



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

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

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

Application # IW 201502
Date Submitted 4/24/2020

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

Owner's Information

Name: Gregory J. Gale
Mailing Address: 90 Saddle Mill Rd
Ellington CT 06029
Email: Greggale1960@gmail.com

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

Primary Contact Phone #: 860-841-5300

Secondary Contact Phone #: 800-870-1764

Owner's Signature: Gregory J. Gale Date: 4/23/20

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 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: Gale Construction Inc
Mailing Address: 90 Saddle Mill Rd
Ellington CT 06029
Email: Greggale1960@gmail.com

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

Primary Contact Phone #: 860-841-5300

Secondary Contact Phone #: 800-870-1764

Applicant's Signature: Gregory J. Gale Date: 4/23/20

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 Agency have been submitted.

Street Address: 90 Saddle Mill Rd

Assessor's Parcel Number (APN): 079 - 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.*

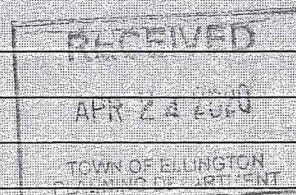
Is the project in a public water supply watershed area? ☐ Yes ☒ No

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 (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

Renewal of existing permit



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: _____

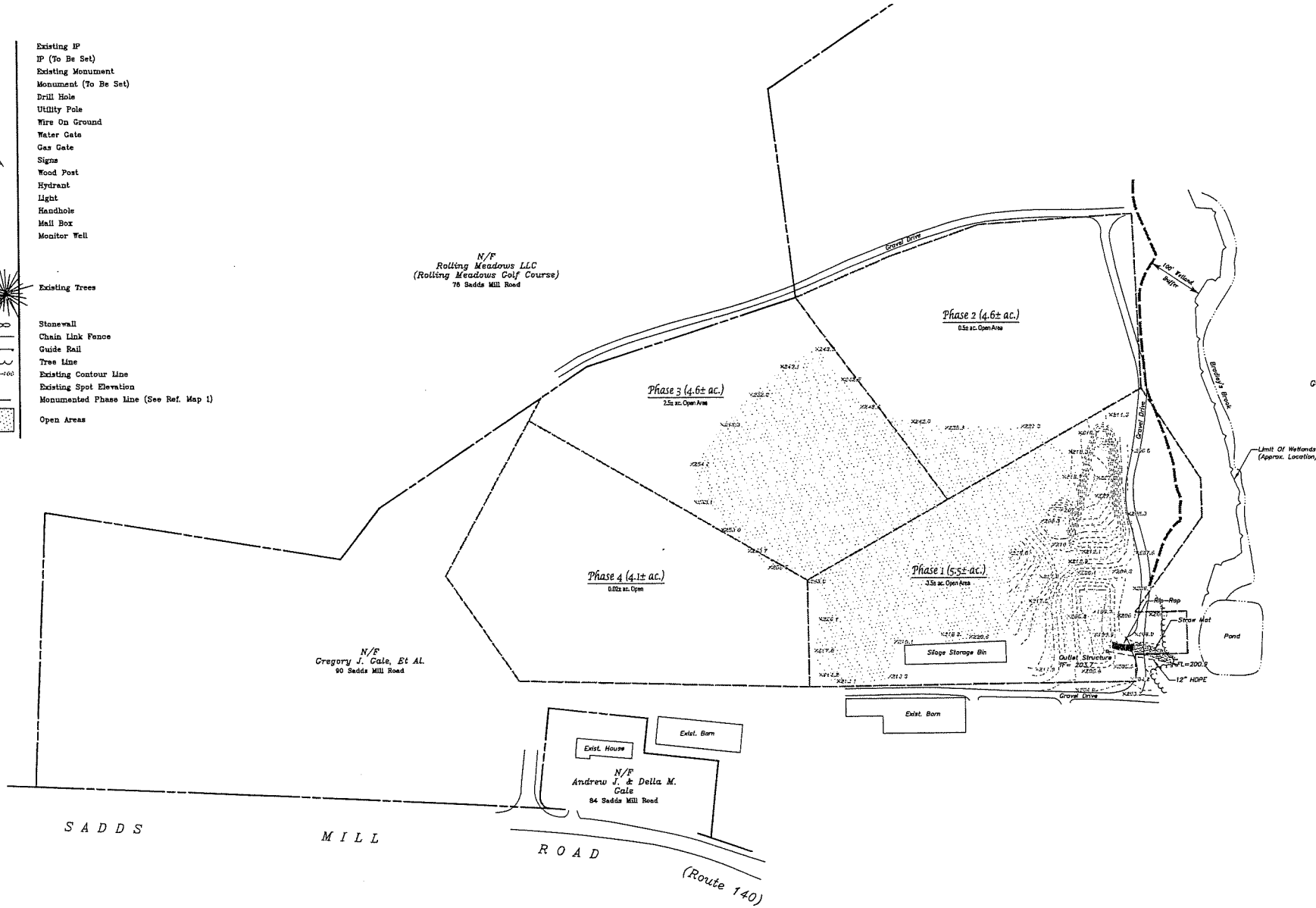
Type of Application: (check one)

- ☐ 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)

- Legend:
- Existing IP
 - IP (To Be Set)
 - Existing Monument
 - Monument (To Be Set)
 - Drill Hole
 - Utility Pole
 - Wire On Ground
 - Water Gate
 - Gas Gate
 - Signs
 - Wood Post
 - Hydrant
 - Light
 - Handhole
 - Mail Box
 - Monitor Well
 - Existing Trees
 - Stonewall
 - Chain Link Fence
 - Guide Rail
 - Tree Line
 - Existing Contour Line
 - Existing Spot Elevation
 - Monumented Phase Line (See Ref. Map 1)
 - Open Areas



OCTOBER 2019
Open Area = 6.5± acres
Includes Phases: 1, 2, 3, 4

Map References:

1. Prepared For Gale Construction Sadds Mill Road - Rte. 140 Ellington, Connecticut
Map 079-002-0000 Elevation Plan Scale 1" = 40' Date 3-09-15 Revised 10-27-16
By J.R. Russo & Associates LLC, East Windsor, CT.

General Notes:

1. This map was prepared from record research, other maps, limited field measurements and other sources. It is not to be construed as a Property / Boundary or Limited Property / Boundary Survey and is subject to such facts as said surveys may disclose.
2. Elevations based on reference map #1.
3. Wetlands limit noted herein are approximate, see reference map #1.
4. Underground utility, structure and facility locations noted herein have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this surveyor. The site, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. Call Before You Dig 1-800-952-4455.
5. This survey and map has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. This survey is intended to note the field location of the open area of the gravel removal operation. This survey conforms to Horizontal and Vertical Accuracy Class A-2 & T-2.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS
MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Gary B. LeClair, L.S.

Revised: 3-27-20 Added Drainage Modifications And Contours To Phase 1
Revised: 10-29-19 Site Update 2019
Revised: 10-25-18 Site Update 2018

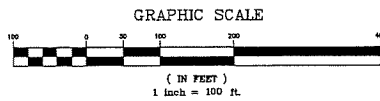
Asbuilt Survey
Proposed Gravel Removal Operation
90 Sadds Mill Road (Route 140)
Prepared For
Gale Construction
Sadds Mill Road (Route 140)
Ellington, Connecticut
Assessors Lot: 079-002-0000

Gary B. LeClair, LLC
Licensed Land Surveyors
57 ACORN DRIVE
WINDSOR LOCKS, CONNECTICUT 06096
(860) 627-8200

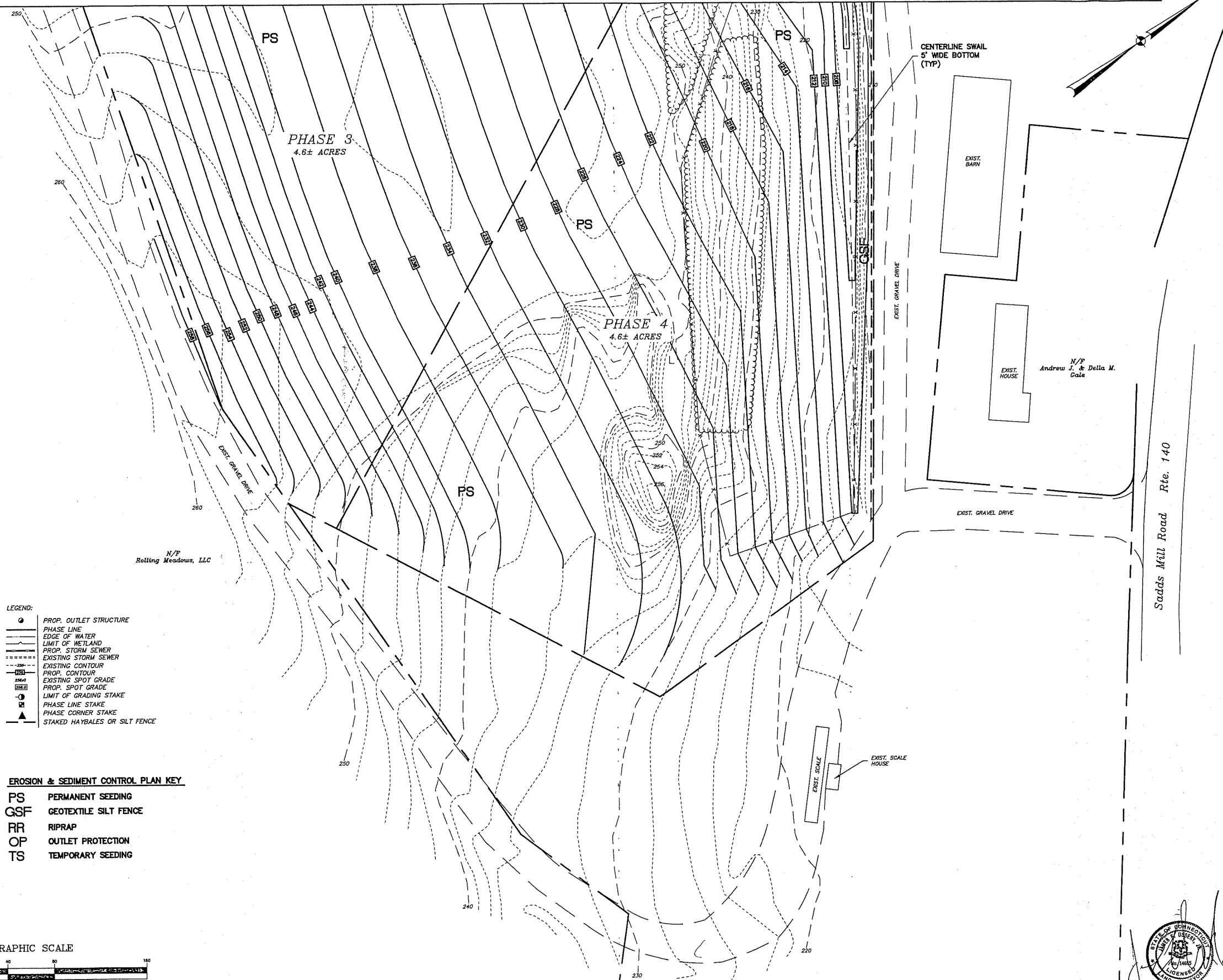
BY	SCALE	DATE	SHEET	CHECKED	NO.
A.B.L.	1" = 100'	11-01-17	1 OF 1	G.B.L.	217030

These drawings are the property of the Surveyor and have been prepared specifically for the owner of the project at this site. They are not to be used for any other purpose, location, or person without the written consent of the Surveyor.

