



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, JANUARY 11, 2021 7:00 P.M.

ZOOM MEETING

**IN-PERSON PUBLIC ATTENDANCE IS LIMITED DUE TO COVID19 RESTRICTIONS,
ZOOM ATTENDANCE INSTRUCTIONS PROVIDED BELOW**

I. CALL TO ORDER

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

III. OLD BUSINESS:

IV. NEW BUSINESS:

1. Hastillo Properties, LLC owner/ TYMAC Holdings, LLC, applicant, pursuant to Conn. Gen. Stat. 8-26(e), request for positive referral to the Planning & Zoning Commission on an 11-lot subdivision application (S202004) involving land regulated as an inland wetland or watercourse at property located on Tripp Road, APN 023-001-0000.

V. PUBLIC HEARING(S):

1. IW202001 – Skinner Properties LLC and 83 North Properties LLC, owners/applicants, request for a modification to a permit to conduct regulated activity for the maintenance and restoration of Belding Brook at 120 West Road, APN 037-002-0000 and 124 West Road, APN 037-003-0000.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the December 14, 2020 Regular Meeting Minutes.
2. Election of Officers
3. Correspondence/Discussion:

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/95808434588>

Meeting ID: 958 0843 4588

Password: 719891

Dial by your location:

+1 646 558 8656 US (New York)

Meeting ID: 958 0843 4588

Password: 719891

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT 06084

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

TELEPHONE: (860) 871-0808
info@GardnerPeterson.com
www.GardnerPeterson.com

December 10, 2020

Mr. Kenneth Braga
Chairman-Inland Wetland Commission
Town of Ellington
PO Box 187
Ellington, CT 06029

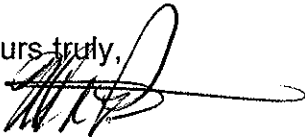
Re: Ridge Crossing

Dear Mr. Braga and Agency Members,

At the request of the applicant, TYMAC Holdings, LLC, I hereby request a positive referral from the Inland Wetland Agency to the Planning & Zoning Commission for the proposed Resubdivision titled Ridge Crossing. Earlier this year the IWC granted a positive referral to the PZC but the application was denied by the PZC. The revised plans reduce the road length from 1,350' to 1,000' and the and the number of lots from 17 to 11.

