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

ELLINGTON INLAND WETLANDS AGENCY
REGULAR MEETING AGENDA
MONDAY, JULY 13, 2020 7:00 P.M.
ZOOM MEETING
PUBLIC 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):

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. ***(Continued from June 8, 2020 meeting)***

2. IW202005 – Daniel Houlihan, owner/applicant request for a map amendment at 42 Crane Road, APN 068-002-0000. ***(Notice requirements met, hearing may commence)***

IV. OLD BUSINESS:

V. NEW BUSINESS:

1. IW202006 – John Ecker, owner/applicant request for a permit to conduct regulated activity to remove ledge stone at 131 West Shore Road, APN 168-116-0000. ***(Receipt)***

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the June 8, 2020 Regular Meeting Minutes.

2. Correspondence/Discussion:
   a. Report from REMA Ecological Services, LLC dated June 10, 2020 for 32 Ellsworth Lane.

VII. ADJOURNMENT:

Join Meeting via ZOOM Video Communications:
In order to comply with COVID-19 limited in-person meetings and social distancing requirements, this meeting will be conducted using the online video conferencing service provider Zoom. Meeting details will be provided on the Agenda and posted on the Ellington webpage (www.ellington-ct.gov), Agenda & Minutes, Inland Wetland Agency.

Join Zoom Meeting:
https://zoom.us/j/98183997726
Meeting ID: 981 8399 7726
Password: 268406

Dial by your location:
+1 646 558 8656 US (New York)
Meeting ID: 981 8399 7726
Password: 268406

Town of Ellington
Inland Wetlands and Watercourses Agency
Application

Application # IW 202004
Date Submitted 5-7-2020

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

Owner's Information

Name: MJS Leasing, LLC/ Chilson Realty Co.

Mailing Address: 27 Standish Rd./ PO Box 611

Ellington CT 06029 / Vernon CT. 06066

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 #:

Owner's Signature: C.P. Chilson - Chilson Realty 5/1/20 MJS Date: 5/1/2020

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: Town of Vernon/ Town of Ellington

Mailing Address: 14 Park Place/ 55 Main St.

Vernon CT. 06066/ Ellington CT. 06029

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: Matthew Currano - Town of Vernon Date: 5/7/2020

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.

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: Zecrest

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): Alluvial ~4 Acres Hydric - 20±

Total area of wetlands/watercourses on parcel in square feet or acres: Alluvial 20 ± 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

RECEIVED
MAY - 7 2020
TOWN OF ELLINGTON
PLANNING DEPARTMENT

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

X 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)

X Agency Permit **(TWELVE COPIES REQUIRED)**

___ Permit Modification

___ Permit Extension

___ Regulation Amendment

X 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)

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:

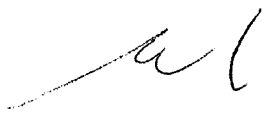
No significant values were identified.

Conclusions:

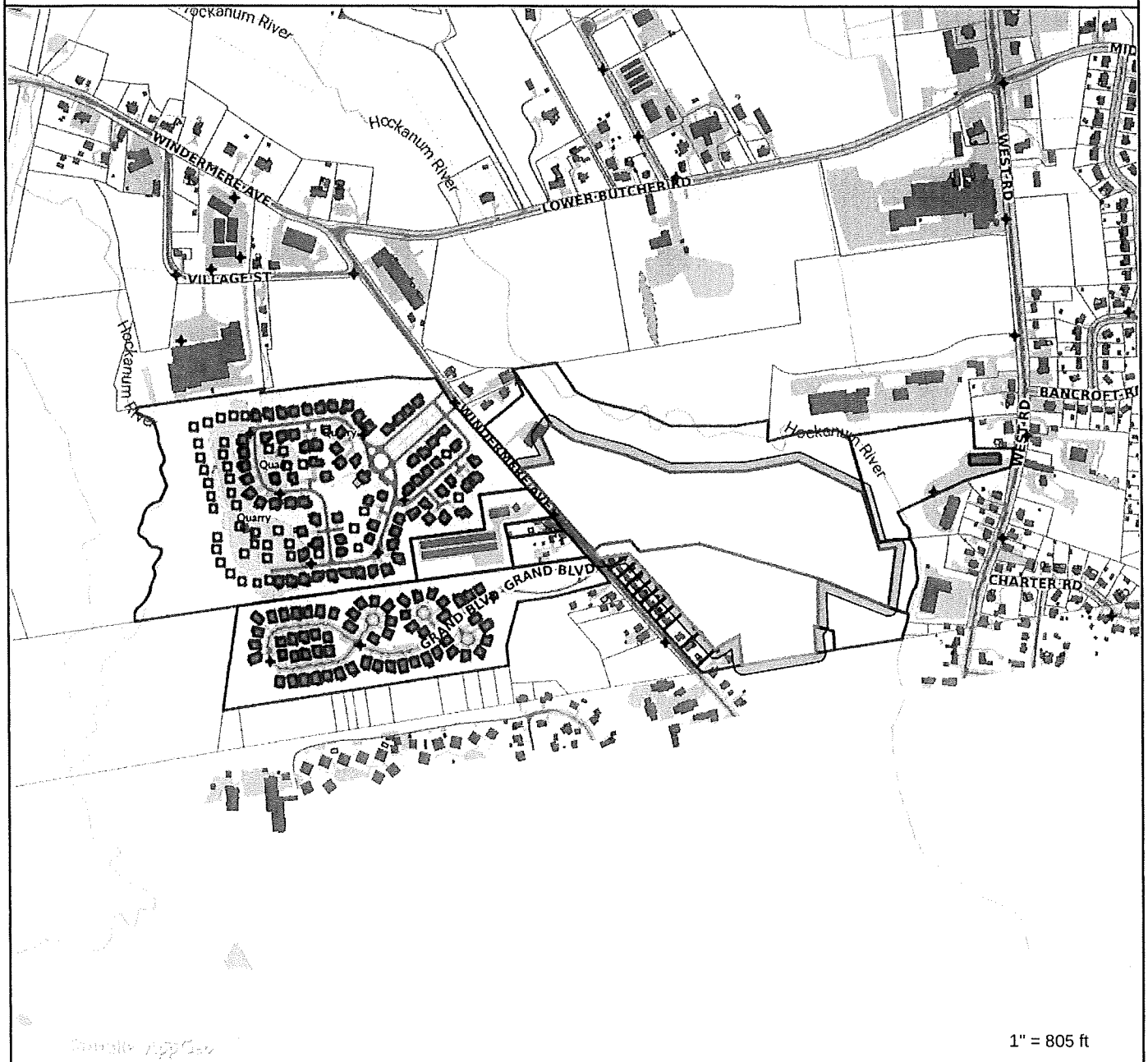
In summary, it is my opinion that the upper alluvial soils exhibit 1 wetland function. This function will remain post development.

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

Sincerely,



Richard Zulick
Certified Forester and Soil Scientist
Member SSSSNE



1" = 805 ft

Property Information

Property ID	019-005-0005
Location	WEST RD REAR
Owner	CHILSON REALTY CO

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of Ellington, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 7/1/2018
Data updated 11/19/2018

Barbra Galovich

From: John Colonese
Sent: Monday, June 01, 2020 2:52 PM
To: Barbra Galovich; Lisa Houlihan
Subject: FW: Windermere Fields

FYI

From: Dana Steele [mailto:dsteele@jrrusso.com]
Sent: Monday, June 01, 2020 2:50 PM
To: John Colonese <jcolonese@ELLINGTON-CT.GOV>
Subject: RE: Windermere Fields

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

John,

I spoke to David this afternoon. He said he submitted a revised plan dated 5/21/20 for the PZC application. I have not seen that version, but I discussed the 5/7/20 plans. These included the following:

1. Consider extending drive aisles to reduce dead-end parking. We had discussed this at our last staff meeting but David forgot to incorporate this. This is a PZC issue, not wetlands.
2. The sediment trap locations do not appear to maximize capture of site runoff. I suggested moving them closer to the silt fence perimeter. I also asked David for a detail and calculations showing their proper sizing.
3. The leaching catch basins should not extend within 24" of the seasonal high water table. They have not done test pits in the vicinity of the leaching structures but David believes the water table will not conflict. I recommend this be verified before start of construction. An alternative shallow system may be required if there is a restrictive layer.
4. Water quality treatment BMP's should be proposed for the parking areas. We discussed incorporating vegetated filter strips and stormwater ponds prior to discharge to the wetlands. These should be incorporated into the grading plan. Sizing calculations to confirm water quality volume are also needed.
5. The plans do not include a detailed septic design. This should be reviewed by the Health Department.

David said he wanted to try to address my comments before Monday's wetland meeting and would email me plan revisions and calculations.

Dana P. Steele, P.E.
Ellington Town Engineer

RUSSO
SURVEYORS · ENGINEERS

J.R. RUSSO & ASSOCIATES, LLC
P.O. Box 938, 1 Shoham Road
East Windsor, CT 06088
(CT) 860.623.0569 (MA) 413.785.1158
dsteele@jrrusso.com | www.jrrusso.com

From:	Dana Steele
To:	Smith, David; John Colonese; Lisa Houlihan; Barbra Galovich
Cc:	Rachel Dearborn; rvzulick@hotmail.com; Purcaro, Michael; Gately, Shaun
Subject:	RE: Windermere Fields Plan Set - REV 2 - 6-3-20
Date:	Wednesday, June 03, 2020 5:27:52 PM
Attachments:	image002.png

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you David.

John, David and I have been discussing some of my preliminary comments on the original plans. These latest plans are a product of that initial discussion. While we are moving in the right direction, there remain a few items to be addressed and some additional items I did not identify in my initial discussions with David. I offer the following wetland comments for consideration prior to Monday's wetland meeting:

1. The drawing is difficult to read as all the line types are the same. Provide different line types, legend and more labels to distinguish between utility lines, existing contours and proposed contours. It appears that the proposed 238 and 239 contours are missing on sheet 4.
2. Limits of disturbance are not clearly defined other than by silt fence location. A proposed tree clearing limit should be indicated on sheet 4 beyond the perimeter silt fence where encroaching into existing vegetation.
3. Field 4 includes two low spots at the southern corners of the field below contour 230. It does not appear that these areas will drain to daylight without grading beyond the silt fence limit. Provide spot grades and clarify whether these are intended to drain toward the wetlands or retain water. If they are to surface drain, move the perimeter silt fence to the daylight limit and note the area of temporary wetland disturbance if applicable.
4. Temporary sediment traps are proposed during construction to control sediment from areas of concentrated runoff. The trap detail should include a stone filter berm with both wet and dry storage in accordance with the CT Erosion Control Guidelines. Provide watershed area map and sizing calculations for each sediment trap.
5. The plans have been modified to include stormwater infiltration basins for water quality treatment of runoff from paved areas. Provide calculations demonstrating basins are sized for the water quality volume per DEP Stormwater Quality Manual.
6. Vegetated filter strips are also proposed for pre-treatment of runoff and containment of pollutants and sediment. However the parking lots are graded such that a significant portion of the runoff will bypass the filter strips. Consider reconfiguring the parking to wrap the filter strips around the parking areas. Also, consider moving the parking area which is east of field 2, closer to the toe of the fill slope east of field 2. This will provide greater wetland buffer and will allow room for runoff to be swaled to the stormwater infiltration basin. Provide a forebay for swale runoff prior to the swale discharge to the main infiltration basin.
7. A swale reinforcement detail is provided. Clarify where this feature is proposed on the plans.

I have other comments related to the parking layout and soil testing but I will reserve these for my PZC comments. Also, it should be noted that field 4 is located within the 100-year flood zone. A note indicates the grades within the flood zone will be adjusted in the field to ensure no additional

soil is brought into the flood zone. Let me know if you have any questions.