No declaration is expressed or implied unless these plans bear the live signature and embossed seal of the Surveyor whose name appears herein.



MATCH MARK SEE SHEET 7B

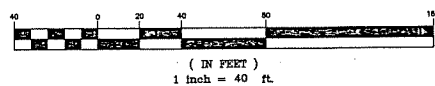


- LEGEND:
- PROP. OUTLET STRUCTURE
 - PHASE LINE
 - EDGE OF WATER
 - LIMIT OF WETLAND
 - PROP. STORM SEWER
 - EXISTING STORM SEWER
 - EXISTING CONTOUR
 - PROP. CONTOUR
 - EXISTING SPOT GRADE
 - PROP. SPOT GRADE
 - LIMIT OF GRADING STAKE
 - PHASE LINE STAKE
 - PHASE CORNER STAKE
 - STAKED HAYBALES OR SILT FENCE

EROSION & SEDIMENT CONTROL PLAN KEY

- PS PERMANENT SEEDING
- GSF GEOTEXTILE SILT FENCE
- RR RIPRAP
- OP OUTLET PROTECTION
- TS TEMPORARY SEEDING

GRAPHIC SCALE



Revised
RECEIVED
MAY 11 2015
TOWN OF ELLINGTON
PLANNING DEPARTMENT
IHW201502



Prepared For
Gale Construction
Saddles Mill Road - Rte. 140
Ellington, Connecticut
Map 079-002-0000

Excavation Plan

DATE
3-9-15
SCALE
1"=40'
JOB NUMBER
97099
SHEET
7A of 7

REVISIONS

BY: LF/TAC CHK: JEU

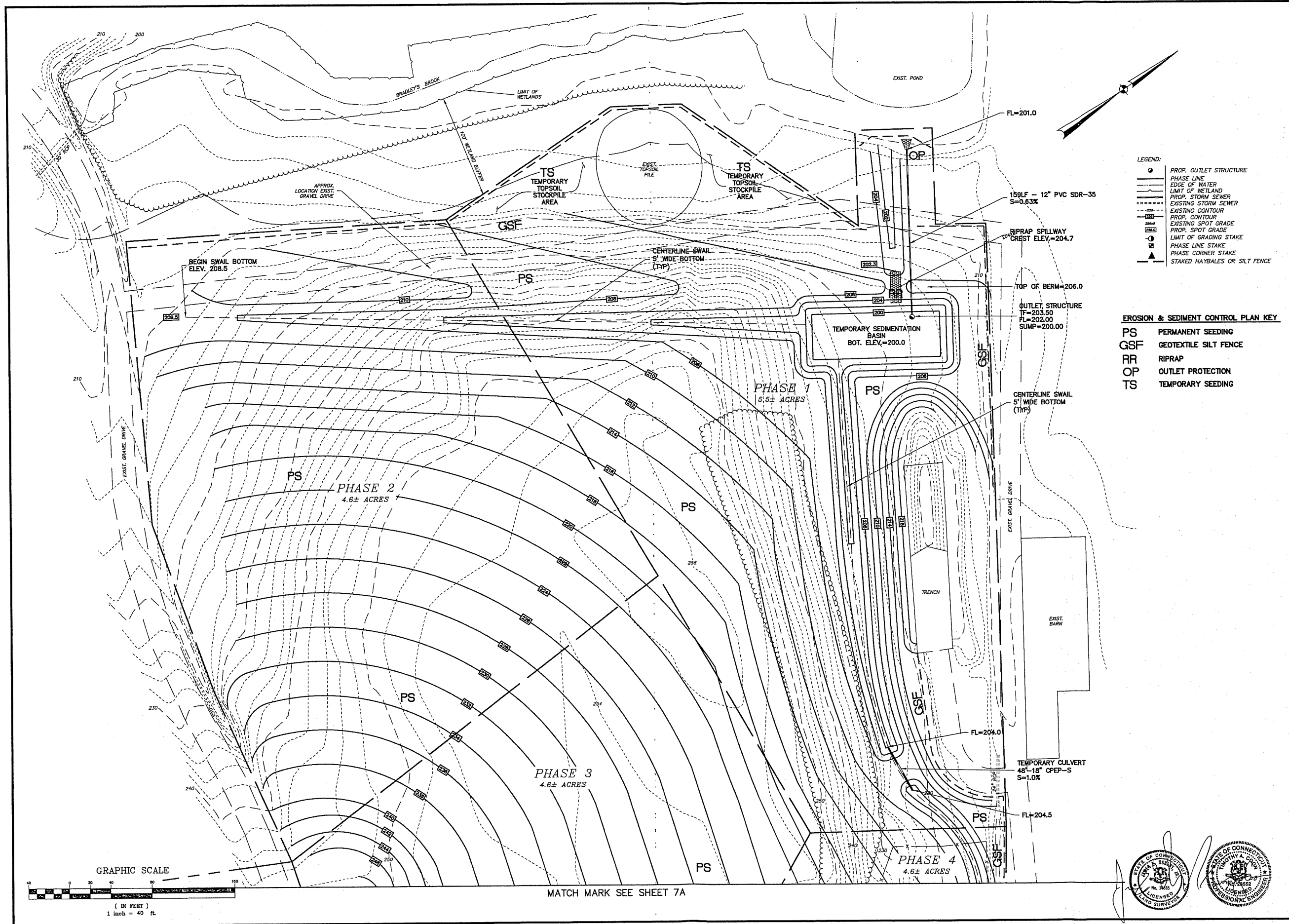
NO.	DATE	DESCRIPTION

5/8/15 ADDRESS TOWN COMMENTS



RUSSO
SURVEYORS-ENGINEERS
SERVING CT & MA
J.R. Russo & Associates, LLC
1 Shoham Rd East Windsor CT 06038 - CT 860.232.0599 - FAX 860.232.0599
www.jrusso.com - info@russo.com

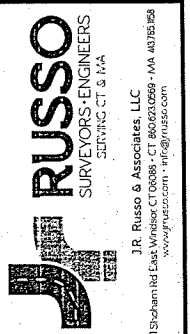
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- LEGEND:
- PROP. OUTLET STRUCTURE
 - PHASE LINE
 - EDGE OF WATER
 - LIMIT OF WETLAND
 - PROP. STORM SEWER
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EROSION & SEDIMENT CONTROL PLAN KEY

- PS PERMANENT SEEDING
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- OP OUTLET PROTECTION
- TS TEMPORARY SEEDING



REVISIONS
BY: LF/TAC
CHK: JEU

5/8/15	ADDRESS TOWN COMMENTS
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Prepared For
Gale Construction
Sadd's Mill Road - Rte. 140
Ellington, Connecticut
Map 079-002-0000

Excavation Plan

DATE	3-9-15
SCALE	1"=40'
JOB NUMBER	97099
SHEET	7B of 7



GEOTEXTILE SILT FENCE (GSF)**SPECIFICATIONS****Materials**

Geotextile fabric shall be a pervious sheet of polypropylene, nylon, polyester, ethylene or similar filaments and shall be certified by the manufacturer or supplier as conforming to the requirements shown in Figure GSF-1 in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition. The geotextile shall be non-wetting, acid and alkali resistant and have sufficient strength and permeability operations. Filaments in the geotextile shall be resistant to absorption. The filament network must be dimensionally stable and free of any chemical treatment or coating that will reduce its permeability. The geotextile shall also be free of any flaws or defects which will alter its physical properties. Torn or punctured geotextiles shall not be used.

Supporting posts: shall be at least 42 inches long made of either 1.5 inch square hardwood stakes or steel posts with projections for fastening the geotextile possessing a minimum strength of 0.5 pound per linear foot.

Placement

Far side of slope: Locate 5-10 feet down gradient from the toe of slope, generally on the contour with maintenance and sediment removal requirements in mind. When the contour can not be followed install the fence such that perpendicular wings are created to break the velocity of water flowing along the fence. See Figure GSF-2 in the Connecticut Guidelines For Soil Erosion and Sediment Control for spacing requirements.

Swales: Locate "U" shape across swale such that the bottom of both ends of the fence are higher than the top of the lowest section of the fence.

Catch Basin in Swale on Slopes: Locate 2 "U" shapes across swale as above: one immediately up slope from the catch basin and the other immediately down slope from the catch basin.

Catch Basins in Depressions: Encircle catch basin.

Culvert Inlets: Locate in a "U" shape approximately 6 feet from the culvert in the direction of the incoming flow.

Culvert Outlets: Locate across the swale at least 6 feet from the culvert outlet.

Installation

Trench excavation: Excavate a trench a minimum of 6 inches deep and 6 inches wide on the up slope side of the fence location. For slope and swale installations extend the ends of the trench sufficiently up slope such that bottom end of the fence will be higher than the top of the lowest portion of the fence.

When the fence is not to be installed on the contour, excavate wing trenches spaces at the intervals given on Figure GSF-2 in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.