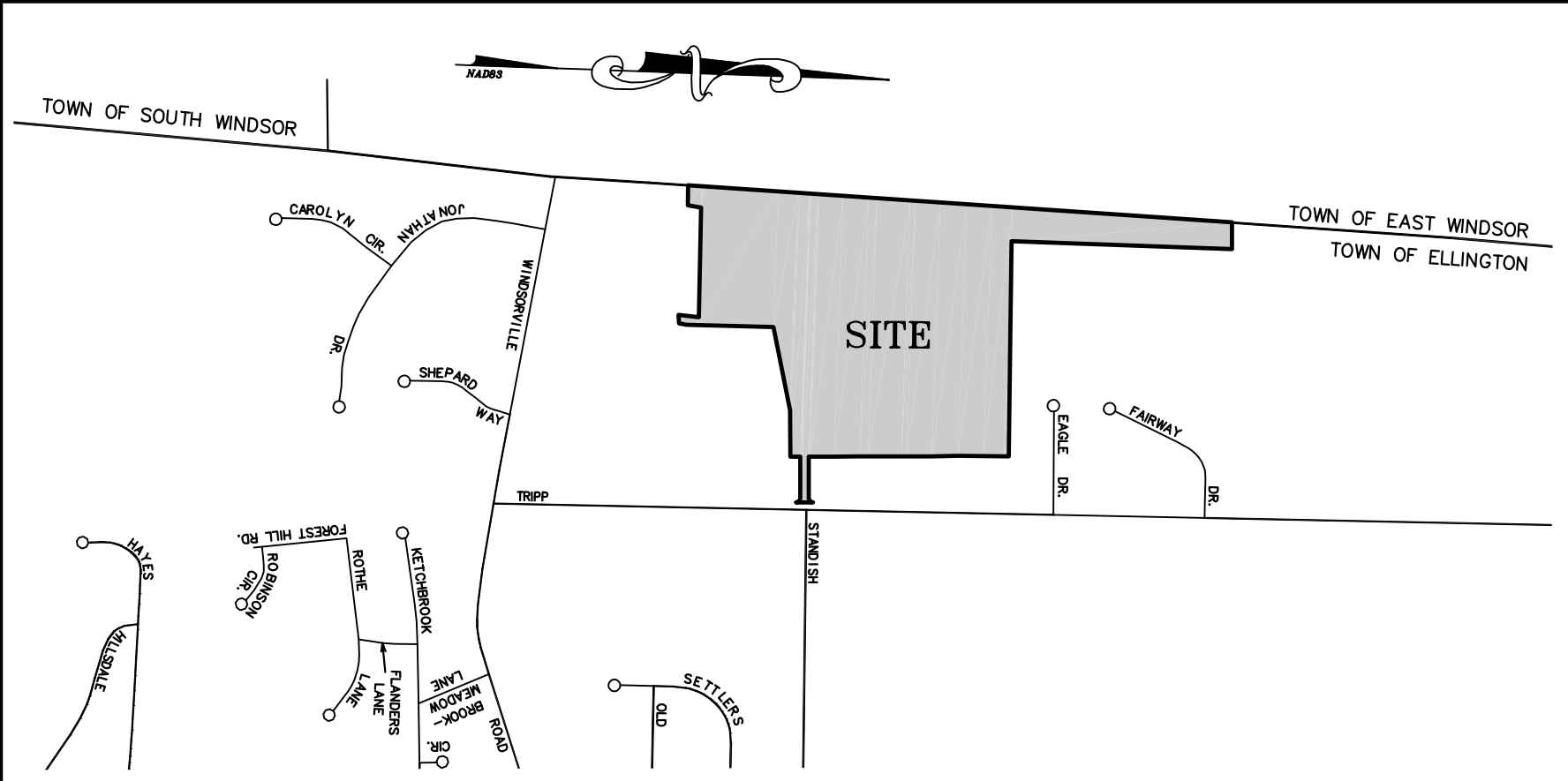
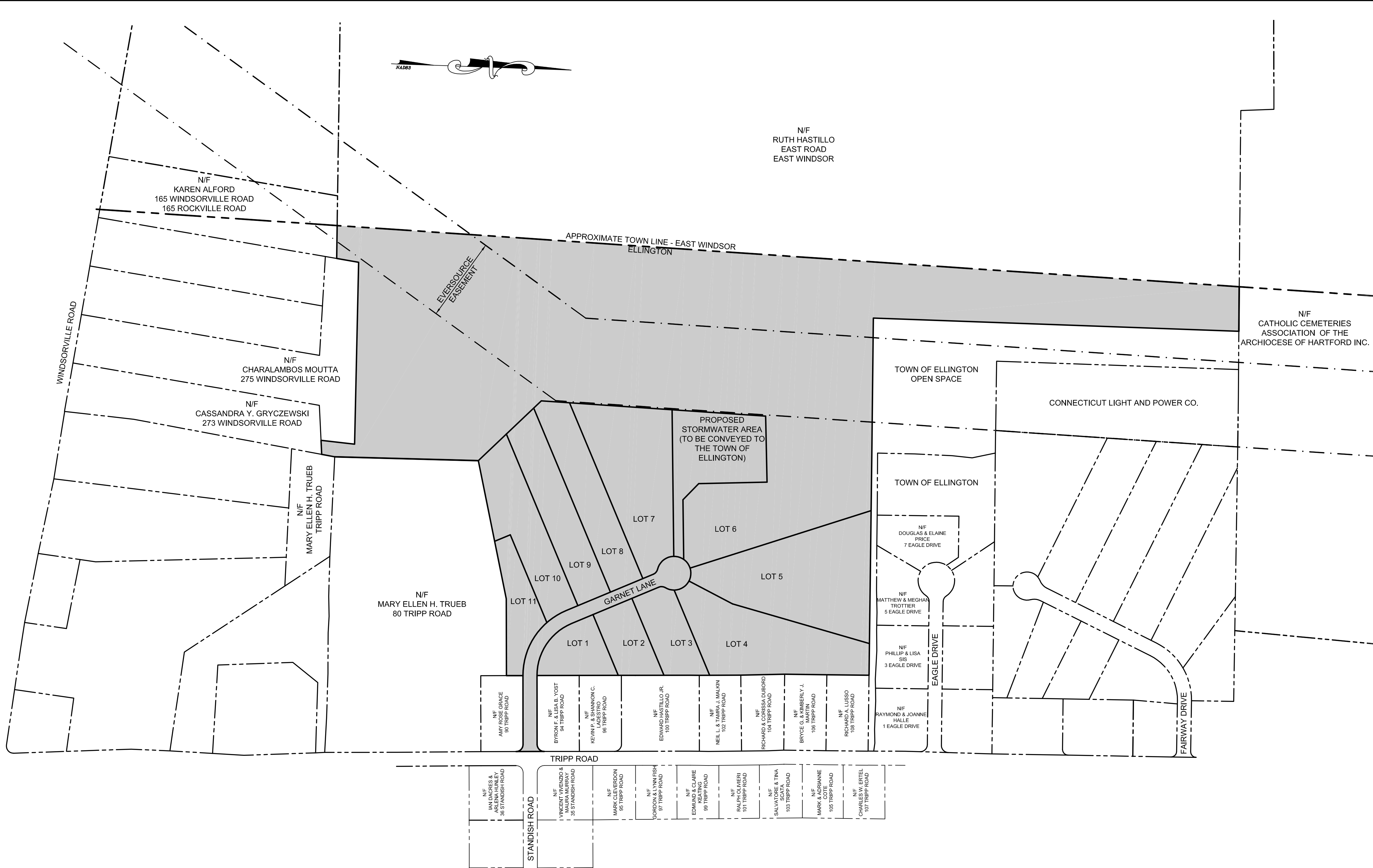
The proposal is for a single family resubdivision on the west side of Tripp Road which includes a new road, Garnet Lane, commencing at the intersection of Tripp Road and Standish Road. Inland Wetlands were field delineated on site by Richard Zulick, C.S.S. as depicted on the enclosed plans. The only activity within the 100' upland review area is seeding downgrade of the proposed stormwater basin which was previously approved. The resubdivision plans also include sedimentation and erosion controls to protect areas downgrade of the site construction.