Dana P. Steele, P.E.
Ellington Town Engineer

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dsteele@jrrusso.com | www.jrrusso.com

From: Smith, David <dsmith@vernon-ct.gov>
Sent: Wednesday, June 3, 2020 3:26 PM
To: John Colonese <jcolonese@ELLINGTON-CT.GOV>; LHoulihan@ELLINGTON-CT.GOV; Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>; Dana Steele <dsteele@jrrusso.com>
Cc: rachel@landmarksurveys.com; rvzulick@hotmail.com; Purcaro, Michael <mpurcaro@vernon-ct.gov>; Gately, Shaun <sgately@vernon-ct.gov>
Subject: FW: Windermere Fields Plan Set - REV 2 - 6-3-20

Good afternoon All

As discussed the attached file includes the revised plans for the Windermere Fields Project. These have been modified to reflect various design enhancements and all plans should show a revision date of 6/3/20. It was my hope to develop only one set of plans that would be comprehensive enough to serve both Wetlands Commissions and the Ellington Planning and Zoning Commission. Consequently, there may be elements that seemingly may not be necessary for a particular review board, but better to have more details than not enough.

I look forward to your comments and suggestions, and to presenting this plan on Monday to the Ellington Wetlands.

Thank you all for your patience while we pulled this together.

Dave

From: Perry, Craig
Sent: Wednesday, June 3, 2020 2:46 PM
To: Smith, David <dsmith@vernon-ct.gov>; Gately, Shaun <sgately@vernon-ct.gov>
Subject: Windermere Fields Plan Set - REV 2 - 6-3-20

NORTH CENTRAL CONSERVATION DISTRICT, INC.
AVON • BLOOMFIELD • BOLTON • BRISTOL • BURLINGTON • CANTON • COVENTRY • EAST GRANBY • EAST WINDSOR • EAST HARTFORD • ELLINGTON
ENFIELD • FARMINGTON • GLASTONBURY • GRANBY • HARTFORD • MANCHESTER • PLAINVILLE • SIMSBURY • SOMERS • SOUTH WINDSOR
STAFFORD • SUFFIELD • WEST HARTFORD • WETHERSFIELD • TOLLAND • VERNON • WILLINGTON • WINDSOR • WINDSOR LOCKS

Date: June 4, 2020

To: Ellington Inland Wetlands Agency
John Colonese, Assistant Town Planner/Zoning & Wetlands Enforcement Officer

From: Barbara Kelly, Project Coordinator
Professional Soil Scientist, SSSSNE
Certified Erosion Control Professional - CPESC #2180

Barbara Kelly

Re: Wetland Boundary Review – Windemere Avenue Fields – IW202004

****

The Ellington Inland Wetlands Agency has asked the North Central Conservation District to review and comment on the wetlands delineation and functions and values assessment submitted as part of IW202004 which proposes construction of four full-size soccer fields, concession and restroom buildings, parking, access roads, and associated improvements on a 21.3 acre parcel. The seven-sheet plan titled "Windemere Fields, Windemere Road, Ellington & Vernon, CT" and the single-sheet "Map Amendment/Wetland Re-Designation" (Plans), both dated May 7, 2020, prepared by the Town of Vernon Engineering Department; and the March 10, 2020 letter containing the "Wetland function and value assessment report" (Report) prepared by Richard Zulick, Certified Forester / Soil Scientist, were reviewed. Barbara Kelly, of NCCD, inspected the site on June 3, 2020.

Field Procedure

Most of the wetland flags were present in the field, although many had been obscured by vegetation. The delineated wetland line, which corresponds to the alluvial soil boundary, encompasses the eastern corner of field 2, field 3, field 4, and areas with hydric wetland soils. Within the delineated wetland line, hydric soils were mapped along the Hockanum River, in the eastern portion of field 4, and in the wooded areas west of field 4. Both within, and outside of flagged boundaries, soils were inspected with an auger to depths of 20 to 30 inches in order to observe characteristics such as buried soil horizons, changes in texture, or indicators of saturation. Soil colors were compared to the Munsell Color Chart.

The District does not re-flag a wetland boundary in the field, but will recommend re-examination of specific areas by the project soil scientist. This avoids conflicts with the soil scientist signing the maps, since that person is ultimately responsible for the boundary shown. In general, we look for significant areas of discrepancy between existing soil conditions and the flagged wetland boundary. We also focus on areas where the municipal wetland map is significantly different than the field delineated wetland. The District will typically not recommend changes if discrepancies do not involve significant areas or resources and fall within generally accepted standards of professional judgment.

Observations/Comments

- Wetland flags numbered 20-22, 26-35, and 37-44 are not shown on the Plans.
- The sections of wetland boundary which flags 26-35 and 37-44 would represent are located on an adjacent parcel.
- Mr. Zulick, the delineating Soil Scientist, provided a sketch dated February 3, 2020 that showed the location of wetland flags numbered 20-22, clarifying the mapped alluvial soil boundary in field 3.
- A thick border of shrubs, including multiflora rose, has become established between the maintained agricultural fields and flagged wetlands. A plan will be needed to both ensure that desired species become established in the eastern portion of field 4, when/if agricultural use ends; and to prevent encroachment into other open areas from the existing shrub border.
- The Wetland Functions and Values presented in the Report accurately characterize the wetlands on the site.
- Both the alluvial and hydric wetland soils on this site provide valuable ground water recharge and discharge. Infiltration is also promoted by the moderately well drained to excessively well drained nature of both the upland outwash soils and the non-hydric alluvial soils on the site.

Findings

The wetland delineations shown on the "Windemere Fields, Windemere Road, Ellington & Vernon, CT", dated May 7, 2020, accurately represents wetland boundaries and soil conditions observed throughout the Windemere Avenue parcel. Specifically, the alluvial soils boundary represents the limit of the regulated wetland resource and the separately delineated wetlands boundary represents the extent of the hydric wetland resource.

Thank you for the opportunity to comment.

VERNON-CT.GOV ON THE MOVE

David A. Smith, P.E., L.S.
Town Engineer

Vernon-ct.gov

July 7, 2020

Ms. Lisa M. Houlihan, AICP, Town Planner
Mr. John D. Colonese, CZEO, Assistant Town Planner/ZEO/WEO
Town of Ellington
57 Main Street, P.O. Box 187
Ellington, CT 06029

Re: Windermere Fields, Windermere Avenue Applications # IWC 202004 and # Z202008

I have prepared this Letter of Transmittal to accompany our most recent set of revised plans for the above referenced project. We have received a number of constructive comments as the project has advanced through the review stage. I believe we have been able to incorporate these comments into the current version and would be grateful for your follow-up comments.

The following may help in identifying the enhancements made and aid in everyone's understanding of the changes referenced above:

- The 100-year flood area has been corrected and shows the limit of that zone as presented on the FEMA mapping. Note that Field #3 is now in that area and we have added a note that addresses the need to preserve flood storage and requiring that final grading be adjusted to insure this.
- We have included a notation that areas recently in crop product, but not necessarily being regraded as part of the project will be seeded to grass and mowed regularly to reduce the chance for invasive plants species to thrive in this area.
- The line work has been much improved to increase the drawing's readability. We have also provided an additional "Boundary" sheet to help identify the actual project limits. The 'balloons' showing the limits of each phase have been eliminate to reduce the busy-ness of the drawings.
- The limits of disturbance generally follow the outline of points where the proposed contours tie back to the existing contours. A new tree line has been shown northerly the drive to access the Phase 3 parking area, to reflect the removal of some field edge trees and brush.
- Field 4 as presently shown, has two low spots on the easterly end that are nearly flat. Spot elevations provided on the plan do indicate that the surface can be shaped to provide some outlet for these depressions, but they will also likely function as mowable basins shown elsewhere on the drawing. The desire to not impact poorly or very poorly drained soils and to prevent loss of flood storage limits the options available in this location. Field 4 may from time to time not be available for play, but I believe that the underlaying well drained soils will rapidly dissipate any accumulation of rainwater, and reduce the frequency and duration of this inconvenience.
- The temporary sediment traps have been modified to reflect the CT Erosion Control Guidelines, including the stone berm.

55 West Main St., Vernon, CT 06066
Tel: (860) 870-3663 dasmith@vernon-ct.gov Fax: (860) 870-3683

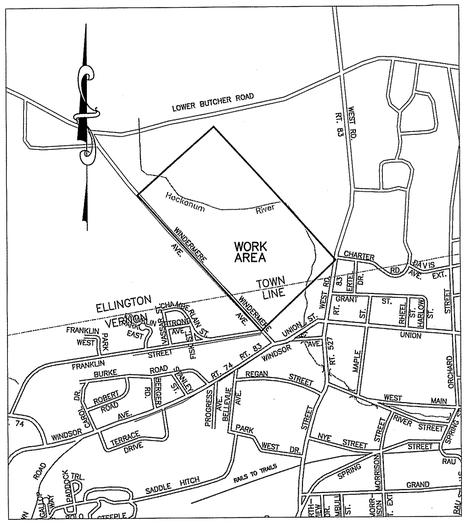
- The stormwater infiltration will be handled with two approaches, structural and non-structural. Leaching catch basins are shown in the areas of deep gravel layers (hence deeper seasonal water table levels) and catch basins with infiltrators for areas with possibly shallow water table levels are the structural elements. A note has been included to require a test pit in each location to determine the seasonal water table and the bottom of each leaching unit will be 36" above that level. Top of Frame elevations for these structures have been provided. Localized depressions in the final grade referred to a 'mow-able' basins are associated with grass filter strips adjacent to the parking areas. Just to clarify, the areas adjacent to fields, access roads and parking is intended to be turf. Even so, we have specified a minimum 25' filter strip between each parking area and the mow-able basins.
- A swale reinforcement location has been provided.
- The Phase 2 parking area has been reconfigured to have a second point of ingress/egress from the central access driveway
- The infiltrator unit size and model number has been provided.
- With regard to traffic, the Vernon Soccer Club has indicated that when more than one field is actively used, starting times will be staggered to reduce intensity of incoming and exiting traffic.
- A detail has been provided to show the road base and subbase layers, similar to the supporting structure of Town Roads. Within the site and in the parking areas, this will be topped with 4" of Bituminous millings. The first 100' of the access drive will be have the same base but be topped with 2 courses of 2" Bituminous Concrete pavement. The entrance also has adequate width to allow one lane in and two exiting lanes. The paved surface will facilitate painting directional arrows to assist people entering and exiting.
- A 5' wide concrete sidewalk has been added to the project frontage along Windermere Avenue with 2 proposed crosswalks and signage at the northerly and southerly ends of the walk. The split rail fence has been deleted and wooden barrier fence similar to Pinney Street Park has been called out.

Thank you both for all your assistance with this project.