When excavation is obstructed by an occasional stone or tree roots, provide a smooth transition between the trench bottom and the obstruction.

Support Posts: Drive support posts on the down slope side of the trench to a depth of at least 12 inches into original ground.

Never install support posts more than 10 feet apart. Install support posts closer than 10 feet apart when concentrated flows are anticipated or when steep contributing slopes and soil conditions are expected to generate larger volumes of sediment. For catch basins in hollows, drive posts at each corner of the catch basin. Whenever the geotextile filter fabric is used exceeds the minimum material specifications contained in this measure, the spacing of the stakes shall be per manufacturer's recommendations.

Geotextile Filter Fabric: Staple or secure the geotextile to the support posts per manufacturer's instruction such that at least 6 inches of geotextile lies within the trench, the height of the fence does not exceed 30 inches and the geotextile is taut between the posts. When the trench is obstructed by stones, tree roots, etc. allow the geotextile to lay over the obstruction such that the bottom of the geotextile points up slope.

In the absence of manufacture's instructions, space wire staples on wooden stakes at a maximum of 4 inches apart and alternate their position from parallel to the axis of the stake to perpendicular.

Do not staple the geotextile to living trees.

Provide reinforcement for the fence when it can be exposed to high winds.

When joints in the geotextile fabric are necessary, splice together only at support posts, and securely seal.

Backfill & Compaction: Backfill the trench with tamped soil or aggregate over the geotextile. When the trench is obstructed by a stone, tree root, etc. make sure the bottom of the geotextile lies horizontal on the ground with the resulting flap on the up slope side of the geotextile and bury the flap with 6 inches of tamped soil, or aggregate.

MAINTENANCE

Inspect the silt fence at least once a week and within 24 hours of the end of a storm with rainfall amount of 0.5 inch or greater to determine maintenance needs. When used for dewatering operations, inspect frequently before, during and after pumping operations.

Remove the sediment deposits or, if room allows, install a secondary silt fence up slope of the existing fence when sediment deposits reach approximately one half the height of the existing fence.

Replace or repair the fence within 24 hours of observed failure. Failure of the fence has occurred when sediment fails to be retained by the fence because:

- the fence has been overlapped, undercut or bypassed by runoff water,
- the fence has been moved out of position (knocked over), or
- the geotextile has decomposed or been damaged.

Maintain the fence until the contributing area is stabilized.

After the contributing area is stabilized determine if sediment contained by the fence requires removal or regrading and stabilization. If the depth is greater than or equal to 6 inches, regrading or removal of the accumulated sediment is required. No removal or regrading is required if sediment depth is less than 6 inches.

Remove the fence by pulling up the support posts and cutting the geotextile at ground level. Regrade or remove sediment as needed, and stabilize disturbed soils.

MULCH FOR SEED (MS)**SPECIFICATIONS****Materials**

Types of Mulches within this specification include, but are not limited to:

1. Hay: The dried stems and leafy parts of plants cut and harvested, such as alfalfa, clovers, other forage legumes and the like stems, and leafy grasses. The average stem length should not be less than 4 inches. Hay that can be windblown should be anchored to hold it in place.

2. Straw: Cut and dried stems of herbaceous plants, such as wheat, barley, cereal rye, or bromes. The average stem length should not be less than 4 inches. Straw that can be windblown should be anchored to hold it in place.

3. Cellulose Fiber: Fiber origin is either virgin wood, post-industrial/pre-consumer wood or post consumer wood complying with materials specification (collectively referred to as "wood fiber"), newspaper, kraft paper, cardboard (collectively referred to as "paper fiber") or a combination of wood and paper fiber. Paper fiber, in particular, shall not contain boron, which inhibits seed germination. The cellulose fiber must be manufactured in such a manner that after the addition to and agitation in slurry tanks with water, the fibers in the slurry become uniformly suspended to form a homogeneous product. Subsequent to hydraulic spraying on the ground, the mulch shall allow for the absorption and percolation of moisture and shall not form a tough crust such that it interferes with seed germination or growth. Generally applied with tackifier and fertilizer. Refer to manufacturer's specifications for application rates needed to attain 80%-95% coverage without interfering with seed germination or plant growth. Not recommended as a mulch for use when seeding occurs outside of the recommended seeding dates.

Tackifiers within this specification include, but are not limited to: Water soluble materials that cause mulch particles to adhere to one another, generally consisting of either a natural vegetable gum blended with gelling and hardening agents or a blend of hydrophilic polymers (acrylics, vinylics, etc.), sticking aids and gums. Good for areas intended to be mowed. Cellulose fiber mulch may be applied as a tackifier to other mulches, provided the application is sufficient to cause the other mulches to adhere to one another. Emulsified asphalt is specifically prohibited for use as tackifiers due to their potential for causing water pollution following its application.

Nettings within this specification include, but are not limited to: Prefabricated openwork fabrics made of cellulose cords, ropes, threads, or biodegradable synthetic material that is woven, knotted or molded in such a manner that it holds mulch in place until vegetation growth is sufficient to stabilize the soil. Generally used in areas where no mowing is planned.

Site Preparation

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application and mulch anchoring.

Application

Timing: Applied immediately following seeding. Some cellulose fiber may be applied with seed to assist in marking where seed has been sprayed, but expect to apply a second application of cellulose fiber to meet the requirements of Mulch For Seed in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.

Spreading: Mulch material shall be spread uniformly by hand or machine resulting in 80%-95% coverage of the disturbed soil when seeding within the recommended seeding dates. Applications that are uneven can result in excessive mulch smothering the germinating seeds. For hay or straw anticipate an application rate of 2 tons per acre. For cellulose fiber follow manufacturer's recommended application rates to provide 80%-95% coverage.

When seeding outside the recommended seeding dates, increase mulch application rate to provide between 95%-100% coverage of the disturbed soil. For hay or straw anticipate an application rate to 2.5 to 3 tons per acre.

When spreading hay mulch by hand, divide the area to be mulched into approximately 1,000 square feet and place 1.5-2 bales of hay in each section to facilitate uniform distribution.

For cellulose fiber mulch, expect several spray passes to attain adequate coverage, to eliminate shadowing, and to avoid slippage.

Anchoring: Expect the need for mulch anchoring along the shoulders of actively traveled roads, hill tops and long open slopes not protected by wind breaks.

When using netting, the most critical aspect is to ensure that the netting maintains substantial contact with the underlying mulch and the mulch, in turn, maintains continuous contact with the soil surface. Without such contact, the material is useless and erosion can be expected to occur.

MAINTENANCE

Inspect mulch for seed area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater until the grass has germinated to determine maintenance needs.

Where mulch has been moved or where soil erosion has occurred, determine the cause of the failure and repair as needed.

PERMANENT SEEDING (PS)**SPECIFICATIONS****Time Of Year**

Seeding dates in Connecticut are normally April 1 through June 15 and August 15 through October 1. Spring seedings give the best results and spring seedings of all mixes with legumes is recommended. There are two exceptions to the above dates. The first exception is when seedings will be made in the areas of Connecticut known as the Coastal Slope and the Connecticut River Valley. The Coastal Slope includes the coastal towns of New London, Middlesex, New Haven, and Fairfield counties. In these areas, with the exception of crown vetch (when crown vetch is seeded in late summer, at least 35% of the seed should be hard seed (unscarified), the final fall seeding dates can be extended and additional 15 days. The second exception is frost crack or damant seeding, the seed is applied during the time of year when no germination can be expected, normally November through February. Germination will take place when weather conditions improve, mulching is extremely important to protect the seed from wind and surface erosion and to provide erosion protection until the seedling becomes established.

PERMANENT SEEDING (Continued)**Site Preparation**

Grade in accordance with the Land Grading measure which is in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.

Install all necessary surface water controls.

For areas to be mowed remove all surface stones 2 inches or larger. Remove all other debris such as wire, cable, tree roots, pieces of concrete, clods, lumps, or other unsuitable material.

Seed Selection and Quantity

Select a seed mixture appropriate to the intended use and soil conditions from Figure PS-2 and Figure PS-3 in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition or use mixture recommended by the NRCS.

Seedbed Preparation

Apply topsoil, if necessary, in accordance with the Topsoiling measure which is in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.

Apply ground limestone and fertilizer according to soil test recommendations (such as those offered by the University of Connecticut Soil Testing Laboratory or other reliable source).

Where soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10-10-10 or equivalent and limestone at 4 tons per acre or 200 pounds per 1,000 square feet.

Work lime and fertilizer into the soil to a depth of 3 to 4 inches with a disc or other suitable equipment.

Inspect seedbed just before seeding. If the soil is compacted, crusted or hardened, scarify the area prior to seeding.

Seed Application

Apply selected seed at rates provided in Figure PS-3 (in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition) uniformly by hand, cyclone seeder, drill, cut/packer type seeder or hydroseder (only including seed, fertilizer). Normal seeding depth is from 0.25 to 0.5 inch. Increase seeding rates by 10% when hydroseder or frost crack seeding. Seed warm season grasses during the spring period only.

Mulching

See guidelines in the Mulch For Seed measures.

MAINTENANCE

Inspect temporary soil protection area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch, or greater during the first growing season.

Where seed has been moved or where soil erosion has occurred, determine the cause of the failure and repair as needed.

DUST CONTROL (DC)**SPECIFICATIONS****Mechanical Sweeping**

Use mechanical sweeping on paved areas where dust and fine materials accumulate as a result of truck traffic, pavement saw cutting spillage, and wind or water deposition from adjacent disturbed areas. Sweep daily in heavily traveled areas.

Water

Periodically moisten exposed soil surfaces on unpaved travelways to keep the travelway damp.

Non-Asphaltic Soil Tackifier

Non-asphaltic soil tackifier consists of an emulsified liquid soil stabilizer of organic, inorganic or mineral origin, including, but not limited to the following: modified resins, calcium chloride, complex surfactant copolymers or high grade latex acrylics. The solutions shall be non-asphaltic, non toxic to human, animal and plant life, non corrosive and nonflammable. Materials used shall meet local, state and federal guidelines for intended use. All materials are to be applied according to the manufacturer's recommendations and all safety guidelines shall be followed in storing, handling and applying materials.

MAINTENANCE

Repeat application of dust control measures when fugitive dust becomes evident.