Yours truly,



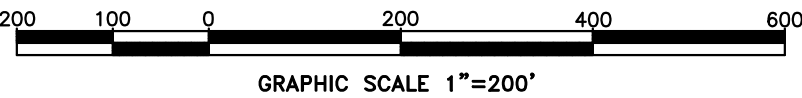
Mark A. Peterson P.E.

10820IWC2



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

- NOTES:
- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO 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 PROPERTY AND TOPOGRAPHIC SURVEY AND FIRST SURVEY OF THE PERIMETER BOUNDARY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS 1-3.
 - BEARINGS AND ELEVATIONS DEPICTED ON THIS PLAN ARE BASED UPON THE 1983 NORTH AMERICAN DATUM (NAD 83/87) AND THE 1988 NORTH AMERICAN DATUM RESPECTIVELY AS PROVIDED BY GPS COORDINATES FROM J.R. RUSSO & ASSOCIATES.
 - TOPOGRAPHY DEPICTED ON THIS PLAN WAS PROVIDED BY GOLDEN AERIAL SURVEYS.
 - REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - RESUBDIVISION PLAN HASTILLO ACRES II ELLINGTON, CONNECTICUT" BY GARDNER & PETERSON ASSOCIATES. DATED: 1-27-99, REVISED 3-9-99, MAP NO. 9522 H.
 - SUBDIVISION PLAN PREPARED FOR EDWARD J. HASTILLO TRIPP ROAD ELLINGTON, CONNECTICUT" BY JC SOMMERS ASSOCIATES, INC. DATED: MAY, 1994, REVISED: 9/30/94.
 - PLAN PREPARED FOR EDWARD J. HASTILLO TRIPP ROAD ELLINGTON, CONNECTICUT" BY JC SOMMERS ASSOCIATES INC. DATED: MAY, 1998.
 - PROPERTY SURVEY PREPARED FOR STEVEN TRUEB ELLINGTON, CONNECTICUT" BY GARDNER & PETERSON ASSOCIATES. DATED: 10-29-01, REVISED 11/02/01. MAP NO. 9522 B.
 - "PROPERTY SURVEY/RESURVEY PREPARED FOR SHEPARD FARMS SUBDIVISION WINDSORVILLE ROAD & TRIPP ROAD ELLINGTON, CONNECTICUT" BY DESIGN PROFESSIONALS, INC. DATED: 10/15/02, REVISED: 07/25/03.
 - "PLAN PREPARED FOR ADRIAN GROOT III 275 WINDSORVILLE ROAD ELLINGTON, CONN." PREPARED BY MECHAN & GOODIN. DATED: SEPT. 25, 1998.
 - SUBDIVISION PLAN PROPERTY OF HANS HACKNER JR. & ALFRED MEIER ELLINGTON, CONNECTICUT" BY STANLEY SZESTOWICKI L.S. DATED: JUNE 5, 1972.
 - RESUBDIVISION PLAN OF WINDSORVILLE MEADOWS PROPERTY OF HANS HACKNER JR. & ALFRED MEIER EAST WINDSOR, CONNECTICUT" BY STANLEY SZESTOWICKI L.S. REVISED: APRIL 15, 1977.
 - "PLAN PREPARED FOR CATHOLIC CEMETERIES ASSOCIATION OF THE ARCHDIOCESE OF HARTFORD MIDDLE, EAST AND TRIPP ROADS EAST WINDSOR AND ELLINGTON, CONN." BY MECHAN & GOODIN. DATED: 12-08-2009, SHEET 3 OF 3.
 - "LOCATION OF RIGHT OF WAY OF THE CONNECTICUT LIGHT & POWER COMPANY ACROSS THE PROPERTY OF VICTORIA HASTILLO ET AL TOWNS OF EAST WINDSOR & ELLINGTON: COUNTIES OF HARTFORD & TOLLAND: STATE OF CONNECTICUT" DATED: APRIL 1963, SHEET 1-2 OF 2.
 - "SUBDIVISION PLAN EAGLE ESTATES TRIPP ROAD ELLINGTON, CONNECTICUT OWNER/APPLICANT ANTHONY, MARK & EDWARD SPAZZARINI 50 POST OFFICE ROAD ENFIELD, CONNECTICUT 06082 ASSESSOR'S #023-003-0000" BY J.R. RUSSO & ASSOCIATES. DATED: 9-19-03, REVISED: 9-2-04.
 - THIS PARCEL IS LOCATED IN THE RURAL AGRICULTURAL RESIDENCE (RAR) ZONE.
 - WETLANDS DEPICTED ON THIS PARCEL WERE DELINEATED BY RICHARD ZULICK R.S.S.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE 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, LLC. 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.
 - THE OPEN SPACE CONTRIBUTION FOR THIS PARCEL HAS BEEN SATISFIED PER WARRANTY DEED RECORDED IN THE TOWN OF ELLINGTON VOLUME 242, PAGE 571.
 - WHERE FOOTING DRAINS HAVE TO DISCHARGE TO A CATCH BASIN, A BACKFLOW PREVENTER AND A HOLD HARMLESS AGREEMENT ARE REQUIRED.
 - PASSIVE SOLAR ENERGY TECHNIQUES WERE CONSIDERED IN THE LAYOUT OF THE PROPOSED LOTS.
 - IRON PINS AND MONUMENTS ARE TO BE SET AS DEPICTED ON THE SUBDIVISION PLAN.
 - LOTS ARE TO BE SERVED BY PUBLIC WATER AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS. THE LATTER TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
 - DRIVEWAYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH TOWN SPECIFICATIONS.
 - PROPOSED UTILITIES LINES REQUIRED FOR ELECTRICAL, COMMUNICATION, LIGHTING AND CABLE TELEVISION SHALL BE PLACED UNDERGROUND.
 - THIS PARCEL IS MAINLY LOCATED IN FLOOD HAZARD ZONE 'X' (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) PER FIRM FLOOD INSURANCE RATE MAP TOWN OF ELLINGTON, CONNECTICUT, TOLLAND COUNTY, COMMUNITY-PANEL NUMBER 090158 005 C, MAP REVISED FEBRUARY 5, 1997. A PORTION OF THE PROPERTY IS LOCATED IN ZONE AE.
 - THE BINDER COURSE OF PAVEMENT SHALL BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. IF THE TOP COAT OF PAVEMENT IS NOT INSTALLED WITHIN 5 YEARS OF THE BINDER COURSE, OR IF THE BINDER COURSE OR STRUCTURES ARE DAMAGED, THE DAMAGED BINDER COURSE AND STRUCTURES SHALL BE REPAIRED OR REPLACED AT THE DISCRETION OF THE TOWN PRIOR TO INSTALLING TOP COURSE.
 - THE STREET TREES WILL CONSIST OF ALTERNATING BRADFORD PEAR & SUGAR MAPLE (3'-4' TALL).
 - THE PROPOSED ROAD IS 1,000' FROM THE WESTERLY STREETLINE OF TRIPP ROAD TO THE END OF THE PROPOSED CUL-DE-SAC RIGHT OF WAY.
 - LOT CLOSURE IS NOT LESS THAN 1:5000 PER SECTION 4.05.XIV.