Sincerely,

David A. Smith, PELS
Vernon Town Engineer

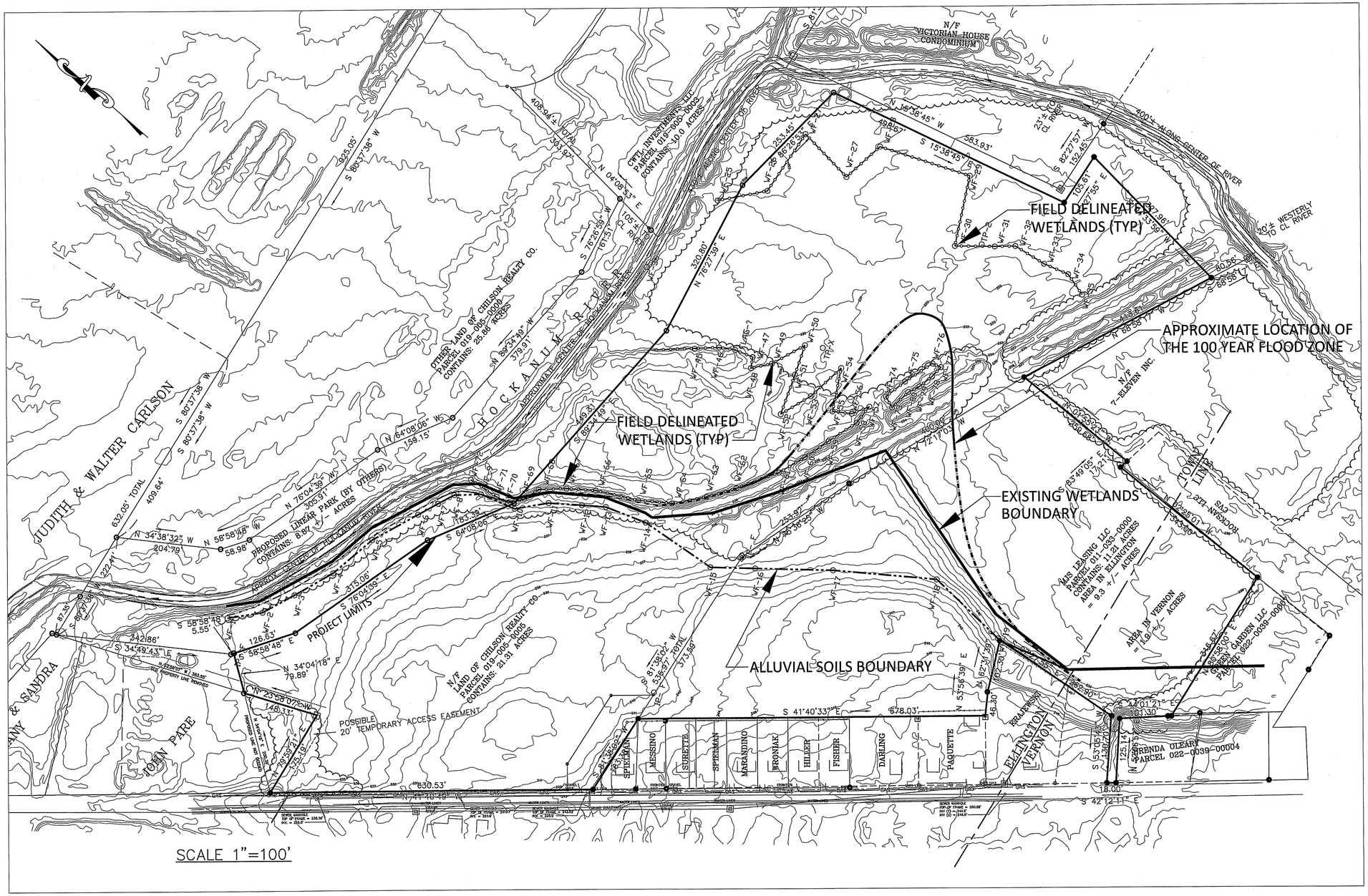
cc: Dana Steele, JR Russo and Associates
Barbara Kelly, North Central Conservation District
James York, Ellington Fire Marshall
Tim Webb, Ellington Public Works Director



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.
4. FEMA:
   FIRM FLOOD INSURANCE RATE MAP
   TOWN OF ELLINGTON,
   PANEL # 090158 0015 C REV. FEB. 5, 1997



REV 3 – JULY 7, 2020
REV 2 – JUNE 3, 2020
REV 1 – MAY 21, 2020

MAP AMENDMENT / WETLAND RE-DESIGNATION

DAVID A. SMITH CT PELS #14173 — 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.

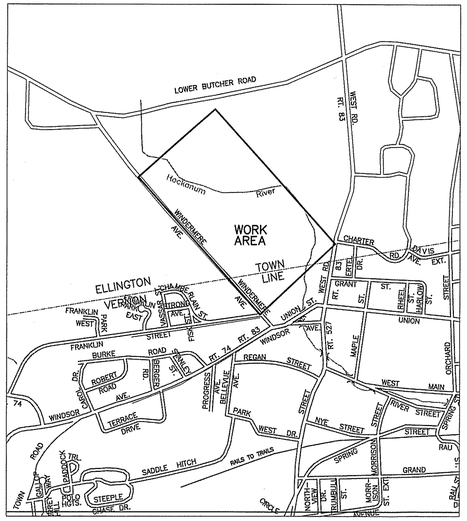
Rachel Dearborn, Licensed Land Surveyor #70295
This certification not valid unless this plan bears a live signature and my embossed seal

TOWN OF VERNON CONNECTICUT SEAL 1808

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		



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.
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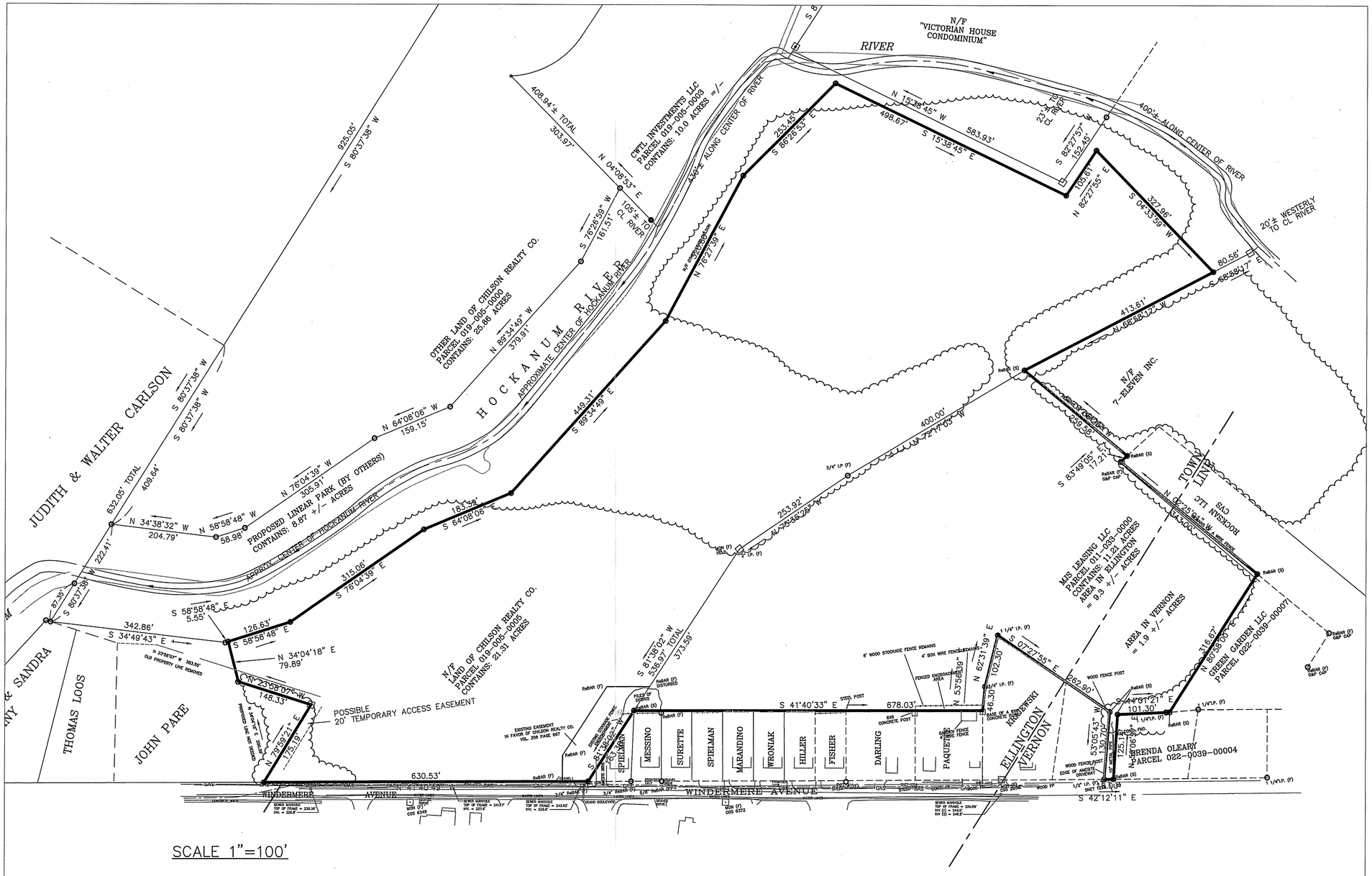
3. TOPOGRAPHIC INFORMATION DEVELOPED FROM LIDAR SURVEY PERFORMED BY CT DOT AND ASSESSED FROM UNIVERSITY OF CT MAPPING CENTER.



DAVID A. SMITH CT PELS #14173 — DATE
VERNON TOWN ENGINEER
AUTHORIZED PRINTS WILL BEAR MY EMBOSSED SEAL

#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
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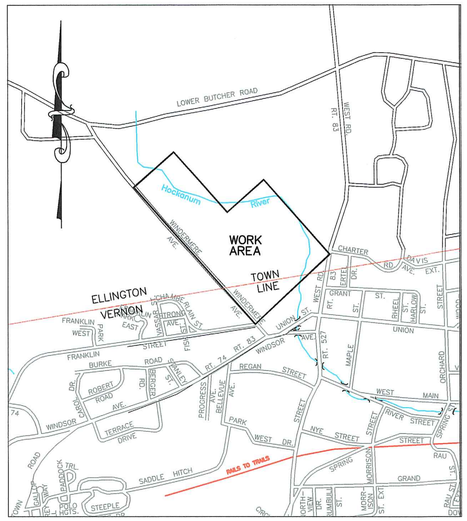
BOUNDARY SHEET

WINDERMERE FIELDS

WINDERMERE AVENUE
ELLINGTON & VERNON CT

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

SCALE: AS NOTED | DATE: JULY 7, 2020 | SHEET: 1 OF 8
FILE: Q:\PARKS and REC\WINDERMERE SOCCER FIELDS



KEY MAP

SCALE 1" = 1000'

MAP REFERENCE:

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   A. "REVISION TO SUBDIVISION MAP" LIMITED PROPERTY SURVEY LAND OF CHILSON REALTY CO. LANDMARK SURVEYS, LLC DATED 4/27/2020.
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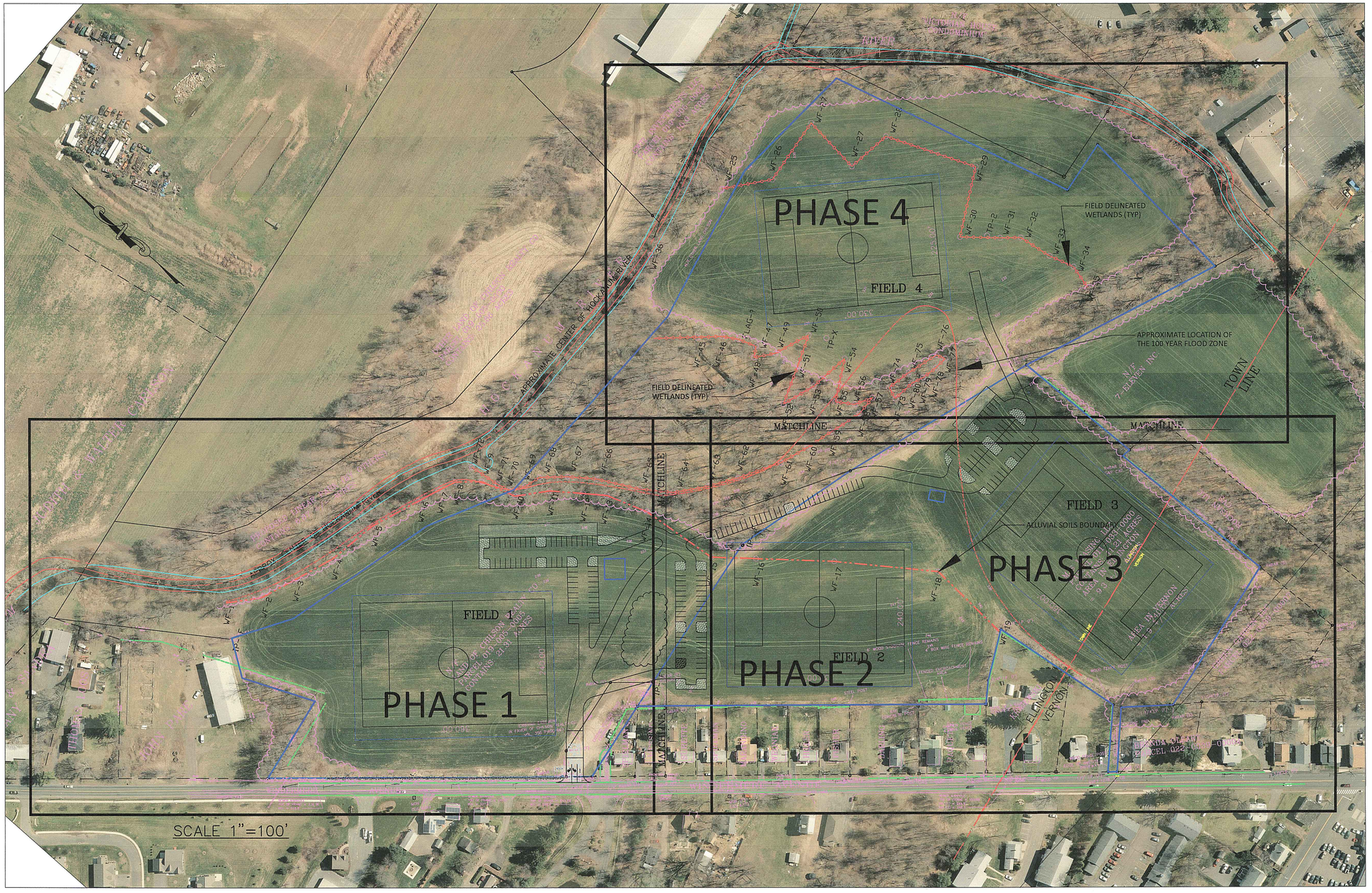