TEMPORARY SEEDING (TS)**SPECIFICATIONS****Site Preparation**

Install needed erosion control measures such as diversions, grade stabilization structures, sedimentation basins and grassed waterways in accordance with the approved plan.

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application and mulch anchoring.

Seedbed Preparation

Loosen the soil to a depth of 3-4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required. Soil preparation can be accomplished by tracking with a bulldozer, discing, harrowing, raking or dragging with a section of chain link fence.

Apply ground limestone and fertilizer according to soil test recommendations (such as those offered by the University of Connecticut Soil Testing Laboratory or other reliable source).

If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10-10-10 or equivalent.

Seeding

Apply seed uniformly by hand, cyclone seeder, drill, cut/packer type seeder or hydroseder at a minimum rate for the selected seed identified in Figure TS-2 in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition. Increase seeding rates by 10% when hydroseder.

Mulching

See guidelines in the Mulch For Seed measures.

MAINTENANCE

Inspect temporary seeding area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and soil erosion.

Where seed has been moved or where soil erosion has occurred, determine the cause of the failure and repair as needed.

SOIL EROSION & SEDIMENT CONTROL NOTES

1. All soil erosion and sediment control work shall be done in strict accordance with the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.

2. Any additional erosion/sediment control deemed necessary by the Engineer during construction, shall be installed by the developer. In addition, the developer shall be responsible for the repair/replacement and/or maintenance of all erosion control measures until all disturbed areas are stabilized to the satisfaction of the town staff.

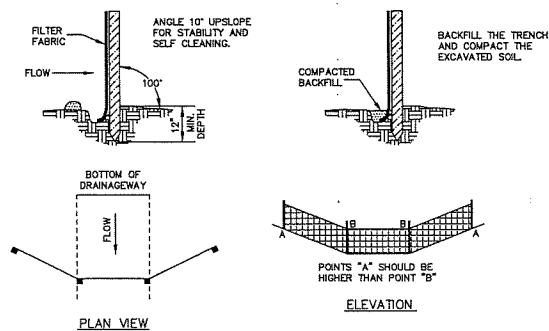
3. All soil erosion and sediment control operations shall be in place prior to any grading operations and installation of proposed structures or utilities and shall be left in place until construction is completed and/or area is stabilized.

4. Unless already paved, all entrances to the project site are to be protected by construction entrance (CE) pads, conforming to the Connecticut Guidelines For Erosion and Sediment Control latest edition. Stone shall conform to Ct. D.O.T. Form 814A, latest edition, M.O.I.01 No. 4 stone. The CE pad is to be maintained at all times during the construction period.

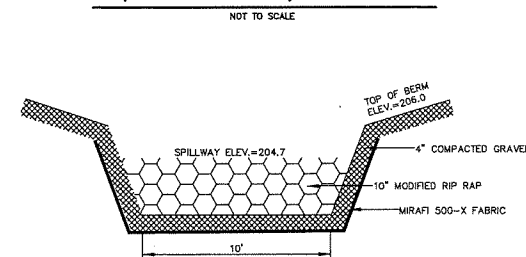
5. In all areas, removal of trees, bushes and other vegetation as well as disturbance of the soil is to be kept to an absolute minimum while allowing proper development of the site. During construction, expose as small an area of soil as possible for as short a time as possible.

6. Topsoil is to be stripped and stockpiled in amounts necessary to complete finished grading of all exposed areas requiring topsoil. The stockpiled topsoil is to be located as designated on the plans and ringed with hay bale barrier or geotextile silt fence. The stockpiled topsoil shall be temporarily seeded if it is to remain more than 30 days. Topsoil shall not be placed while in a frozen or muddy condition, when the subgrade is excessively wet, or in a condition that may otherwise be detrimental to proper grading or proposed sodding or seeding.

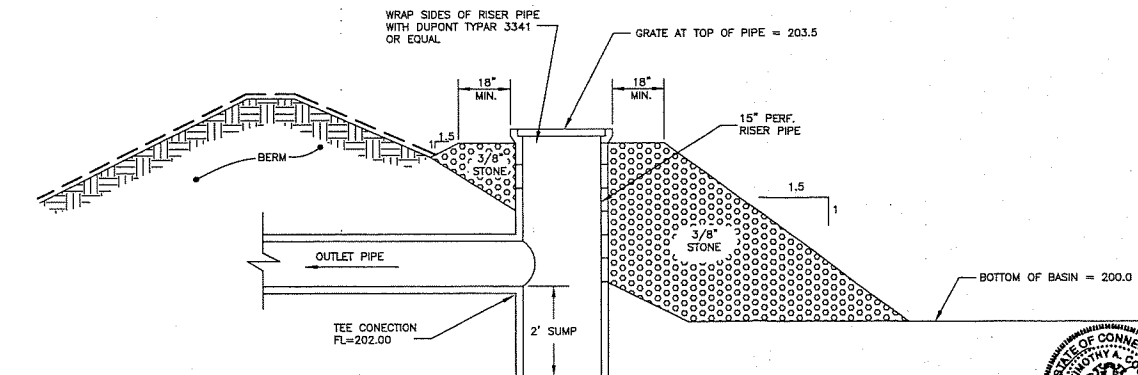
7. There is to be no stockpiling of soil within a ten foot limit of adjoining properties. Any and all fill material is to be free of brush, rubbish, timber, logs, vegetative matter and stumps in amounts that will be detrimental to constructing stable fills. Maximum side slopes of exposed surfaces of earth to be 3:1 or as otherwise specified by local authorities.



SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONNECTICUT

SEDIMENTATION BARRIER (SILT FENCE) DETAIL**BASIN SPILLWAY**

NOT TO SCALE

**OUTLET FOR TEMPORARY SEDIMENTATION BASIN**

N.T.S.

NARRATIVE

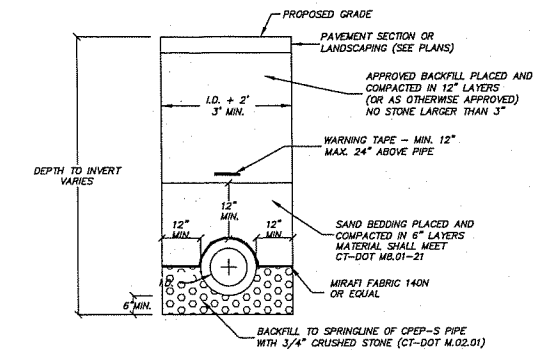
The proposed activity is the removal of gravel for commercial purposes. The gravel removal will be completed in four phases.

The suggested schedule of construction is as follows:

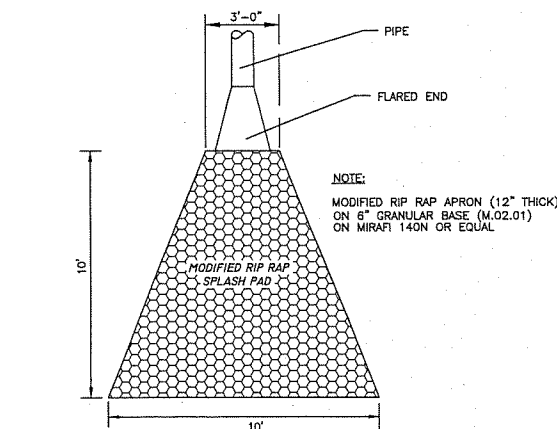
1. Install temporary sedimentation basin and the run-off collections swals.
2. Clear and grub.
3. Install control points & silt fence.
4. Strip topsoil and stockpile.
5. Remove material.
6. Fine grade disturbed areas and establish vegetation in first phase prior to proceeding to second phase.
7. Remove silt fence after permanent vegetation has been established.

Construction of this site is anticipated to begin after the approval of these plans.

The developer shall be responsible for the repair/replacement/maintenance of all erosion control measures until all disturbed areas are stabilized to the satisfaction of the town staff. Sediment deposits should be periodically removed from the upstream sides of Sediment Barriers. This material is to be spread and stabilized in areas not subject to erosion, or to be used in areas which are not to be paved or built on. Sediment Barriers are to be replaced as necessary to provide proper filtering action. Sediment Barriers are to remain in place and be maintained to insure efficient siltation control until all areas above the erosion checks are stabilized and vegetation has been established.

**STANDARD STORM DRAIN DETAIL**

NOT TO SCALE

**RIPRAP APRON (OP)**

NOT TO SCALE



RUSCO
SURVEYORS-ENGINEERS
SERVING CT & MA

J.R. Russo & Associates, LLC
11 Shennepet Lane, Wallingford, CT 06495-0669
MA 01908
www.jrusso.com info@jrusso.com

NO.	DATE	REVISIONS
1	5/9/15	ADDRESS TOWN COMMENTS

BY: LF/TAC	CHK: JEU
------------	----------

Prepared For
Gale Construction
Sadd's Mill Road - Rte. 140
Ellington, Connecticut
Map 079-002-0000

EROSION & SEDIMENT CONTROL NOTES & DETAILS

DATE	3-9-15
SCALE	NO SCALE
JOB NUMBER	97099
SHEET	7C of 7

Town of Ellington Inland Wetlands and Watercourses Agency Application

Application # 1W201213
Date Submitted 12/5/12

Applicant's Information	Owner's Information (if different than applicant)
Applicant's Name: <u>SANFORD CATHON</u>	Owner's Name: _____
Mailing Address: <u>61 FROG HOLLOW RD. ELLINGTON CT. 06029</u>	Mailing Address: _____
Email: _____	Email: _____
Phone: (work) <u>860 729 377</u> (home) <u>860 875 1126</u>	Phone: (work) _____ (home) _____
(cell) <u>860 875 1126</u> (fax) _____	(cell) _____ (fax) _____
Applicant's Signature: <u>[Signature]</u> Date: _____	Owner's Signature: _____ Date: _____
<p>By submitting application, the applicant/owner is expressly authorizing access to the subject site for the Agency and its staff, is certifying that the information provided with the application is true and accurate to the best of their knowledge, is certifying that they are aware of and understand the application requirements and regulations, and acknowledges that any permit issued on the basis of inaccurate, misleading or faulty information may be deemed void by the Agency.</p>	

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

Alternative Recipient:

(Name, Mailing Address, Email, Phone #s & Fax)

Property Information/Description: APN 077-001-0000 12 WEST RD CRANE RD (468) 127 FROG HOLLOW RD 127 12307 160 ABBOTT SEE ATTACHED MAPS

Street Address: 127 FROG HOLLOW RD Location: _____ (north, south, east, west side of road)

Assessor's Parcel Number: 160 ABBOTT Total Acreage of parcel: _____

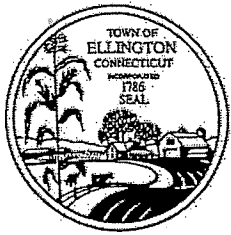
Total area of wetlands/watercourses on parcel: _____ (acres) Proposed wetland disturbance: _____ (acres)

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 22a-42f)

Describe the proposed work, soil type and vegetation in the area of the activity: CLEANING OUT DITCHES TO REMOVE YEARS OF SILTATION UNPLUG SPRINGS RESTORE PROPER DRAINAGE OF FIELDS & ASSOCIATED TILES & RESTORE HISTORIC CHANNELS TO PROPER DEPTH REMOVE TREES AS REQUIRED TO OPEN UP AREA FOR EXCAVATION OPERATION & SPREADING SPUR. THIS IS MAINTENANCE ACTIVITY. WORK TO BE DONE AS TIME & WEATHER CONDITIONS PERMIT.



