan of the subject application dated 9/15/05 and report as follows:

1. The revised plan now has a Storm Water Detention/Water Quality Control Basin that will maintain runoff rates at or below pre-development levels. The subdivision plan should contain notes that indicate that the maintenance of the basin is the responsibility of the property owner and that the Town has the right to maintain the basin, at the property owner's expense, should the property owner fail to maintain the basin properly. The subdivision plan should also indicate that the southerly lot has the right to drain onto the northerly lot in the area of the wetlands.
2. The sedimentation and erosion control plan are satisfactory.
3. To assure that the detention basin will be built, it will be included in the Subdivision Bond.

I take no further exception to the wetlands aspects of this subdivision.

Sincerely yours,

  
James A. Thompson

JAT/th/1024b

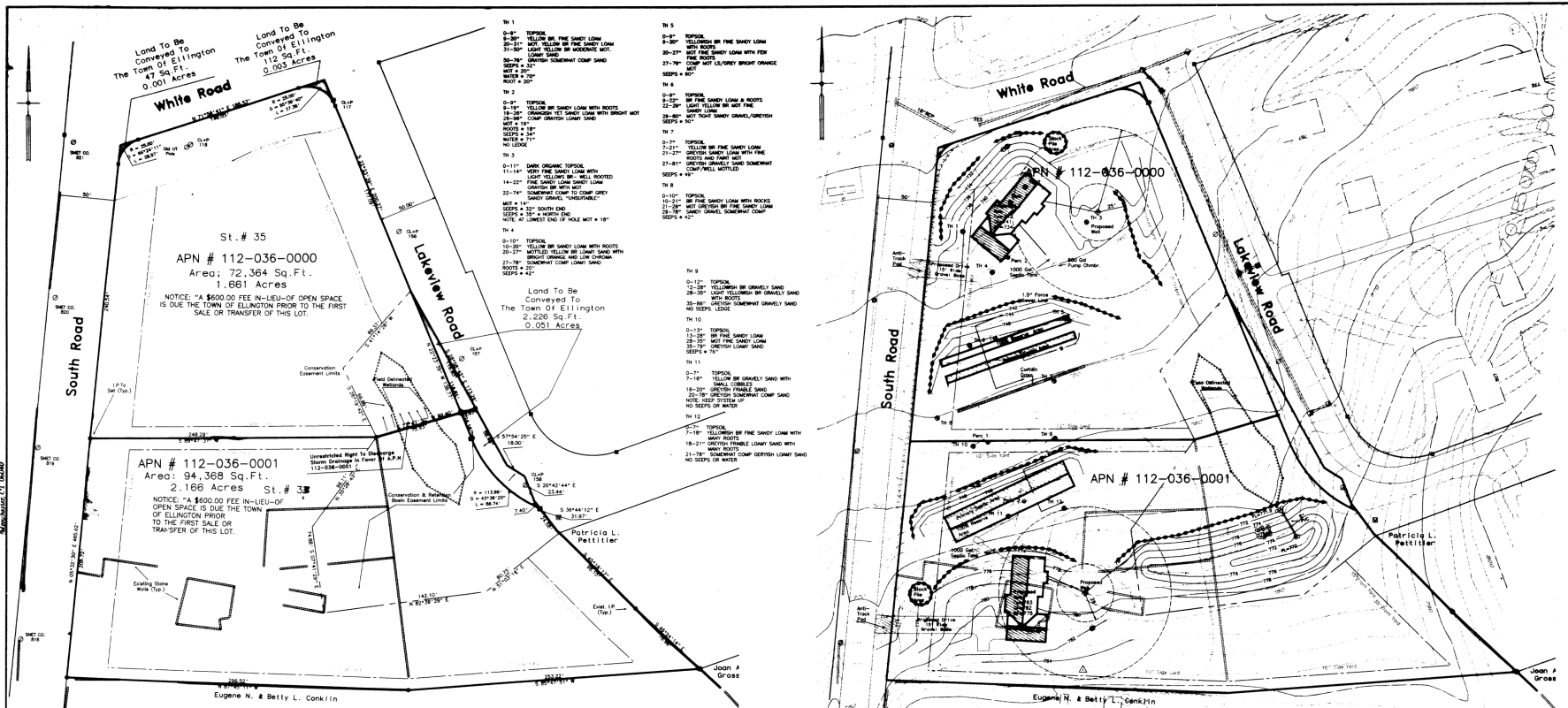
cc: D. Milanovich  
Atty. Boyan  
R. Phillips  
P. Michaud  
Tarbell & Heintz