DAVID A. SMITH CT PELS #14173 — DATE
VERNON TOWN ENGINEER
AUTHORIZED PRINTS WILL BEAR MY EMBOSSED SEAL

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

REV 3 – JULY 7, 2020
REV 2 – JUNE 3, 2020
REV 1 – MAY 21, 2020

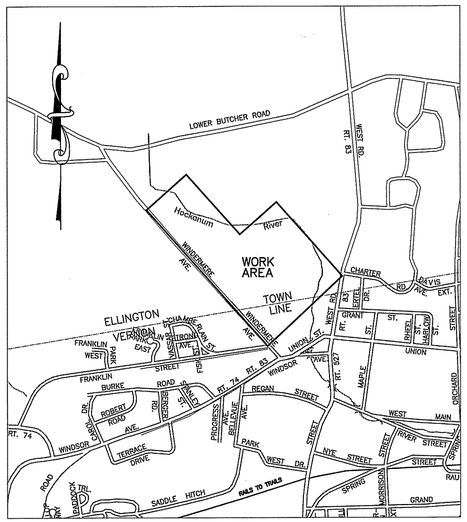
OVERALL SITE PLAN - PHOTO

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: 2 OF 8

FILE: Q:\PARKS and REC\WINDERMERE SOCCER FIELDS



KEY MAP

SCALE 1" = 1000'

MAP REFERENCE:

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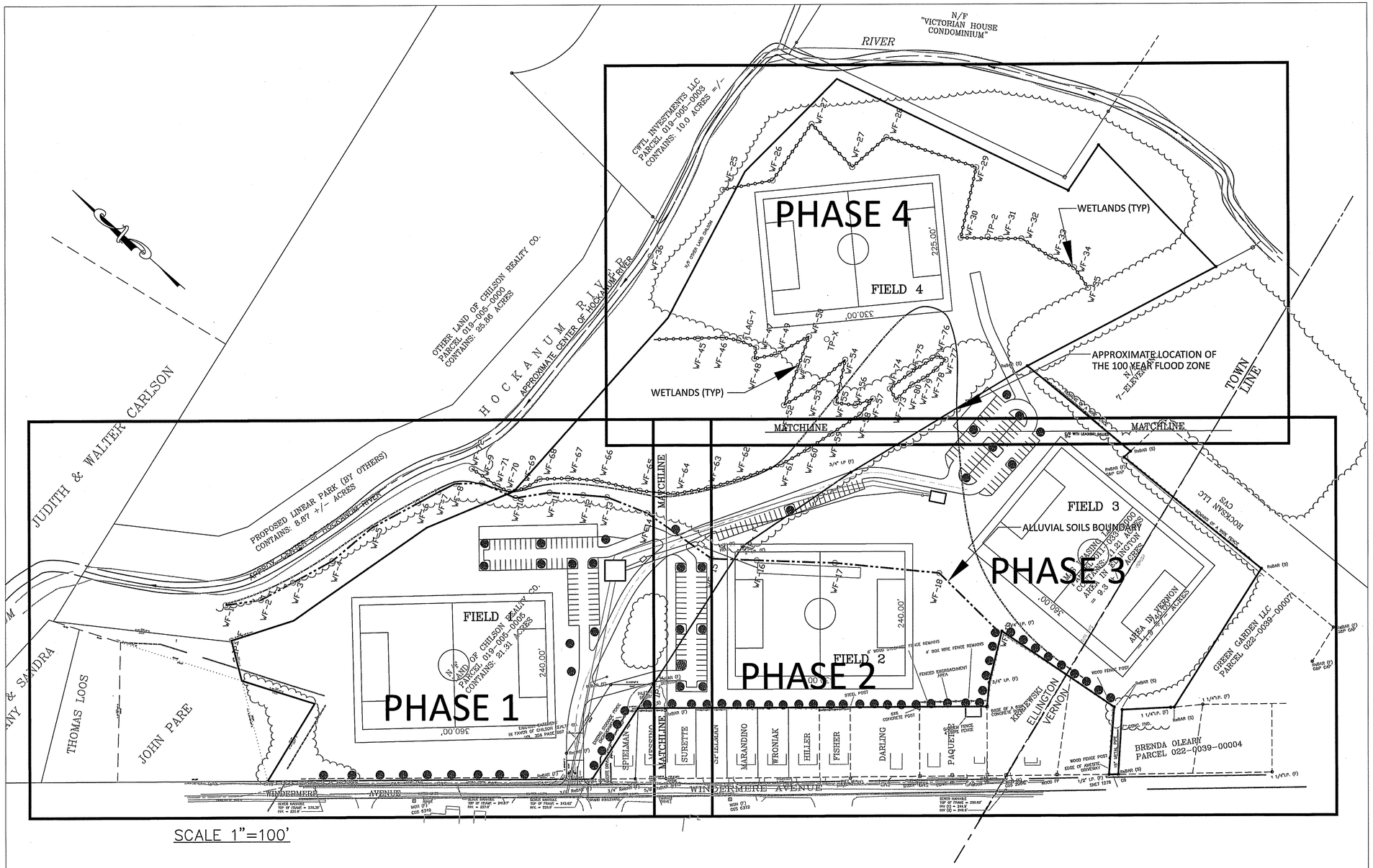

SCALE 1"=100'

REV 3 – JULY 7, 2020
REV 2 – JUNE 3, 2020
REV 1 – MAY 21, 2020

DAVID A. SMITH CT PELS #14173 — DATE
VERNON TOWN ENGINEER
AUTHORIZED PRINTS WILL BEAR MY EMBOSSED SEAL

WETLANDS NOTE:

RICHARD ZULIK /CERT. SOIL SCIENTIST — DATE

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#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.

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OVERALL SITE PLAN

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: 3 OF 8
FILE: Q:\PARKS and REC\WINDERMERE SOCCER FIELDS

JUDITH & WALTER
PROPOSED LINEAR PARK (BY OTHERS)
CONTAINS: 8.87 +/- ACRES
APPROX. CENTER OF HOCKANUM RIVER
MOWABLE BASIN SHAPE AND SEED TO GRASS
FIELD DELINEATED WETLANDS
100 YEAR FLOOD ZONE
DUMPSTER PAD WITH SCREEN
MATCHLINE
EXISTING TREE-LINE (TYP)
MAINTAIN MIN. 25' DENSE GRASS FILTER STRIP BETWEEN PARKING AND MOWABLE BASIN
LOAM STOCKPILE
DIRECT RUNOFF
PHASE 1
GREASE TRAP
TANK
SMH
REST ROOMS STORAGE CONCESIONS PHASE 2
SILT FENCE (TYP)
LEACHING C/B TF = 233.4 +/-
MULCH BEDS W/ MIXED PERENIAL BULBS (TYP)
2" CALIPER RED OAK (TYP)
PHASE 2
STONE DUST/MILLINGS DRIVE (TYP)
N/F LAND OF CHILSON REALTY CO
PARCEL 019-005-0005
CONTAINS: 21.31 ACRES
TOPSOIL STOCKPILE
240.00'
360' X 240'
360.00'
20' W
MEMORIAL PLAYGROUND AREA
2" CALIPER WHITE OAK
PROPOSED WATER LINE
FUTURE 4" IRRIGATION LINE
PROPOSED GAS LINE
PILES OF DEBRIS
ReBAR (F)
ANDRA
THOMAS LOOS
JOHN PARE
PROVIDE TEMPORARY SILT TRAP. INSTALL LEACHING CB WHEN SLOPES ARE STABILIZED.
SURROUND WITH SILT FENCE
TEMPORARY SILTATION TRAP (TYP) SEE DETAIL
EDGE OF PROPOSED PAVEMENT. PAVE TO EDGE OF ROAD.
ANTI-TRACKING CONSTRUCTION ENTRANCE 75'x24' (SEE DETAIL)
EXISTING EASEMENT IN FAVOR OF CHILSON REALTY CO. VOL. 356 PAGE 667
REINFORCE SWALE CHANNEL
33' W
EXISTING STOCKADE FENCE
SPIELMAN
MESSINO
SURETTE
LEACHING C/B TF = 233.5 +/-
LANDSCAPE ISLAND WITH SIGN
STOP SIGN
FRONTIER 1417
GRAVEL DRIVE
WINDERMERE AVENUE
PROPOSED 5' WIDE CONC. SIDEWALK
WOODEN GUARDRAIL FENCE
2" CALIPER SUGAR MAPLE (TYP)
ABANDONED 6" WATERMAIN
WATER LINES
CONCRETE WALK
SCALE 1"=40'
SEWER MANHOLE TOP OF FRAME = 238.36' INV. = 226.8'
PROPOSED CROSSWALK PER TOWN STANDARDS (2 PLACES)
HYDRANTS
MON (F) CGS 6349
SEWER MANHOLE TOP OF FRAME = 241.17' INV. = 227.9'
SEWER MANHOLE TOP OF FRAME = 243.62' INV. = 228.9'
GRAND BOULEVARD
CONNECT TO GAS MAIN
CONNECT TO 16" WATERMAIN