STATE OF CONNECTICUT • COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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

www.ellington-ct.gov

(860) 870-3120

TOWN PLANNER'S OFFICE

(860) 870-3122

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



GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.
ERIC R. PETERSON, P.E., L.S.
MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808

info@GardnerPeterson.com
www.GardnerPeterson.com

March 18, 2020

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

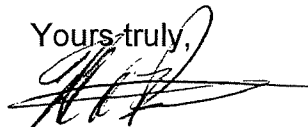
Re: Ridge Crossing

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.

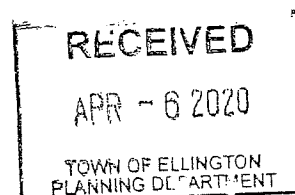
Ridge Crossing is a 17 lot single family subdivision located on the west side of Tripp Road which includes a new road, Garnet Lane, commencing at the intersection of Tripp and Standish Roads. Inland Wetlands were field delineated on site by Richard Zulick, C.S.S. and he has signed the enclosed resubdivision 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,



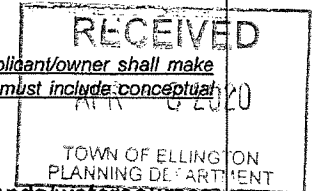
Mark A. Peterson, P.E.

10820IWC

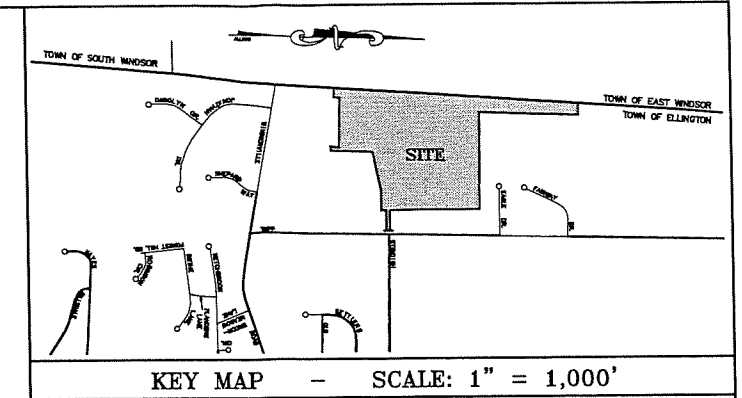


**Town of Ellington
Planning & Zoning Commission
Subdivision Application**

SUBDIVISION NAME: <u>Ridge Crossing</u> LOCATION: <u>West side of Tripp Road</u> ASSESSOR'S PARCEL NUMBER (APN): <u>023 - 001 - 0000</u> (If unaware of APN, ask staff for assistance)	Application # <u>S202003</u> Date Received <u>4/6/2020</u>
Application: <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Re-subdivision <input type="checkbox"/> Modification Approval Requested: <input type="checkbox"/> Final <input checked="" type="checkbox"/> Conditional	
<div style="display: flex; justify-content: space-between;"><div style="width: 48%;"><p>Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.</p><p>Owner's Information</p><p>Name: <u>Hastillo Properties, LLC</u></p><p>Mailing Address: <u>425 East Road</u> <u>Broad Brook, CT 06016</u></p><p>Email: _____</p><p>WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p><p>Primary Contact Phone #: <u>860-871-1481</u></p><p>Secondary Contact Phone #: _____</p><p>Signature: <u>[Signature]</u> Date: <u>3-18-20</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 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.</small></p></div><div style="width: 48%;"><p>Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.</p><p>Applicant's Information (if different than owner)</p><p>Name: <u>TYMAC Holdings, LLC</u></p><p>Mailing Address: <u>7 Azalea Lane</u> <u>Ellington, CT 06029</u></p><p>Email: <u>msmith@tymacllc.com</u></p><p>WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p><p>Primary Contact Phone #: <u>312-404-3747</u></p><p>Secondary Contact Phone #: _____</p><p>Signature: <u>[Signature]</u> Date: <u>3/19/20</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 Commission have been submitted.</small></p></div></div>	
Total Acreage of Property: <u>61.56</u> Zone of Property: <u>RAR</u> Required Density Factor (R/LR = .6, RAR = .5): <u>0.5</u>	
Open Space Proposal (check one): <input checked="" type="checkbox"/> 10% Land Set-Aside <input type="checkbox"/> Fee in Lieu of Land <input type="checkbox"/> Combination <input type="checkbox"/> N/A <div style="display: flex; justify-content: space-around; font-size: small;"><div>acres</div><div>(outside wetlands)</div></div>	
Amount (square feet & acres): <u>>25%</u> Slopes: <u>0.80</u> Wetlands & Watercourses: <u>24.02</u> 100-Year Floodplain: <u>2.42</u>	
Developable Land: <u>34.32</u> Lot Yield: <u>17</u> Remaining Land: <u>None</u> Area to be subdivided: <u>All</u>	
# of Proposed Development Lots: <u>17</u>	
Public Water: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Public Sewer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office). If within a public sewer area, application for division must include conceptual approval from the Ellington Water Pollution Control Authority.</small>	
Is parcel located within 500' to any municipal boundary? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>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.</small>	
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 Shenipsit Lake Drainage Basin? <small>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.</small>	
Is the project in a public water supply watershed area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt w/in 7 days of application (§8-31(b)). Copy of application, plans, and support documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.</small>	



Please forward all correspondence to:
Mark Peterson, Gardner & Peterson Assoc., LLC
178 Hartford Tpke., Tolland, CT 06084
email: mpeterson@gardnerpeterson.com



KEY MAP - SCALE: 1" = 1,000'

NOTES:

1. THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-306-1 THROUGH 20-306-20 WHICH SET STANDARDS FOR THE PREPARATION AND MAPS IN THE STATE OF CONNECTICUT. THIS IS A PROPERTY AND TOPOGRAPHIC SURVEY AND FIRST SURVEY OF THE PERMUTER SUBDIVISION CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS B-2.
2. BEARINGS AND ELEVATIONS DERIVED ON THIS PLAN ARE BASED UPON THE 1983 NORTH AMERICAN DATUM (NAD 83/87) AND THE 1988 NORTH AMERICAN DATUM RESPECTIVELY AS PROVIDED BY GPS COORDINATES FROM J.R. RUSSO & ASSOCIATES.
3. TOPOGRAPHY DEPICTED ON THIS PLAN WAS PROVIDED BY GOLDEN AULD SURVEYS.
4. REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - A. REBUDSONVILLE PLAN HASTILLD ACRES @ ELLINGTON, CONNECTICUT BY GARDNER & PETERSON ASSOCIATES, DATED: 1-27-88, REVISED 4-28-88, MAP NO. 9522 H.
 - B. SUBDIVISION PLAN PREPARED FOR FORMER ELLINGTON TRUFF ROAD ELLINGTON, CONNECTICUT BY JC SOMMERS ASSOCIATES, INC. DATED: MAY, 1984, REVISED: 9/20/84.
 - C. MAP PREPARED FOR EDWARD J. HASTILLD TRUFF ROAD ELLINGTON, CONNECTICUT BY JC SOMMERS ASSOCIATES INC. DATED: MAY, 1988.
 - D. PROPERTY SURVEY PREPARED FOR STEVEN TRUEB ELLINGTON, CONNECTICUT BY GARDNER & PETERSON ASSOCIATES, DATED: 10-29-81, REVISED 11/02/01, MAP NO. 9522 B.
 - E. PROPERTY SURVEY/RECONVEY PREPARED FOR SHERRA FARMS SUBDIVISION, ELLINGTON, CONNECTICUT TRUFF ROAD ELLINGTON, CONNECTICUT BY DESIGN PROFESSIONALS, INC. DATED: 10/15/02, REVISED: 07/25/03.
 - F. PLAN PREPARED FOR WINDYBELL ROAD & TRUFF ROAD ELLINGTON, CONNECTICUT BY JC SOMMERS ASSOCIATES INC. DATED: 12-10-2004, SHEET 3 OF 3.
 - G. SUBDIVISION PLAN PROPERTY OF HANS HACKNER JR. & ALFRED MEIER ELLINGTON, CONNECTICUT BY JC SOMMERS ASSOCIATES INC. DATED: 12-10-2004, SHEET 1 OF 2.
 - H. SUBDIVISION PLAN PROPERTY OF WINDSORVILLE MEADOWS PROPERTY OF HANS HACKNER JR. & ALFRED MEIER EAST WINDSOR, CONNECTICUT BY STANLEY SZESTOWSKI ASSOCIATES, DATED: APRIL, 1983, SHEET 1-2 OF 2.
 - I. PLAN PREPARED FOR CATHOLIC CEMETERIES ASSOCIATION OF THE ARCHDIOCESE OF HARTFORD MIDDLE, EAST AND TRUFF ROADS EAST WINDSOR AND ELLINGTON, CONNECTICUT BY MEYHAN & SCODD, DATED: 12-10-2004, SHEET 3 OF 3.
 - J. LOCATION OF RIGHT OF WAY OF THE CONNECTICUT LIGHT & POWER COMPANY ACROSS THE PROPERTY OF VICTORIA HASTILLD ET AL TOWNS OF EAST WINDSOR & ELLINGTON, CONNECTICUT, PREPARED BY THE STATE OF CONNECTICUT, DATED: APRIL, 1983, SHEET 1-2 OF 2.
 - K. SUBDIVISION PLAN EAGLE ESTATES TRUFF ROAD ELLINGTON, CONNECTICUT OWNED BY APPLICANT, PREPARED BY EDWARD SPAZZANINI 50 POST OFFICE ROAD ENFIELD, CONNECTICUT 06022 ASSOCIATES' 02-03-0000" BY J.R. RUSSO & ASSOCIATES, DATED: 8-19-83, REVISED: 9-2-84.
5. THIS PARCEL IS LOCATED IN THE RURAL AGRICULTURAL RESIDENCE (RAJ) ZONE.
6. WETLANDS DEPICTED ON THIS PARCEL WERE DELINEATED BY RICHARD ZUCK R.S.S.
7. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DETECTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES GOVERNMENT AGENCIES AND PROFESSIONAL ENGINEERS. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH IS UNKNOWN TO THE ENGINEER. THE EXISTENCE OF SUCH FEATURES, THEIR SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL 800-451-1800.
8. THE OPEN SPACE CONTRIBUTION FOR THIS PARCEL WAS BEEN SATISFIED PER WARRANTY DEED RECORDED IN THE TOWN OF ELLINGTON VOLUME 242, PAGE 571.
9. WHERE FLOODING DRAINS HAVE TO DISCHARGE TO A CATCH BASIN, A BACKFLOW PREVENTER AND A HOLD HARMLESS AGREEMENT ARE REQUIRED.
10. PASSIVE SOLAR ENERGY TECHNIQUES WERE CONSIDERED IN THE LAYOUT OF THIS PROPOSED LOTS.
11. IRON PINS AND MONUMENTS ARE TO BE SET AS DEPICTED ON THE SUBDIVISION PLAN.
12. LOTS ARE TO BE SERVED BY PUBLIC WATER AND SURFESURFACE SEWAGE DISPOSAL SYSTEMS. THE LATTER TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
13. DRIVEWAYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH TOWN SPECIFICATIONS.
14. PROPOSED UTILITIES LINES REQUIRED FOR ELECTRICAL, COMMUNICATION, LIGHTING AND CABLE TELEVISION SHALL BE PLACED UNDERGROUND.
15. THIS PARCEL IS MAINLY LOCATED IN FLOOD HAZARD ZONE "X" (AREA DETERMINED TO BE FLOOD 500-YEAR RETURN PERIOD) BY THE FLOOD INSURANCE RATE MAP TOWNS OF ELLINGTON, CONNECTICUT, TOLLAND COUNTY, COMMUNITY-PANEL NUMBER 001518 DOCS C MAP REVISED FEBRUARY 5, 1987. A PORTION OF THE PROPERTY IS LOCATED IN ZONE AE.
16. THE PROPOSED GRAVEL ACCESS DRIVE TO THE STORMWATER AREA WILL BE COMPLETED PRIOR TO CONVEYING LOTS 10&11.

