



TOWN OF ELLINGTON

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INLAND WETLANDS AGENCY REGULAR MEETING MINUTES JULY 13, 2020 7:00 PM VIA ZOOM MEETING

PRESENT: Chairman Ken Braga, Art Aube, Jean Burns, Hocine Baouche and Katherine Heminway; Present via ZOOM meeting: Vice Chairman Ron Brown

ABSENT: Steve Hoffman

STAFF

PRESENT: John Colonese, Assistant Town Planner/Zoning Enforcement Officer; Present via ZOOM meeting: Barbra Galovich, Land Use Assistant/Recording Clerk

I. CALL TO ORDER: Chairman Ken Braga called the Ellington Inland Wetlands Agency meeting to order at 7:02 pm.

John Colonese, Assistant Town Planner/Zoning Enforcement Officer, explained general procedures for how the meeting will be conducted.

II. PUBLIC COMMENTS (on non-agenda items): None

III. PUBLIC HEARINGS:

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: 7:03 pm

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

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 via Zoom meeting.

Mr. Smith recapped what was discussed last meeting. He explained they have been working on addressing comments received from Ellington's town staff, Inland Wetlands

Agency, Planning & Zoning Commission and the Design Review Board. He noted the FEMA 100 year flood zone line has been updated with all plans having a revision date of July 7, 2020. Mr. Smith mentioned Barbara Kelly of the North Central Conservation District, Inc.'s report dated June 4, 2020, and said the note that is currently on Sheet 6 of 8 south of field #4 was made to address her comments. Mr. Smith stated they could further address concerns raised by staff by applying a wetland seed mix to the poorly drained wetland area that is currently a farm field, mow it once a year, and mark the area with posts and wetland placards every 100 feet. Mr. Smith acknowledged he received the Town Engineer's comments dated July 10, 2020 and that he needs to complete the water quality volume calculations as requested. Mr. Smith noted they expect to address all of the Town Engineer's comments.

Chairman Braga noted that if the Agency is inclined to approve the application they can include the Town Engineer's comments as a condition of approval.

Commissioner Burns asked about the access road to the site. Mr. Smith explained the first 100 feet will be paved and the remainder of the site will use millings. There will be one lane into the site with right and left turn lanes to exist the property. Commissioner Burns asked how the concerns of abutters were being addressed. Mr. Smith noted he has been in contact with some of the abutting neighbors to discuss the buffer area between them and the proposed fields and parking areas. Commissioner Heminway suggested planting larger caliper trees when developing the site.

Maryanne Levesque, 183 Bolton Road, Vernon, inquired about a septic system plan. Mr. Smith stated the septic plan has not been designed yet, only soil testing has been performed on site and a complete plan will be provided to the North Central District Health Department for approval.

Commissioner Brown asked how the wetland areas can be differentiated for those using the fields to know they are near a wetland area. Mr. Colonese noted the wetland placards can be installed along the wooded areas by attaching them to trees.

MOVED (BURNS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A SIGNIFICANT ACTIVITY FOR IW202004.

MOVED (BURNS) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW202004.

MOVED (BURNS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE IW202004 – MJS Leasing LLC & Chilson Realty Co. owners/ Town of Vernon & Town of Ellington applicants request for a map amendment 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 IN ACCORDANCE WITH WETLAND DELINEATION REPORT BY RICHARD ZULICK, DATUM ENGINEERING & SURVEYING, LLC DATED MARCH 10, 2020. MAP AMENDMENT EFFECTIVE JULY 20, 2020.

MOVED (BURNS) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS IW202004 – MJS Leasing LLC & Chilson Realty Co. owners/ Town of Vernon & Town of Ellington applicants request for a 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. **FINDING THAT A FEASIBLE AND PRUDENT ALTERNATIVE DOES NOT EXIST. THE ENVIRONMENTAL IMPACT TO THE WETLANDS WILL BE LESSENERED BY THE USE OF EROSION AND SEDIMENTATION CONTROL MEASURES AND WATER QUALITY BASINS AS SET FORTH IN THE APPLICATION AND CONDITIONED AS FOLLOWS:**

Conditions:

- 1) Shall comply with all the Town Engineer comments dated July 10, 2020.
 - 2) Perimeter sediment fence to be installed and inspected by the Wetlands Agent prior to any excavation or stripping of topsoil.
 - 3) Limit of delineated poorly and very poorly drained wetland soils shall be marked in the field by wetland placard every 100 feet. Where there is no existing tree line to the east and south of field #4, approximately mark the limit of the delineated poorly and very poorly drained wetland soils with posts and wetland placards.
 - 4) Area of poorly and very poorly drained wetland soils east and south of field #4 to be seeded with wetland seed mix and mowed yearly either in late fall or late winter/early spring.
 - 5) Soil Scientist, Surveyor, and Engineer to sign plans.
2. IW202005 – Daniel Houlihan, owner/applicant request for a map amendment at 42 Crane Road, APN 068-002-0000.

Time: 7:38 pm

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

Attorney David J. Markowitz, Hassett & George, 945 Hopmeadow Street, Simsbury, CT and George T. Logan, Rema Ecological Services, LLC, 164 East Center Street, Suite 8, Manchester, CT were present to represent the application via Zoom meeting.

Mr. Colonese read the findings in the report from Barbara Kelly of North Central Conservation District, Inc. dated June 24, 2020, "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."

Attorney David J. Markowitz stated the application is for a wetlands map amendment. He introduced George Logan who will be addressing his report.

Mr. Logan stated he was on the site in November of 2019. He reviewed his wetland delineations and explained there are four small man-made wetlands along the road, within a drainage ditch along the eastern and southeastern edges of the parcel. On the west side of the parcel there are forested wetlands that are part of a larger off-site contiguous wetlands. Mr. Logan reviewed the characteristics of the property with regard to soil, vegetation and existing uses of the property.

Chairman Braga asked if any of the agency members had any concerns pertaining to the application. No concerns were raised. No one from the public spoke regarding the application.

MOVED (BURNS) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW202005.

MOVED (BURNS) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE IW202005 – Daniel Houlihan, owner/applicant request for a map amendment at 42 Crane Road, APN 068-002-0000 IN ACCORDANCE WITH WETLAND DELINEATION REPORT BY REMA ECOLOGICAL SERVICES, LLC DATED NOVEMBER 12, 2019. MAP AMENDMENT EFFECTIVE JULY 20, 2020.

IV. OLD BUSINESS: None

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.

BY CONSENSUS THE AGENCY RECEIVED AND SCHEDULED A PUBLIC HEARING FOR THE NEXT REGULAR MEETING ON AUGUST 10, 2020, 7:00 PM FOR 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.

VI. ADMINISTRATIVE BUSINESS:

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

MOVED (AUBE) SECONDED (BAOUCHE) AND PASSED UNANIMOUSLY TO APPROVE THE JUNE 8, 2020 MEETING MINUTES AS WRITTEN.

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

VII. ADJOURNMENT:

**MOVED (BURNS) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ADJOURN
THE JULY 13, 2020 REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT
7:53 PM.**

Respectfully submitted,

Barbra Galovich, Recording Clerk