REV 3 – JULY 7, 2020
REV 2 – JUNE 3, 2020
REV 1 – MAY 21, 2020

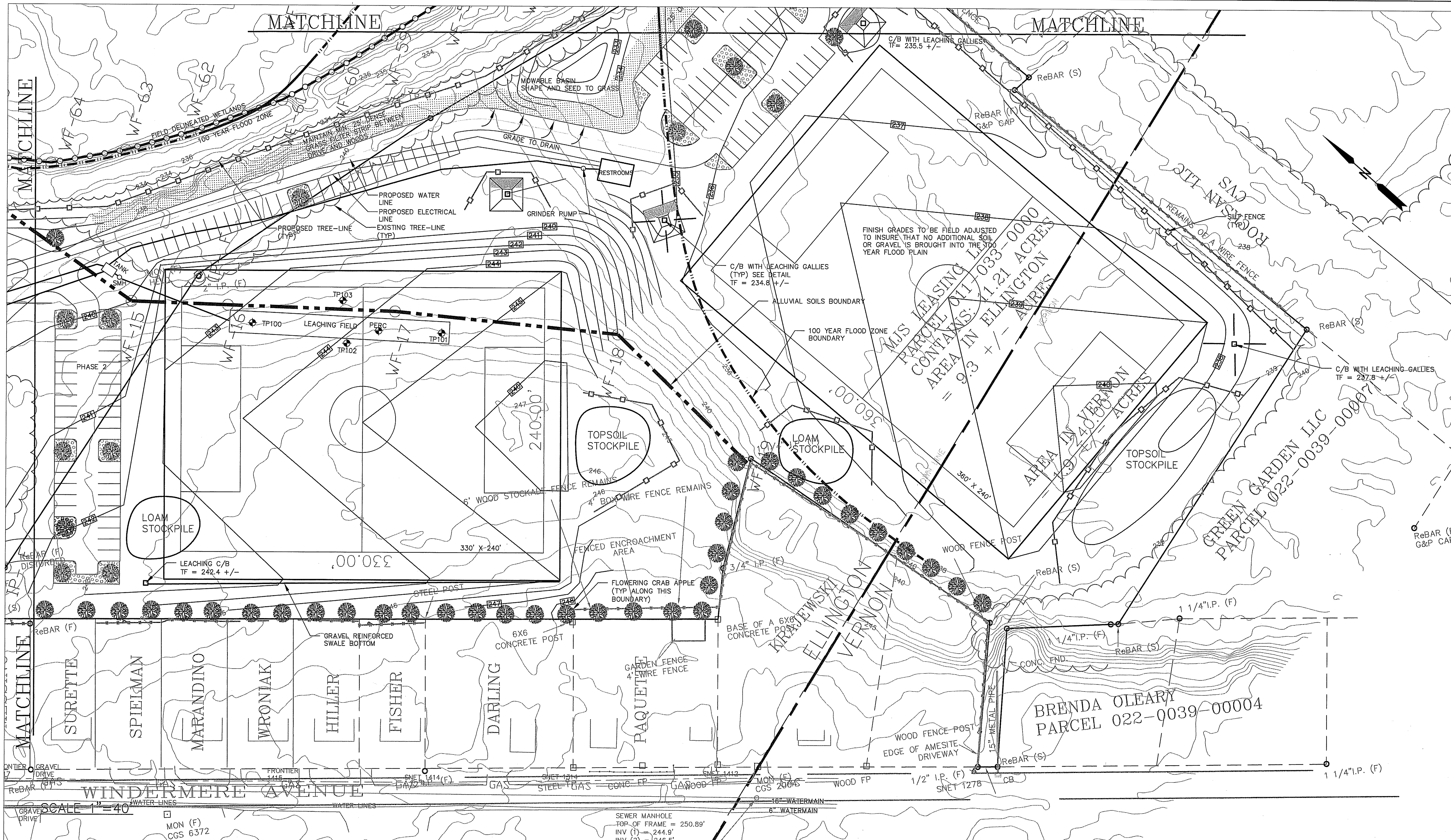
SITE PLAN FIELD - 1

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: 4 OF 8

FILE: Q:\PARKS and REC\WINDERMERE SOCCER FIELDS


MATCHLINE
MATCHLINE
MATCHLINE
MATCHLINE
FIELD DELINEATED WETLANDS
100 YEAR FLOOD ZONE
MAINTAIN MIN. 25' DENSE GRASS FILTER STRIP BETWEEN DRIVE AND WOODS
MOWABLE BASIN SHAPE AND SEED TO GRASS
GRADE TO DRAIN
RESTROOMS
PROPOSED WATER LINE
PROPOSED ELECTRICAL LINE
EXISTING TREE-LINE (TYP)
PROPOSED TREE-LINE (TYP)
GRINDER PUMP
C/B WITH LEACHING GALLIES TF= 235.5 +/-
ReBAR (S)
ReBAR (F) G&P CAP
C/B WITH LEACHING GALLIES (TYP) SEE DETAIL TF = 234.8 +/-
ALLUVIAL SOILS BOUNDARY
100 YEAR FLOOD ZONE BOUNDARY
FINISH GRADES TO BE FIELD ADJUSTED TO INSURE THAT NO ADDITIONAL SOIL OR GRAVEL IS BROUGHT INTO THE 100 YEAR FLOOD PLAIN
MJS LEASING LLC
PARCEL 011-033-0000
CONTAINS: 11.21 ACRES
AREA IN ELLINGTON = 9.3 +/- ACRES
AREA IN VERNON = 1.9 +/- ACRES
ROCSAN LLC
CVS
SILT FENCE (TYP)
REMAINS OF A WIRE FENCE
C/B WITH LEACHING GALLIES TF = 237.8 +/-
TANK
SMH
TP103
TP100
LEACHING FIELD
PERC
TP101
TP102
PHASE 2
TOPSOIL STOCKPILE
LOAM STOCKPILE
LOAM STOCKPILE
TOPSOIL STOCKPILE
240.00'
360.00'
360' X 240'
330.00'
330' X 240'
6' WOOD STOCKADE FENCE REMAINS
4' BOX WIRE FENCE REMAINS
FENCED ENCROACHMENT AREA
FLOWERING CRAB APPLE (TYP ALONG THIS BOUNDARY)
LEACHING C/B TF = 242.4 +/-
WOOD FENCE POST
GREEN GARDEN LLC
PARCEL 022-0039-00007
ReBAR (F) G&P CAP
3/4" I.P. (F)
STEEL POST
GRAVEL REINFORCED SWALE BOTTOM
6X6 CONCRETE POST
BASE OF A 6X6 CONCRETE POST
GARDEN FENCE 4' WIRE FENCE
KRAJEWSKI
ELLINGTON
VERNON
1 1/4"I.P. (F)
ReBAR (S)
CONC. FND.
15" METAL PIPE
BRENDA OLEARY
PARCEL 022-0039-00004
WOOD FENCE POST
EDGE OF AMESITE DRIVEWAY
SURETTE
SPIELMAN
MARANDINO
WRONIAK
HILLER
FISHER
DARLING
PAQUETTE
ReBAR (F)
WINDERMERE AVENUE
SCALE 1" = 40'
WATER LINES
GAS
STEEL GAS
CONC. FP
WOOD FP
MON (F) CGS 2004
1/2" I.P. (F) SNET 1278
CB
16" WATERMAIN
6" WATERMAIN
SEWER MANHOLE TOP OF FRAME = 250.89' INV (1) = 244.9' INV (2) = 246.5'
MON (F) CGS 6372
GRAVEL DRIVE

REV 3 – JULY 7, 2020
REV 2 – JUNE 3, 2020
REV 1 – MAY 21, 2020

TOWN OF VERNON CONNECTICUT SEAL 1808	**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: 5 OF 8
	FILE: Q:\PARKS and REC\WINDERMERE SOCCER FIELDS

CWTL INVESTMENTS LLC
PARCEL 019-005-0003
CONTAINS: 10.0 ACRES +/-

N/F OTHER LAND CHILSON

WF-25 WF-26 WF-27 WF-28 WF-29 WF-30 DTP-2 WF-31 WF-32 WF-33 WF-34 WF-35 WF-36

229.4 229.6 229.8

FINISHED GRADE TO DRAIN

FINISH GRADES TO BE FIELD ADJUSTED TO INSURE THAT NO ADDITIONAL SOIL OR GRAVEL IS BROUGHT INTO THE 100 YEAR FLOOD PLAIN

SILT FENCE (TYP)

NOTE:
SEED TO GRASS AND MOW MONTHLY ANY AREAS RECENTLY IN CROP PRODUCTION THAT ARE OUTSIDE THE PROPOSED CONSTRUCTION AREA, IN ORDER TO PREVENT INVASIVE SPECIES FROM TAKING OVER.

225.00'

330' X 225'

330.00'

TOPSOIL STOCKPILE

TOPSOIL STOCKPILE

MAINTENANCE AND EMERGENCY AGGESS GRAVEL SURFACE

WF-45 WF-46 WF-47 WF-48 WF-49 WF-50 WF-51 WF-52 WF-53 WF-54 WF-55 WF-56 WF-57 WF-58 WF-59 WF-60 WF-61 WF-62 WF-63 WF-64 WF-65 WF-66 WF-67 WF-68 WF-69 WF-70 WF-71 WF-72 WF-73 WF-74 WF-75 WF-76 WF-77 WF-78 WF-79 WF-80 WF-81 WF-82 WF-83 WF-84 WF-85

TRH

EXISTING TREE-LINE (TYP)

EXISTING TREE-LINE (TYP)

100 YEAR FLOOD ZONE

CLEAN UP DEBRIS

50' OF SILT FILTER STRIP

GRAVEL

MILLINGS

REMAINS OF A WIRE FENCE

SIGN "EMERGENCY ACCESS DO NOT BLOCK"

C/B WITH LEACHING GALLIES TF= 235.5 +/-

N/F 7-ELEVEN INC.

TOWN LINE

MATCHLINE

MATCHLINE

SCALE 1"=40'

REV 3 – JULY 7, 2020
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: 6 OF 8

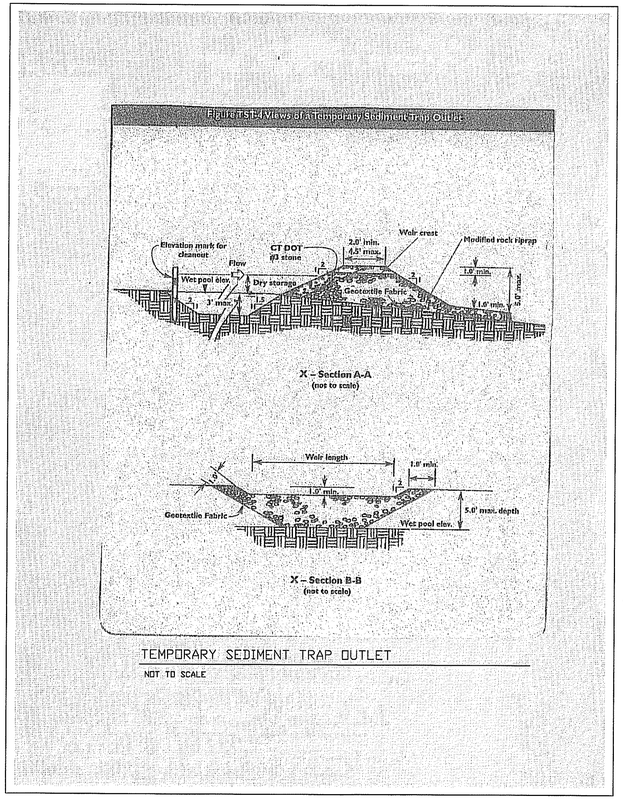
FILE: Q:\PARKS and REC\WINDERMERE SOCCER FIELDS

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 ¼" TO ½". 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.

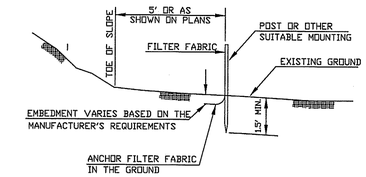


TEMPORARY SEDIMENT TRAP OUTLET

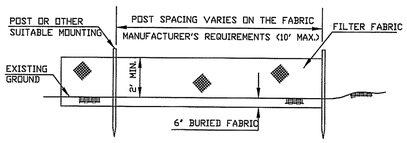
NOT TO SCALE

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.



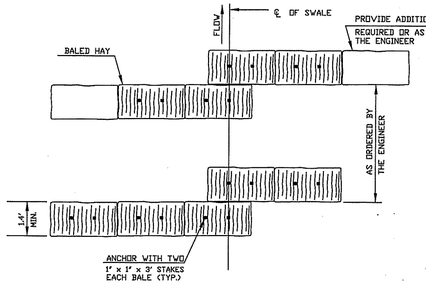
SECTION



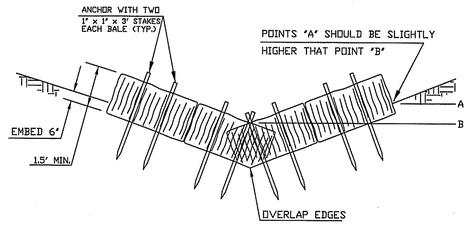
ELEVATION

SEDIMENTATION CONTROL SYSTEM – GEOTEXTILE FENCE

NOT TO SCALE



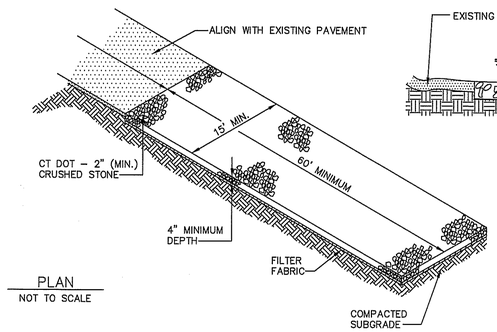
PLAN



ELEVATION

CHECK DAM (STRAW BALES)

NOT TO SCALE



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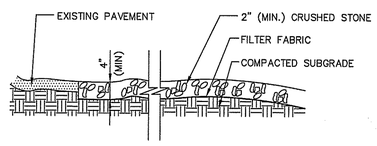
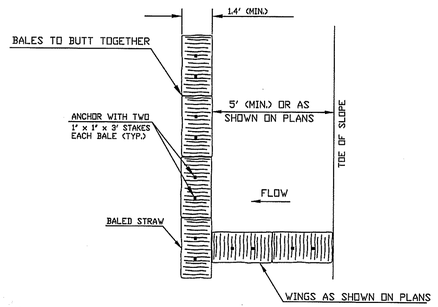