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ERIC R. PETERSON L.S. 23430
ERIC R. PETERSON REGISTRATION NO.

OWNER
HASTILLO PROPERTIES, LLC
425 EAST ROAD
BROAD BROOK, CT 06016

APPLICANT
TYMAC HOLDINGS, LLC
7 AZALEA LANE
ELLINGTON, CT 06029

RAR ZONE	REQUIRED
MIN. LOT SIZE	40,000 SQ.FT.
MIN. LOT WIDTH	125 FEET
FRONT YARD	35 FEET
SIDE YARD	10 FEET
REAR YARD	25 FEET
MAX. LOT COVERAGE	25%

SHEET INDEX	TITLE	SCALE	DESCRIPTION
SHEET NO.			
1	COVER SHEET	1"=200'	PLAN OVERVIEW
2	RESUBDIVISION MAP	1"=40'	LOTS 1-7, 12-17
3	RESUBDIVISION MAP	1"=40'	LOTS 7-17
4	RESUBDIVISION MAP	1"=50'	LOTS 8, 11, DRAINAGE AREA
5	RESUBDIVISION MAP	1"=50'	LOT 8
6	GRADING & SITE DEVELOPMENT PLAN	1"=40'	LOTS 1-7, 12-17
7	GRADING & SITE DEVELOPMENT PLAN	1"=40'	LOTS 8-16, DRAINAGE AREA
8	EROSION CONTROL PLAN	1"=40'	LOTS 1-7, 12-17
9	EROSION CONTROL PLAN	1"=40'	LOTS 8-16, DRAINAGE AREA
10	PLAN & PROFILE	1"=4' & 40'	STA 0+00-5+00, DRAINAGE AREA
11	PLAN & PROFILE	1"=4' & 40'	STA 5+00-14+50
12	CONSTRUCTION DETAILS		
13	EROSION CONTROL DETAILS, SOIL DATA & MLSS		

DENSITY CALCULATION:

AREA OF SUBDIVISION:	51.58 Acres
SLOPES > 25%:	0.80 Acres
WETLANDS AND 100-YR FLOODPLAIN:	28.44 Acres

Developable Land = 34.32 Acres

Lot Yield = $34.32 \times 0.5(\text{RAR}) = 17.16$ Lots

The subdivision proposes 17 lots. The proposed lots cannot be resubdivided again to create additional building lots.

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED
IN THE FIELD USING THE CRITERIA REQUIRED BY
CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571
AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

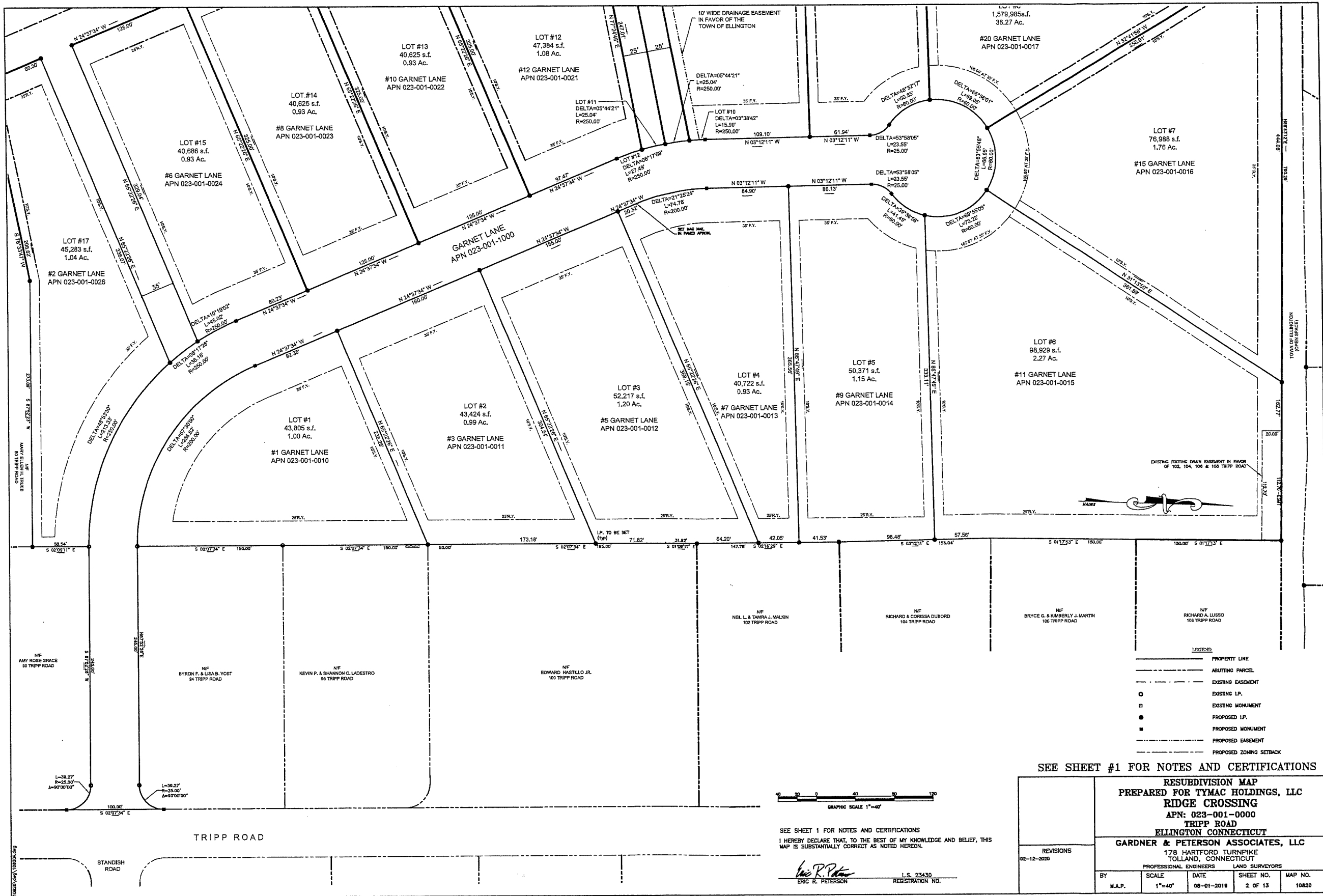
RICHARD ZULICK C.S.S.