DRAWING NUMBER  
H-854

DRAWING NUMBER  
H-854

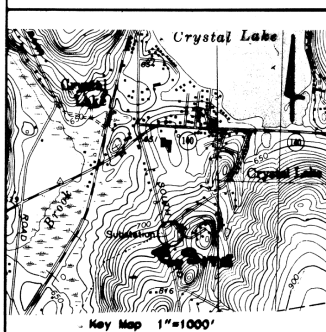
DRAWING NUMBER  
H-854

DRAWING NUMBER  
H-854

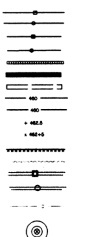


**NOTICE: OPEN SPACE FEE SCHEDULE:**  
 \*A \$600.00 FEE IN-LIEU-OF OPEN SPACE IS DUE TO THE TOWN OF ELLINGTON PRIOR TO THE FIRST SALE OR TRANSFER OF THESE LOTS.

- NOTES:**
1. Parcel Zoned LR - Lake Residence.
  2. Total Area of Parcel = 3.862 Acres.
  3. Total number of lots = 2.
  4. Applicant:  
Gotta So LLC  
290 Sakers Road  
Ellington, Conn. 06029
  5. Horizontal and vertical control based on the USGS datum.
  6. Iron pins are to be set at each lot corner and angle point and certified by a Registered Land Surveyor before a Convey. Permit will be issued for that lot. Instruments are to be set on ground.
  7. All roads are classified as a Local Street.
  8. No certificate of occupancy will be issued for the dwelling until such time as the driveway apron is installed in accordance with the town standards.
  9. All lots shall have an individual erosion control plan approved at the time of development.
  10. Soil classification boundary lines shown herein are as enlarged from the "Soil Survey" - Tolland County, Connecticut USDA December 1966 and are approximate.
  11. Parcel is located within the Shepaug Lake Watersheds.
  12. No underground fuel storage allowed.
  13. Parcel was checked for wetlands by Soil Scientist John Ianni.
  14. All utilities to be underground.
  15. Total wetlands delineated on parcel: 0.15 Ac.  
Total wetland disturbance: 0.0 Ac.  
Total upland review area of disturbance: 1.5 Ac.



LEGEND:



NOTE: I HEREBY DECLARE THAT THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300(a) THROUGH 20-300(b)-20 OF THE REGULATIONS OF THE STATE OF CONNECTICUT AS ENFORCED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS. THE BASIS OF THE MEASUREMENTS AND IMPROVEMENT LOCATIONS SHOWN ON THIS INSTRUMENT, ACCORDING TO HORIZONTAL ALIGNMENT - CLASS "A", VERTICAL ALIGNMENT - CLASS "A" IS INTENDED TO BE USED FOR SITE PLAN DEVELOPMENT.

TO A QUALIFIED ENGINEER, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DATE: 7-12-05  
REGISTRATION NO. 1-6-15463

JOHN IANNI, SOIL SCIENTIST

Scale 1" = 40'

**FINAL APPROVAL**

APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION OF THE TOWN OF ELLINGTON ON THIS DATE: 7-12-05  
 THE COMMISSION OFFICERS AND MEMBERS ARE:  
 CONNOR J. HANCOCK, CHAIRMAN  
 JAMES M. HANCOCK, VICE CHAIRMAN  
 JAMES M. HANCOCK, SECRETARY  
 JAMES M. HANCOCK, MEMBER  
 JAMES M. HANCOCK, MEMBER

Secretary: *James M. Hancock*

**AP. N. 112-036-0000**  
**SUBDIVISION PLAN**  
**Boundary & Topographical Plans**  
 PREPARED FOR  
**Gotta So, LLC**  
 South Rd., White Rd. & Lakeview Rd.  
 Ellington, Connecticut

**TARBELL, HEINTZ & ASSOC., INC.**  
 CIVIL ENGINEERS - LAND SURVEYORS  
 1227 BURNSIDE AVE., SUITE 31, EAST HARTFORD, CT (860) 580-1810