SECTION

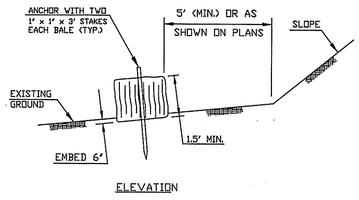
NOT TO SCALE

ANTI–TRACKING PAD

AS SHOWN



PLAN



ELEVATION

SEDIMENTATION CONTROL SYSTEM – STRAW BALES

NOT TO SCALE

REV 3 – JULY 7, 2020
REV 2 – JUNE 3, 2020
REV 1 – MAY 21, 2020

TOWN OF VERNON CONNECTICUT SEAL 1808

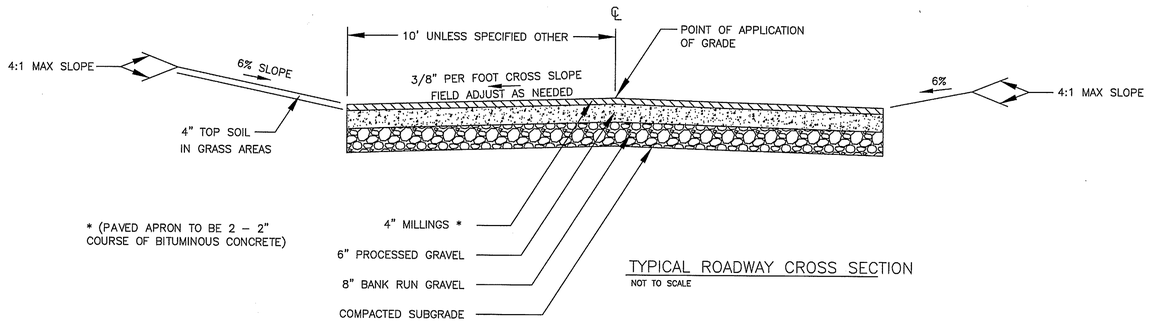
DETAILS

WINDERMERE FIELDS
WINDERMERE AVENUE
ELLINGTON & VERNON CT

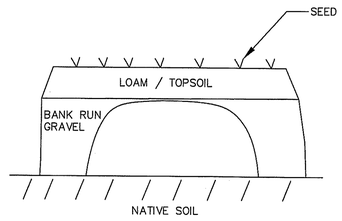
TOWN OF VERNON
ENGINEERING DEPARTMENT
14 PARK PLACE, VERNON, CT 06066

SCALE: AS NOTED | DATE: MAY 4, 2020 | SHEET: 7 OF 8

FILE: Q:\PARKS and REC\WINDERMERE SOCCER FIELDS



TYPICAL ROADWAY CROSS SECTION
NOT TO SCALE



SECTION
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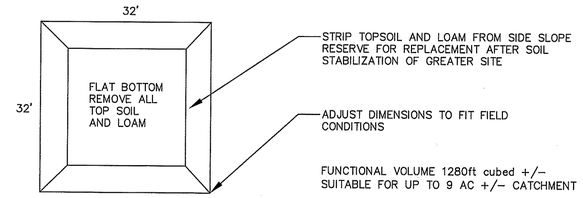
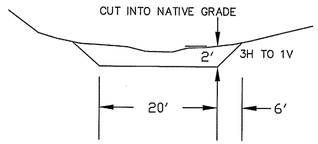
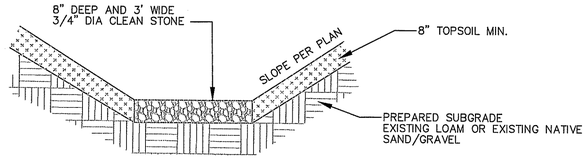




TEMPORARY SILT TRAPS (TYP)
NOT TO SCALE



SWALE REINFORCEMENT
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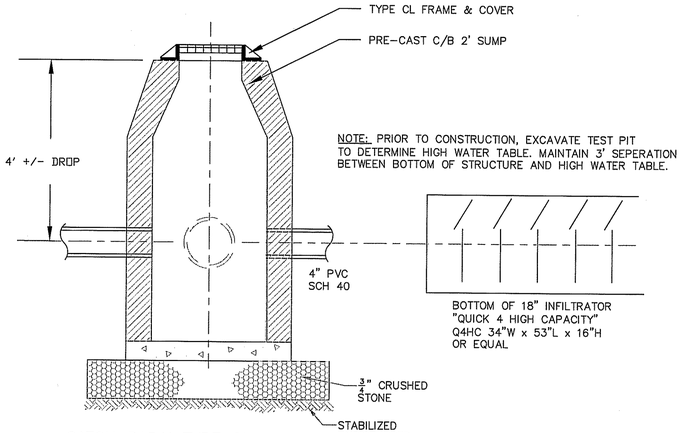
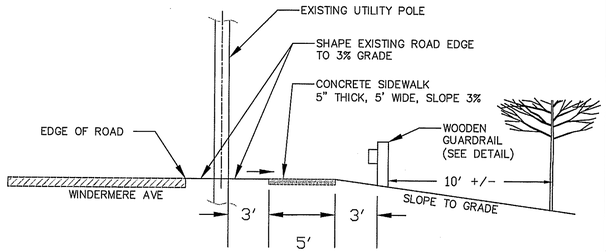
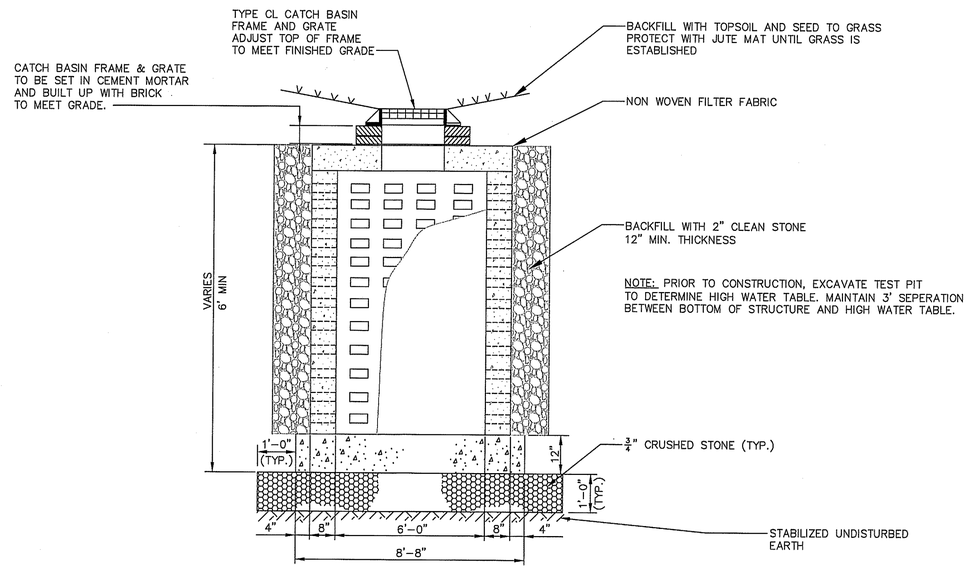


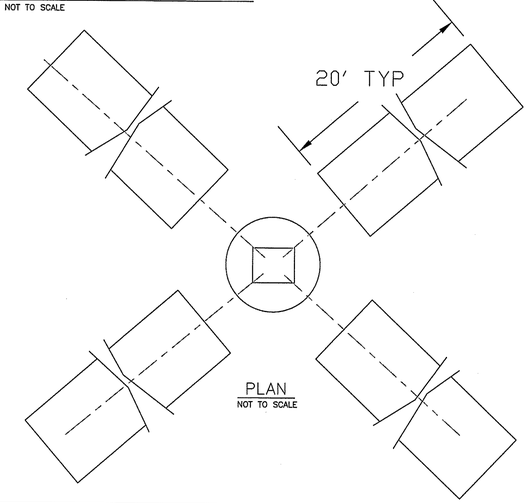
CATCH BASIN TYPE CL WITH PIPING TO INFILTRATORS
NOT TO SCALE



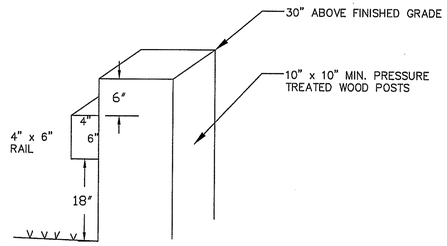
SIDEWALK SECTION A–A
NOT TO SCALE



LEACHING CATCH BASIN
NOT TO SCALE



PLAN
NOT TO SCALE



WOODEN GUARDRAIL
NOT TO SCALE

REV 3 – JULY 7, 2020
REV 2 – JUNE 3, 2020
REV 1 – MAY 21, 2020

TOWN OF VERNON CONNECTICUT SEAL 1808

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: 8 OF 8
FILE: Q:\PARKS and REC\WINDERMERE SOCCER FIELDS

Town of Ellington
Inland Wetlands and Watercourses Agency
Application

Application # IW 202005
Date Submitted 6/4/2020

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

Owner's Information

Name: Daniel Houlihan

Mailing Address: 42 Crane Road

Ellington, CT, 06029

Email: N/A

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

Primary Contact / Phone #: Attorney David J. Markowitz 860-651-1333, extension 150

Secondary Contact/Phone #: N/A

Owner's Signature: _____ **Date:** 6/4/20

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: Same as Owner

Mailing Address: _____

_____

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: 42 Crane Road, Ellington, CT, 06029 - SEND ALL CORRESPONDENCE TO: Attorney David J. Markowitz, Hassett & George, 945 Hopmeadow St, Simsbury, CT, 06070

Assessor's Parcel Number (APN): 068-002-0000

Proposed upland review area affected in square feet: N/A - Map Amendment

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): N/A - Map Amendment

Total area of wetlands/watercourses on parcel in square feet or acres: .60

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.* **N/A - Map Amendment**

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

Map amendment.

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:

X Completed Application Form (Section 7.4a)
X Application Fee (Section 7.4b)
X 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)

REPORT DATE: November 12, 2019
PAGE 1 OF 3

REMA ECOLOGICAL SERVICES, LLC
164 East Center Street, Suite 8
Manchester, CT 06040
860.649.REMA (7362)

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT

PROJECT NAME & SITE LOCATION:
(+/- 23.78 acres; study area)
42 Crane Road
Ellington, CT

REMA Job No.: 19-2221-ELL18
Field Investigation Date(s): 11/7/2019
Field Investigation Method(s):
- ☒ Spade and Auger
- ☐ Backhoe Test Pits
- ☐ Other:

REPORT PREPARED FOR:
Gardener & Peterson Associates, LLC
178 Hartford Turnpike
Tolland, CT 06084
Attn: Mr. Mark Peterson, P.E.

Field Conditions:
Weather: Cloudy, 50s
Soil Moisture: Moderate
Snow Depth: N/A
Frost Depth: N/A

Purpose of Investigation:
- ☒ Wetland Delineation/Flagging in Field
- ☐ Wetland Mapping on Sketch Plan or Topographic Plan
- ☐ High Intensity Soil Mapping by Soil Scientist
- ☒ Medium Intensity Soil Mapping from *The Soil Survey of Connecticut* Maps (USDA-NRCS)
- ☐ Other:

Base Map Source: CT Web Soil Survey (USDA-NRCS); Figure A (attached)

Wetland Boundary Marker Series: RES-A-1 to RES-A-29, RES-1A-1 to RES-1A-20 (open lines), and RES-B-1 to RES-B-6, RES-C-1 to RES-C-9, RES-D-1 to RES-D-6, and RES E-1 to RES-E-10 (all closed loops)

General Site Description/Comments: The "the study area", or "site", is +/- 23.78 acres of land, located on the west side of Crane Road, in Ellington. Landuses in the vicinity of the site includes low-density residential development and numerous agricultural fields. The site drains westerly towards Chestnut Brook, a tributary of the Scantic River. The undisturbed soils observed within the study area are derived from glaciofluvial deposits and organic deposits (i.e., peat & muck). Upland soils include the well-drained Enfield (704) and moderately well-drained Tisbury (702) silt loams. Wetland soils include the poorly drained Raypol (12) silt loam, and the very poorly drained Catden and Freetown (18) soil series complex. Disturbed upland soils are mapped as Udorthents (308), and disturbed wetland soils are mapped as Aquents (308W). The regulated resources include four small, man-made, and isolated, mowed, emergent wetland pockets, within a drainage ditch along the eastern and southeastern edges of the site. Two forested wetlands were delineated, part of a larger contiguous off-site wetland to the west. Dominant vegetation identified in the emergent pockets include smartweeds, sedges, grasses, and sticktights. Dominant or common overstory vegetation associated with the forested wetlands includes red maple, sugar maple, gray birch, red oak, pin oak, American elm, and black cherry. Common understory vegetation includes multiflora rose, Morrow's honeysuckle, highbush blueberry, spicebush, winterberry, elderberry, skunk cabbage, white swamp violet, evergreen woodfern, Christmas fern, cinnamon fern, sedges, grasses, watercress, false nettle, smartweeds, tall meadow rue, jewelweed, wood reedgrass, soft rush, sedges, grasses, poison ivy, and others. Lianas include Asiatic bittersweet, poison ivy, and fox grape.