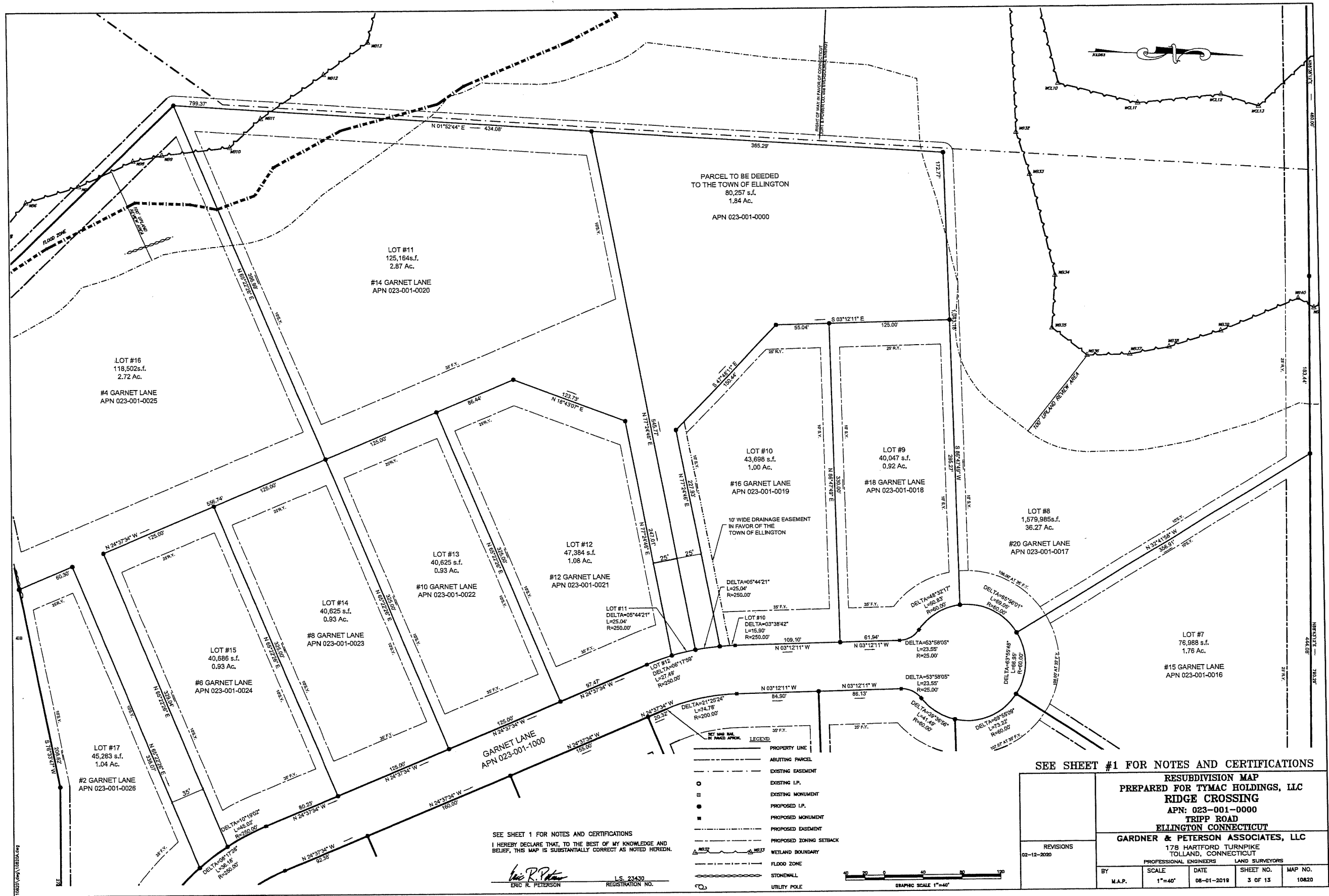
APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION OF THE
TOWN OF ELLINGTON ON THIS _____ DAY OF _____ 20____
IN ACCORDANCE WITH SECTION 8-26c OF THE CONNECTICUT GENERAL
STATUTES, ALL WORK IN CONNECTION WITH THE SUBDIVISION MUST BE
COMPLETED BY _____ 20____.

SECRETARY CHAIRMAN

LEGEND

PROPERTY LINE
ABUTTING PARCEL
EXISTING EASEMENT
APPROXIMATE TOWN LINE

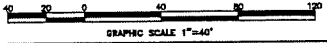




SEE SHEET 1 FOR NOTES AND CERTIFICATIONS
I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREIN.

Eric R. Peterson
ERIC R. PETERSON
L.S. 23430
REGISTRATION NO.

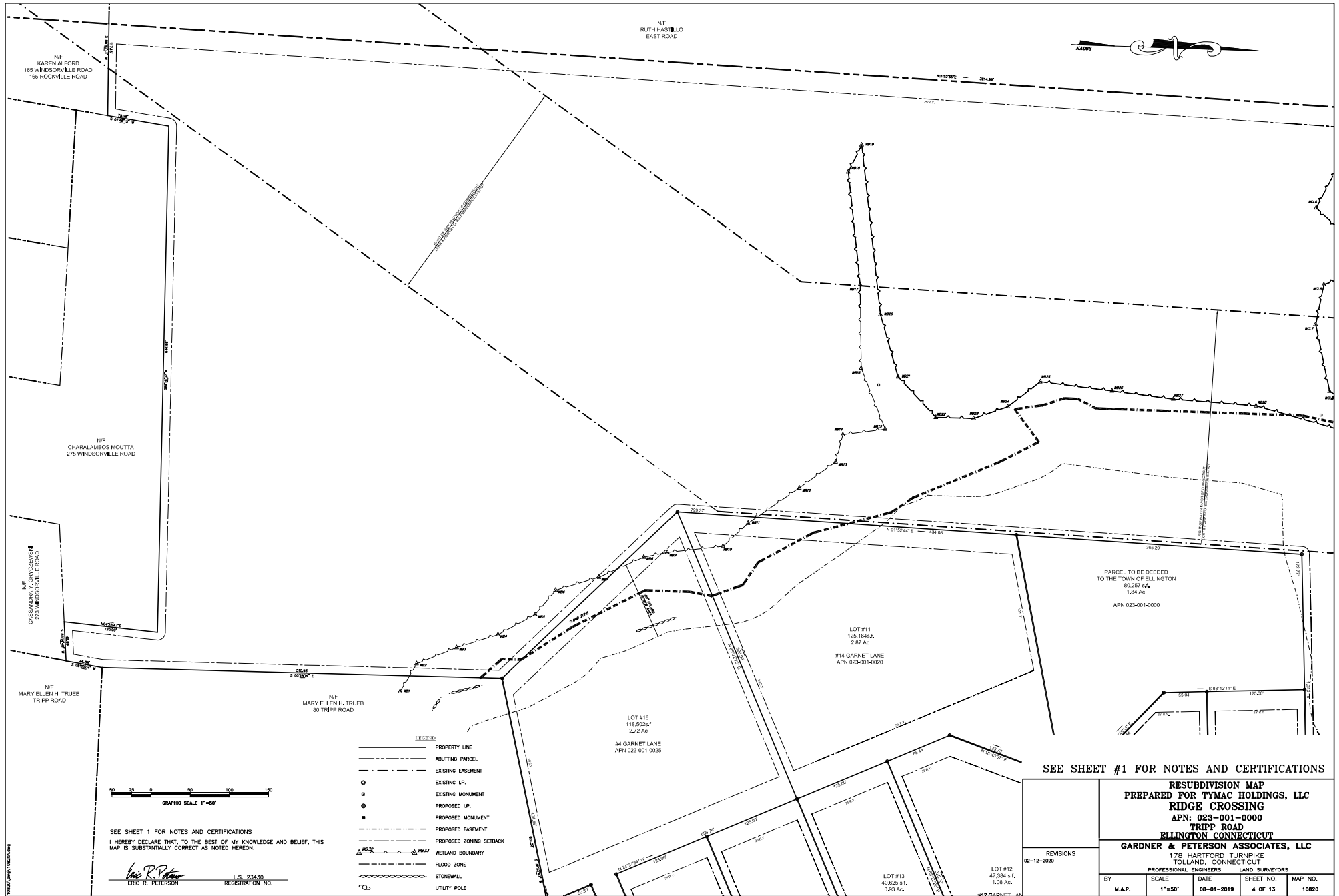
- LEGEND
- PROPERTY LINE
 - ABUTTING PARCEL
 - EXISTING EASEMENT
 - EXISTING L.P.
 - EXISTING MONUMENT
 - PROPOSED L.P.
 - PROPOSED MONUMENT
 - PROPOSED EASEMENT
 - PROPOSED ZONING SETBACK
 - WETLAND BOUNDARY
 - FLOOD ZONE
 - STONEMALL
 - UTILITY POLE



SEE SHEET #1 FOR NOTES AND CERTIFICATIONS

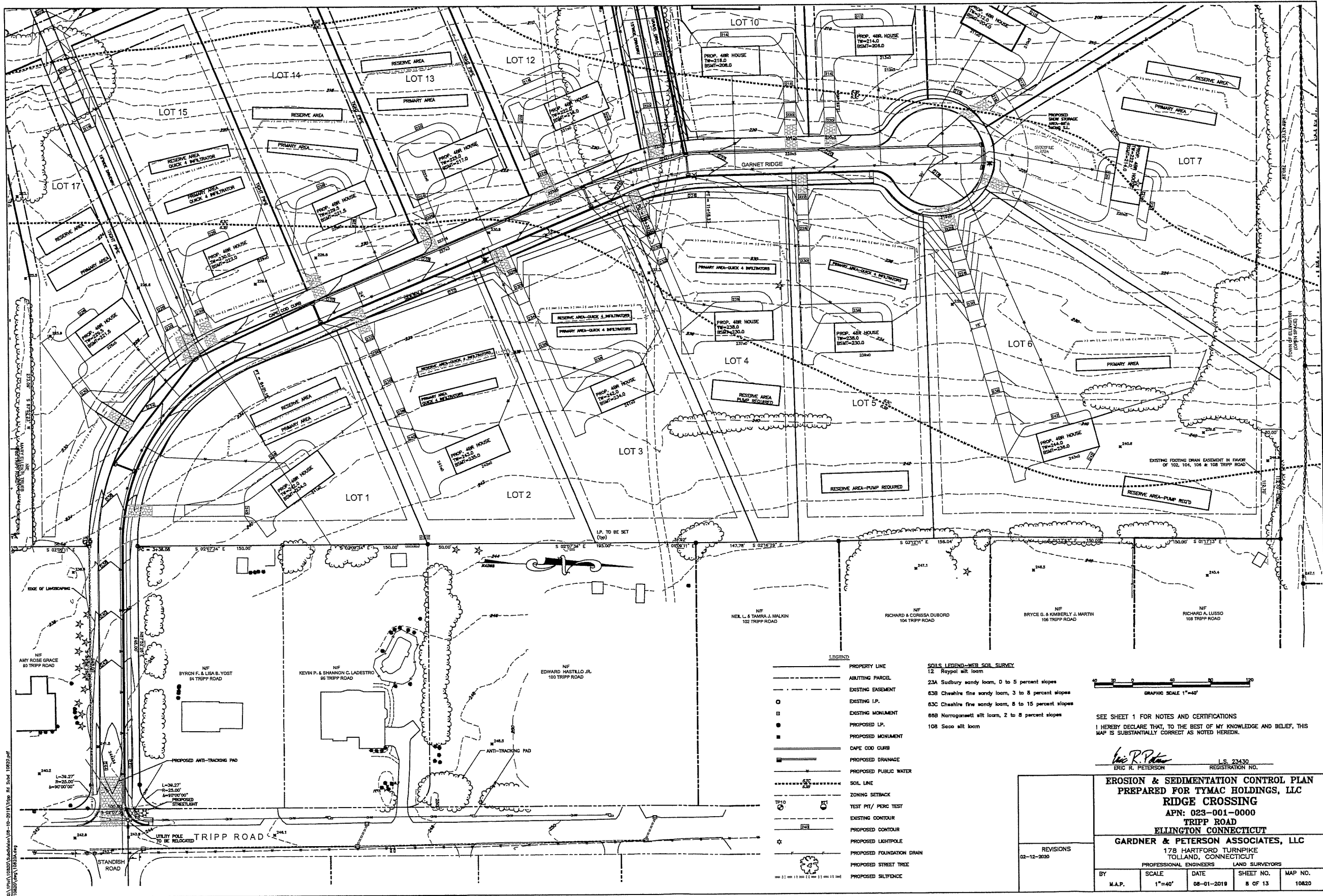
RESUBDIVISION MAP
PREPARED FOR TYMAC HOLDINGS, LLC
RIDGE CROSSING
APN: 023-001-0000
TRIPP ROAD
ELLINGTON CONNECTICUT
GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