REVISION:  
 8-12-05 Engineering and M.C.C. Comments  
 9-18-05 Engineering Comments  
 10-18-05 REC. ERROR

JOB NO. 1188 DATE: 7-12-05 SCALE: AS SHOWN DRAWN BY: R.N.H. SHEET NO.: 1 OF 1

0 100 200 300 400 500  
 INCHES 1 2 3 4





# TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187  
[www.ellington-ct.gov](http://www.ellington-ct.gov)

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

## INLAND WETLANDS AGENCY REGULAR MEETING MINUTES MAY 11, 2020 7:00 PM VIA ZOOM MEETING

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

**ABSENT:** Hocine Baouche

### STAFF

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

### I. CALL TO ORDER:

Chairman Ken Braga called the Ellington Inland Wetlands Agency meeting to order at 7:05pm.

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

### III. 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.

Jim Holden, Holden Brothers LLC, 20 Griswold Road, Ellington, CT was present to represent the request.

Chairman Braga read the request into the record and stated he is in favor of the five year extension of the wetlands permit. He asked if any of the agency members had concerns pertaining to the request for extension. No concerns were raised.

**MOVED (BURNS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO EXTEND FOR FIVE YEARS WETLANDS PERMIT IW201502 –** Gregory Gale, owner/ Gale Construction, Inc., 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.

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).

Sanford Cohen, 61 Frog Hollow Road, Ellington, CT was present to represent the request.

Chairman Braga read the request into the record and stated he is in favor of the extension of the agricultural exemption. He asked if any of the agency members had any concerns pertaining to the request for extension. No concerns were raised.

**MOVED (BURNS) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO EXTEND FOR TWO YEARS AGRICULTURAL 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).

#### IV. 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.

Mark Peterson, Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT was present to represent the request.

Chairman Braga read the request into the record stated he is in favor of the referral. John Colonese, Assistant Town Planner/Wetlands Enforcement Officer, stated according to the resubdivision plans, there will be no activity within 100 feet of the wetlands as identified by Richard Zulick, Certified Soil Scientist. There were no concerns from agency members.

**MOVED (BURNS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO MAKE A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION PURSUANT TO CONN. GEN. STAT. 8-26(e)** – Hastillo Properties, LLC owner/ TYMAC Holdings, LLC, applicant, for a 17-lot resubdivision application (S202003) involving land regulated as an inland wetland or watercourse at property located on Tripp Road, APN 023-001-0000.

2. **IW202004** – MJS Leasing LLC & Chilson Realty Co. owners/ Town of Vernon & Town of Ellington applicants request for a map amendment and permit to conduct regulated activity for the construction of four full-size soccer fields, parking and access roads, concession and restroom buildings, and associated site improvements on properties along the east side of Windermere Ave near the Vernon town line, at APNs 011-033-0000 and 019-005-0005.

David Smith, Town Engineer, Town of Vernon, 55 West Main Street, Vernon, CT was present to represent the application.

Mr. Colonese explained to the agency the location and the proposed activity of the project. He suggested the agency send the application to North Central Conservation District for review and comment, and the agency agreed.

**BY CONSENSUS, THE AGENCY ADDED TO THE AGENDA, RECEIVED, AND SCHEDULED A PUBLIC HEARING ON JUNE 8, 2020, 7:00 PM, FOR IW202004 – MJS Leasing LLC & Chilson Realty Co. owners/ Town of Vernon & Town of Ellington applicants request for a map amendment and permit to conduct regulated activity for the construction of four full-size soccer fields, parking and access roads, concession and restroom buildings, and associated site improvements on properties along the east side of Windermere Ave near the Vernon town line, at APNs 011-033-0000 and 019-005-0005.**

**V. ADMINISTRATIVE BUSINESS:**

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

**MOVED (BURNS) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO APPROVE THE MARCH 9, 2020 MEETING MINUTES AS WRITTEN.**

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.

Mr. Colonese stated an inspection was conducted today and the deposited material has been graded as ordered by the agency. Commissioner Burns inquired about the next step of the project. Mr. Colonese said the applicant would have to return to the agency to request an agricultural exemption to build the greenhouse.

**VI. ADJOURNMENT:**

**MOVED (BURNS) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO ADJOURN THE MARCH 9, 2020 REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:18 PM.**

Respectfully submitted,

---

Barbra Galovich, Recording Clerk