DATE: 11/12/19

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT *(CONTINUED)*

PROJECT NAME & SITE LOCATION: (+/- 23.78 acres; study area)
Crane Road, Ellington, CT

SOIL MAP UNITS

Upland Soils

Enfield silt loam (704). This series consists of deep, well drained soils formed in a coarse-silty mantle underlain by sandy water deposited glacial outwash materials. They are level to very steep soils on outwash plains and high stream terraces. The soils formed in loamy over stratified sandy and gravelly glacial outwash derived mainly from a variety of acid rocks. Typically these soils have a dark grayish brown silt loam surface layer 8 inches thick. The subsoil from 8 to 26 inches is strong brown and light olive brown silt loam. The substratum from 26 to 60 inches is brown to reddish brown is stratified sand and gravel.

Tisbury silt loam (702). This series consists of deep, moderately well drained soils formed in a coarse-silty mantle underlain by sandy water deposited glacial outwash materials. They are level to gently sloping soils in broad drainage swales and low lying positions on outwash plains and terraces. The soils formed in loamy over stratified sandy and gravelly glacial outwash derived mainly from a acid crystalline rocks (granite, gneiss and schist). Typically these soils have a very dark grayish brown silt loam surface layer 8 inches thick. The subsoil from 8 to 26 inches is yellowish brown and brownish yellow silt loam, with mottles common below 16 inches. The substratum from 26 to 60 inches is grayish brown, mottled stratified sand and gravel.

Udorthents (308). This soil mapping unit consists of well drained to moderately well drained soils that have been altered by cutting, filling, or grading. The areas either have had two feet or more of the upper part of the original soil removed or have more than two feet of fill material on top of the original soil. *Udorthents or Made Land soils* can be found on any soil parent material but are typically fluvial on glacial till plains and outwash plains and stream terraces.

Wetland Soils

Raypol silt loam (12). This series consists of deep, poorly drained soils formed in a coarse-loamy mantle underlain by sandy water deposited glacial outwash materials. They are nearly level and gently sloping soils on outwash plains and high stream terraces. The soils formed in loamy over stratified sandy and gravelly glacial outwash derived mainly from acid rocks. Typically these soils have very dark brown, silt loam Ap horizons, grayish brown and dark yellowish brown, mottled, silt loam and very fine sandy loam B2 horizons over light olive brown, mottled gravelly sand IIC horizons at a depth of 29 inches.

Catden & Freetown mucks (18). This series, formerly known as Carlisle, consists of very poorly drained soils formed in organic materials more than 51 inches thick. Carlisle soils are found within lake till plains, lake plains, outwash plains and glacial moraines. The size of these areas ranges from small, isolated depressions (e.g. kettle-holes) to wetlands several hundred acres in size. Slope gradients are less than 2 percent. One of the regions unique wetland communities, bogs, has formed on these materials. Typically this soil has a black muck layer to a depth of 51 inches or more. The Freetown series is very similar to the Catden series, but these soils have a somewhat higher saturated hydraulic conductivity, and have a dysic reaction class, that is, they are more acidic. By definition to meet the dysic reaction class criterion, the pH must be less than 4.5 (in 0.01M CaCl2) in all parts of the control section of the Histosol.

DATE: 11/12/19

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT *(CONTINUED)*

PROJECT NAME & SITE LOCATION: (+/- 23.78 acres; study area)
Crane Road, Ellington, CT

SOIL MAP UNITS

Aquents (308W). This soil map unit consists of poorly drained and very poorly drained, disturbed land areas. They are most often found on landscapes which have been subject to prior filling and/or excavation activities. In general, this soil map unit occurs where two or more feet of the original soil surface has been filled over, graded or excavated. The *Aquents* are characterized by a seasonal to prolonged high ground water table and either support or are capable of supporting wetland vegetation. *Aquents* are recently formed soils which have an aquic moisture regime. An aquic moisture regime is associated with a reducing soil environment that is virtually free of dissolved oxygen because the soil is saturated by groundwater or by water of the capillary fringe. The key feature is the presence of a ground water table at or very near to the soil surface for a period of fourteen days or longer during the growing season.

Any accompanying soil logs and soil maps, and the on-site soil investigation narrative are in accordance with the taxonomic classification of the National Cooperative Soil Survey of the USDA Natural Resource Conservation Service, and with the Connecticut Soil Legend (DEP Bulletin No.5, 1983), as amended by USDA-NRCS. Jurisdictional wetland boundaries were delineated pursuant to the Connecticut General Statutes (CGS Sections 22a-36 to 22a-45), as amended. The site investigation was conducted and/or reviewed by the undersigned Registered Soil Scientist(s) [registered with the Society of Soil Scientists of Southern New England (SSSSNE) in accordance with the standards of the Federal Office of Personnel Management].

Respectfully submitted,

REMA ECOLOGICAL SERVICES, LLC

George T. Logan

George T. Logan, MS, PWS, CSE
Registered Soil Scientist
Field Investigator/Senior Reviewer

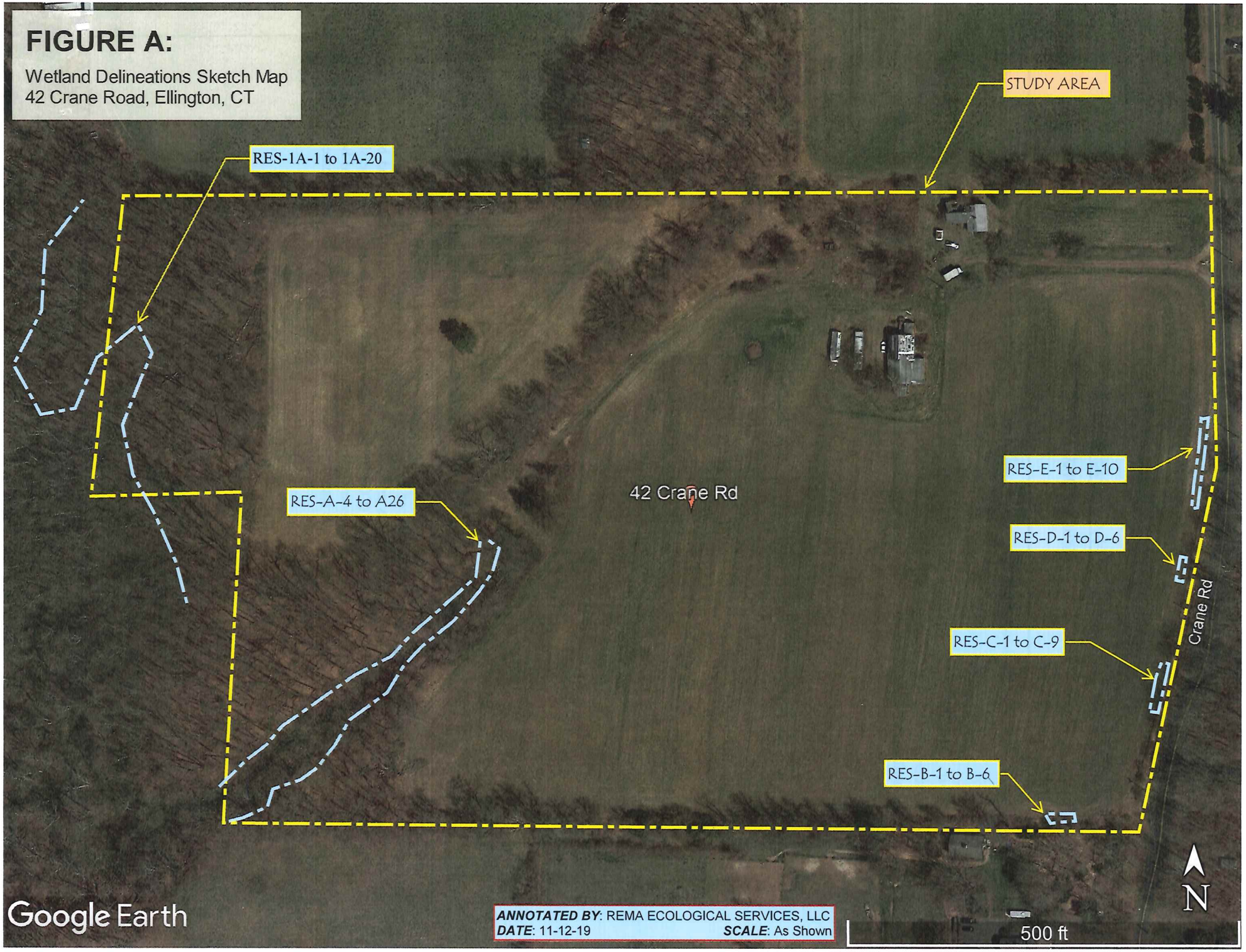


FIGURE A:
Wetland Delineations Sketch Map
42 Crane Road, Ellington, CT
STUDY AREA
RES-1A-1 to 1A-20
RES-A-4 to A26
42 Crane Rd
RES-E-1 to E-10
RES-D-1 to D-6
Crane Rd
RES-C-1 to C-9
RES-B-1 to B-6
N
Google Earth
ANNOTATED BY: REMA ECOLOGICAL SERVICES, LLC
DATE: 11-12-19
SCALE: As Shown
500 ft

Soil Map—State of Connecticut
(42 Crane Road, Ellington, C)

Map Scale: 1:4,180 if printed on A landscape (11" x 8.5") sheet.

N

0 50 100 200 300 Meters

0 200 400 800 1200 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 19, Sep 13, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 27, 2016—Oct 30, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Raypol silt loam	6.3	7.0%
15	Scarboro muck, 0 to 3 percent slopes	2.1	2.3%
18	Catden and Freetown soils, 0 to 2 percent slopes	16.0	17.7%
29A	Agawam fine sandy loam, 0 to 3 percent slopes	2.7	3.0%
29B	Agawam fine sandy loam, 3 to 8 percent slopes	3.1	3.4%
53B	Wapping very fine sandy loam, 3 to 8 percent slopes	0.3	0.3%
66B	Narragansett silt loam, 2 to 8 percent slopes	0.5	0.5%
702A	Tisbury silt loam, 0 to 3 percent slopes	19.7	21.8%
704A	Enfield silt loam, 0 to 3 percent slopes	20.5	22.7%
704B	Enfield silt loam, 3 to 8 percent slopes	19.2	21.2%
Totals for Area of Interest		**90.4**	**100.0%**

NORTH CENTRAL CONSERVATION DISTRICT, INC.
AVON • BLOOMFIELD • BOLTON • BRISTOL • BURLINGTON • CANTON • COVENTRY • EAST GRANBY • EAST WINDSOR • EAST HARTFORD • ELLINGTON
ENFIELD • FARMINGTON • GLASTONBURY • GRANBY • HARTFORD • MANCHESTER • PLAINVILLE • SIMSBURY • SOMERS • SOUTH WINDSOR
STAFFORD • SUFFIELD • WEST HARTFORD • WETHERSFIELD • TOLLAND • VERNON • WILLINGTON • WINDSOR • WINDSOR LOCKS

Date: June 24, 2020

To: Ellington Inland Wetlands Agency
John Colonese, Assistant Town Planner/Zoning & Wetlands Enforcement Officer

From: Barbara Kelly, Project Coordinator, Professional Soil Scientist, SSSSNE
Mindy Gosselin, Natural Resource Scientist

Re: Wetland Boundary Review – 42 Crane Road – IW202005

****

The Ellington Inland Wetlands Agency has asked the North Central Conservation District to review and comment on the wetlands delineation submitted as part of IW202005 which proposes a wetland map amendment on a 23.78 acre parcel. The single-sheet compilation plan titled "Existing Conditions Plan, Land of Daniel Houlihan, APN 068-002-0000, 42 Crane Road, Ellington, Connecticut" (Plan), revised 11-19-2019, prepared by Gardner & Peterson Associates, LLC, and the November 12, 2019 "On-Site Soil Investigation & Wetland Delineation Report" (Report) prepared by George Logan of REMA Ecological Services, LLC were reviewed. Barbara Kelly and Mindy Gosselin, of NCCD, inspected the site on June 22, 2020.