REVISIONS		PROFESSIONAL ENGINEERS		LAND SURVEYORS	
02-12-2020					
BY	SCALE	DATE	SHEET NO.	MAP NO.	
M.A.P.	1"=40'	08-01-2019	3 OF 13	10430	



SEE SHEET #1 FOR NOTES AND CERTIFICATIONS

REVISIONS			
02-12-2020			
RESUBDIVISION MAP PREPARED FOR TYMAC HOLDINGS, LLC RIDGE CROSSING APN: 023-001-0000 TRIPP ROAD ELLINGTON CONNECTICUT GARDNER & PETERSON ASSOCIATES, LLC 175 HARTFORD TURNPIKE TOLLAND, CONNECTICUT			
BY	SCALE	DATE	SHEET NO.
M.A.P.	1"=50'	08-01-2019	4 OF 13
LAND SURVEYORS			MAP NO.
			10820



- LEGEND**
- PROPERTY LINE
 - ABUTTING PARCEL
 - EXISTING EASEMENT
 - EXISTING I.P.
 - EXISTING MONUMENT
 - PROPOSED I.P.
 - PROPOSED MONUMENT
 - CAPE CDD CURB
 - PROPOSED DRAINAGE
 - PROPOSED PUBLIC WATER
 - SOIL LINE
 - ZONING SETBACK
 - TEST PIT/ PERC TEST
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED LIGHTPOLE
 - PROPOSED FOUNDATION DRAIN
 - PROPOSED STREET TREE
 - PROPOSED SUTTER

SOILS LEGEND-WEB SOIL SURVEY

12 Raypel silt loam

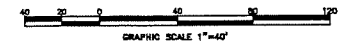
23A Sudbury sandy loam, 0 to 5 percent slopes

63B Cheahire fine sandy loam, 3 to 8 percent slopes

63C Cheahire fine sandy loam, 8 to 15 percent slopes

68B Narragansett silt loam, 2 to 8 percent slopes

108 Saco silt loam



SEE SHEET 1 FOR NOTES AND CERTIFICATIONS
I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREIN.

Eric R. Peterson
ERIC R. PETERSON

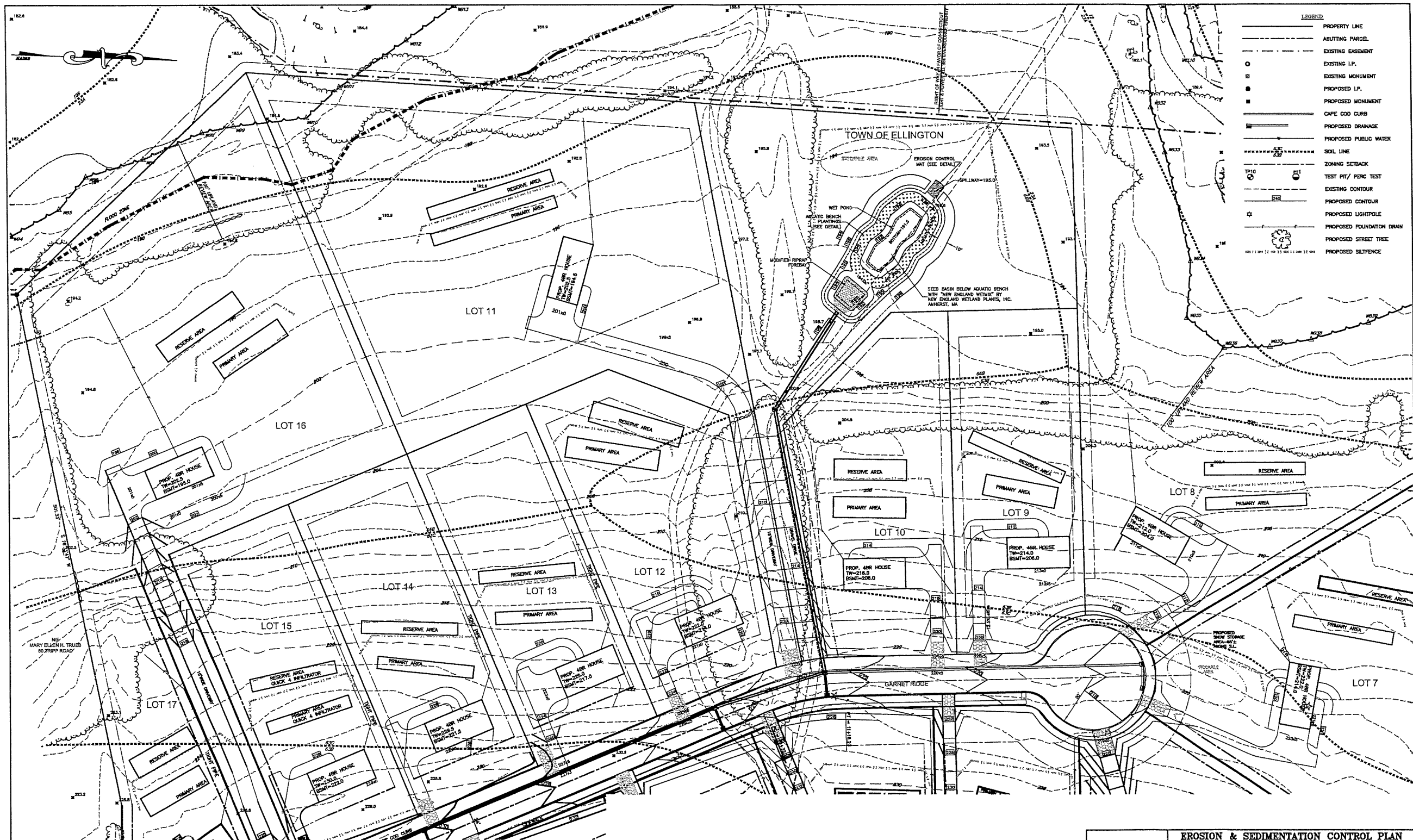
I.S. 23430
REGISTRATION NO.

EROSION & SEDIMENTATION CONTROL PLAN
PREPARED FOR TYMAC HOLDINGS, LLC
RIDGE CROSSING
APN: 023-001-0000
TRIPP ROAD
ELLINGTON CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS
BY SCALE DATE SHEET NO. MAP NO.
M.A.P. 1"=40' 08-01-2019 8 OF 13 10820

REVISIONS
02-12-2020



- LEGEND**
- PROPERTY LINE
 - ABUTTING PARCEL
 - EXISTING EASEMENT
 - EXISTING I.P.
 - EXISTING MONUMENT
 - PROPOSED I.P.
 - PROPOSED MONUMENT
 - CAPE COD CURB
 - PROPOSED DRAINAGE
 - PROPOSED PUBLIC WATER
 - SOIL LINE
 - ZONING SETBACK
 - TEST PIT / PERC TEST
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED LIGHTPOLE
 - PROPOSED FOUNDATION DRAIN
 - PROPOSED STREET TREE
 - PROPOSED SILTENCE

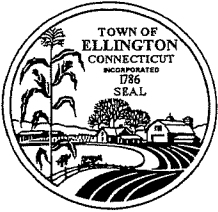


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MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Eric R. Peterson
ERIC R. PETERSON
L.S. 23430
REGISTRATION NO.

- SOILS LEGEND-WEB SOIL SURVEY**
12 Ripplet silt loam
- 23A Sudbury sandy loam, 0 to 5 percent slopes
 - 63B Cheshire fine sandy loam, 3 to 8 percent slopes
 - 63C Cheshire fine sandy loam, 8 to 15 percent slopes
 - 86B Narragansett silt loam, 2 to 8 percent slopes
 - 108 Saco silt loam

EROSION & SEDIMENTATION CONTROL PLAN PREPARED FOR TYMAC HOLDINGS, LLC RIDGE CROSSING APN: 023-001-0000 TRIPP ROAD ELLINGTON CONNECTICUT				
GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS				
REVISIONS 02-12-2020	BY	SCALE	DATE	SHEET NO.
	M.A.P.	1"=40'	08-01-2019	9 OF 13
				MAP NO. 10820



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

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

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 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 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:

- a. Connecticut Association of Wetland Scientists (CAWS) 2020 Annual Meeting Friday, March 13, 2020.
- b. Eversource letter dated February 26, 2020, Re: routine vegetation maintenance within rights of way in the Town of Ellington.
- 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