Field Procedure

Most of the wetland flags were present in the field. Both within, and outside of flagged boundaries, soils were inspected with an auger to depths of 20 to 45 inches in order to observe characteristics such as color, organic soil materials, texture, or indicators of saturation. Soil colors were compared to the Munsell Color Chart.

The District does not re-flag a wetland boundary in the field, but will recommend re-examination of specific areas by the project soil scientist. This avoids conflicts with the soil scientist signing the maps, since that person is ultimately responsible for the boundary shown. In general, we look for significant areas of discrepancy between existing soil conditions and the flagged wetland boundary. We also focus on areas where the municipal wetland map is significantly different than the field delineated wetland. The District will typically not recommend changes if discrepancies do not involve significant areas or resources and fall within generally accepted standards of professional judgment.

Observations

- Particularly on the east side, slumping was noted on the steeper slopes surrounding the wetland delineated by flags numbered RES-A4 to A26.

Findings

The wetland delineations shown on the "Existing Conditions Plan, Land of Daniel Houlihan, APN 068-002-0000, 42 Crane Road, Ellington, Connecticut", revised 11-19-2019, accurately represents wetland boundaries and soil conditions observed on the 42 Crane Road parcel.

Thank you for the opportunity to comment.

N/F
CHARLES J. SCHAUB
MAP 68, LOT 3

N/F
CHARLES J. SCHAUB
MAP 69, LOT 1

N/F
IAN B. HOUGH &
KIMBERLY MANCINELLI
MAP 69, LOT 3

N/F
CHARLES J. SCHAUB
MAP 69, LOT 1

N/F
CHARLES M. & LOUISE L. MICHAUD

LAND OF DANIEL HOULIHAN
MAP 68, LOT 2
24.48± Acres

N/F
LINDA A. REICHLE

N/F
DENNIS H. & CAROLYN A. COHEN

N/F
DENNIS H. & CAROLYN A. COHEN

TOWN OF EAST WINDSOR

TOWN OF ELLINGTON

CRANE ROAD

N86°16'15"E
199.06'

N89°03'48"E
133.94'

N87°19'33"E
54.66'

N87°57'19"E
432.18'

N88°20'55"E
579.17'

S02°27'00"E
162.29'

S02°03'34"E
191.32'

N03°36'09"E
391.87'

N01°58'37"E
392.70'

S88°56'37"W
208.5'

1140.72'
N89°03'23"W

S14°30'57"W
257.96'

S14°52'52"W
31.91'

R=547.73'
L=158.34'

R=750.00'
L=52.92'

100' UPLAND REVIEW AREA

NEW UPLAND REVIEW AREA

EXISTING BARN

EXISTING HOUSE
F.F.=212.64
BSMT=205.64

CONC. PAD

ELEC. METER

STONE STEP

LEDGE STONE

GRAVEL DRIVE

GATE POST

MAILBOX

WELL

SNET
172

LEACHING TRENCHES AS STAKED

EXISTING DRYWELL

EXISTING STORM DRAINAGE PIPE HAS BEEN PLUGGED AT THE CATCH BASIN AND THE OUTLET.

CB CL
TF=204.30
INV=201.15 (IN&OUT)

CB CL
TF=206.40

CB CL
TF=207.77
INV=205.37 (8"PVC IN)
INV=204.57 (OUT)

INV=193.25

15"ADS

15"CMP

15" RCP
FL=209.8

15" RCP
FL=210.3

15" RCP
FL=209.0

15" RCP
FL=208.6

GRAVEL

EDGE OF BITUMINOUS PAVEMENT

13" IRON ROD

IRON PIN WITH CAP

STONEWALL

RECEIVED
JUN - 4 2020
TOWN OF ELLINGTON
PLANNING DEPARTMENT

IW202005

NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". THIS IS A COMPILATION PLAN CONFORMING TO HORIZONTAL ACCURACY CLASS D.
2. REFERENCE IS MADE TO THE FOLLOWING MAP: "PROPERTY SURVEY PREPARED FOR HVE, LLC 42 CRANE ROAD ELLINGTON, CONNECTICUT" BY: WILLIAM R. PALMBERG & SON, LLC – LAND SURVEYORS DATE: 02-05-08 SHEET 3 OF 17 REVISED 07/18/08.
3. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND / OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

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

KENNETH A. PETERSON — LS. 10839
REGISTRATION NO.

LEGEND

- PROPERTY BOUNDARY
- IRON ROD/PIPE FOUND
- WELL
- UTILITY POLE
- DRAINAGE CULVERT
- WETLAND BOUNDARY
- 211.4x EXISTING SPOT ELEVATION
- TREELINE
- WETLAND REGULATED AREA

50 25 0 50 100 150
GRAPHIC SCALE 1"= 50'

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.

GEORGE T. LOGAN, MS, PWS
Registered Soil Scientist

DATE: NOVEMBER 7, 2019

COMPILATION PLAN

EXISTING CONDITION PLAN
LAND OF
DANIEL HOULIHAN
APN 068-002-0000
42 CRANE ROAD
ELLINGTON, CONNECTICUT

REVISIONS
11-19-2019 WETLANDS

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=50'	12-13-2018	1 of 1	10709 E

G:_Jobs_10709\Existing\11-19-2019\Wetland Map.PDF
10709\dwg\10709A.dwg

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
JUNE 8, 2020 7:00 PM
VIA ZOOM MEETING

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

ABSENT: Jean Burns and Katherine Heminway

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 7:25 pm.

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

III. PUBLIC HEARING(S):

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.

   Time: 7:28 pm

   Seated: Braga, Brown, Aube, Hoffman and Baouche

   David Smith, Town of Vernon Professional Engineer, 55 West Main Street, Vernon, and Richard Zulick, Datum Engineering & Surveying, LLC, 400 Nott Highway, Ashford, were present to represent the application.

   Mr. Smith explained the proposed project is located on two separate parcels, which will be merged. The Town of Vernon is proposing to construct four full-size soccer fields, associated parking and access roads with bituminous millings, a concessions building with restrooms and storage on the upper level and a second building with restrooms between proposed fields 2 and 3. The land is presently used agriculturally for growing

corn. He reviewed the requested map amendment shown on sheet 1 of 1 of the plans, revised through June 3, 2020. Mr. Smith stated a portion of the property has alluvial soils, which Mr. Zulick would explain.

Mr. Zulick said years ago the Hockanum River was relocated. The river, at some point, flowed through the wooded area. He explained that alluvial soils are made up of sand, silt and gravel, which do not look or act like other wetland soils. Mr. Zulick reviewed his report dated March 10, 2020 (copy enclosed), discussed the existing conditions, the wetland soils, and the function and values of the land. He explained in his opinion that the hydric wetland area and the palustrine scrub-shrub/forested wetlands are a functioning wetland ecosystem, which exhibits eight wetland functions and three wetland values. He also noted the upper alluvial soils exhibit one wetland function and this function will remain post development. Mr. Zulick stated there will be less impact on the soils using the parcel for the proposed project, compared to the current disturbance from agricultural practices.

During the presentation, Mr. Smith explained each phase of the project as follows:

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 would 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 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 the 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, constriction of Field# 4, and stabilization of the surrounding non-play grass areas. Field# 4 is located within the 100-year 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.

Commissioner Hoffman asked how the fields will be maintained. Mr. Smith stated the Town of Vernon will treat only the areas that need attention with regard to herbicides and pesticides however they are open to recommendations on how the Town of Ellington conducts its management practices.

Commission Brown inquired about the existing and future walking trails. Mr. Smith stated he is aware of the current trail and this proposal does not impact that trail. He also noted there are no additional walking trails proposed, but they would not be opposed to accommodating a trail on the property if requested.

Commissioner Hoffman asked about the amount of disturbance of the wetlands and for the calculations for detaining the stormwater runoff from parking and impervious areas. Mr. Smith said there are approximately two acres of hard surface; the parking and access roads, concessions and restroom buildings. He stated he has calculated a zero increase in runoff by intercepting stormwater with grass filter strips, grass basins, and leaching catch basins.

Mr. Colonese noted the Town Engineer's comments dated June 3, 2020 and the North Central Conservation District's comments dated June 4, 2020.

Janice Messino, 48 Windermere Avenue, said she has lived there for over 22 years and would like the Agency to consider the wild animals, protect the wetlands and consider the installation of a buffer zone for the immediate abutters to the project.

Gerry Kerachsky, 2 Christopher Court, inquired why the project will have a septic system installed and not utilize the sewer system. Mr. Smith addressed Mr. Kerachsky question and stated Tim Webb, Administrator of Ellington's Water Pollution Control Authority, said the sewer system may not be able to handle the amount of flow and it would be best to install a septic system. He also noted the project will be supported by public water.

Keith Hodson, 200 Lake Street, Vernon, President of the Vernon Youth Soccer Club, explained the project is needed in Vernon and Ellington, and they intend to be respectful neighbors and good stewards of the land.

Dave Spielman, 50 Windermere Avenue, asked about lights, buffer areas, and security of the property. Mr. Colonese, explained that the questions pertaining to the lights and buffer areas can be addressed by the Planning & Zoning Commission at their meeting later in June, which Mr. Spielman will receive notice of as an abutter. Mr. Spielman is also concerned about the traffic and stated it is a peaceful place to live.

Commissioner Hoffman asked if lights will be installed lights. Mr. Smith said they are not proposing lights for the any of the fields.

Jeff Kristoff, 95 Trout Stream, Vernon, Vice-President of the Youth Soccer Club, noted the soccer players are done with games and practices by dark. The age range for the club is 3 to 15 years of age and they are looking to partner with Ellington's youth club.

Chairman Braga suggested the application be continued to allow the applicant time to address the Town Engineer's comments and allow the Agency time to further review the application.

MOVED (AUBE) SECONDED (BROWN) AND PASSED UNANIMOUSLY TO CONTINUE TO THE JULY 13, 2020 INLAND WETLANDS MEETING, 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, 019-005-0004 and 019-005-0005.

IV. OLD BUSINESS: None

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.

   Mr. Colonese explained to the agency that the original wetlands permit for the 2-lot subdivision was approved on September 19, 2005 and no more permit extensions are available. Therefore, a new permit must be issued by the Agency or its agent. The development plan is the same as was approved in 2005.

   MOVED (HOFFMAN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO DELEGATE AUTHORITY TO THE WETLANDS AGENT – 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.

2. IW202005 – Daniel Houlihan, owner/ applicant request for a map amendment at 42 Crane Road, APN 068-002-0000.

   Chairman Braga asked for a motion to add to next month's agenda and suggested to staff send the application to the North Central Conservation District for review of Wetland Delineation Report by REMA Ecological Services, LLC.

   MOVED (HOFFMAN) SECONDED (BAOUCHE) AND PASSED UNANIMOUSLY TO ADD TO THE AGENDA, RECEIVE, AND SET A PUBLIC HEARING FOR THE NEXT REGULAR MEETING ON JULY 13, 2020, 7:00 PM FOR IW202005 – Daniel Houlihan, owner/ applicant request for a map amendment at 42 Crane Road, APN 068-002-0000.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the May 11, 2020 Regular Meeting Minutes.

MOVED (BROWN) SECONDED (BAOUCHE) AND PASSED UNANIMOUSLY TO APPROVE THE MAY 11, 2020 MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

VII. ADJOURNMENT:

MOVED (BROWN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ADJOURN THE JUNE 8, 2020 REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 8:38 PM.

Respectfully submitted,

_____
Barbra Galovich, Recording Clerk