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

*Per Section 3.2.2 (1) of the Zoning Regulations:
Under the density limitation formula only and provided that soil suitability is sufficient to allow a reduction in lot size for an onsite sanitary system or has access to public sewers, the following shall apply:
a. Lot size may be reduced but not less than 32,000 square feet.
b. Lot frontage may be reduced but not less than 75 feet measured at the front property line.

**Per Section 2.1.9 (Measurement of Required Yard on Irregular Lots) of the Zoning Regulations:
Where the front line is an arc and the sidelines converge toward the front lot line, typically considered a "pie lot", the required frontage may be measured along the front yard setback line for that particular zone and any increased setback requirement in accordance with Highway Clearance Setbacks.

DENSITY CALCULATION:

AREA OF SUBDIVISION:	61.56 Acres
SLOPES > 25%:	0.80 Acres
WETLANDS AND 100-YR FLOODPLAIN:	26.44 Acres

Developable Land = 34.32 Acres

Lot Yield = 34.32 x 0.5(RAR) = 17.16 Lots
The resubdivision proposes 11 lots.

SHEET INDEX

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

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

RICHARD ZULICK C.S.S.

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

SECRETARY

CHAIRMAN

LEGEND	
	PROPERTY LINE
	ABUTTING PARCEL
	EXISTING EASEMENT
	APPROXIMATE TOWN LINE

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

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

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

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

CONDITIONAL APPROVAL

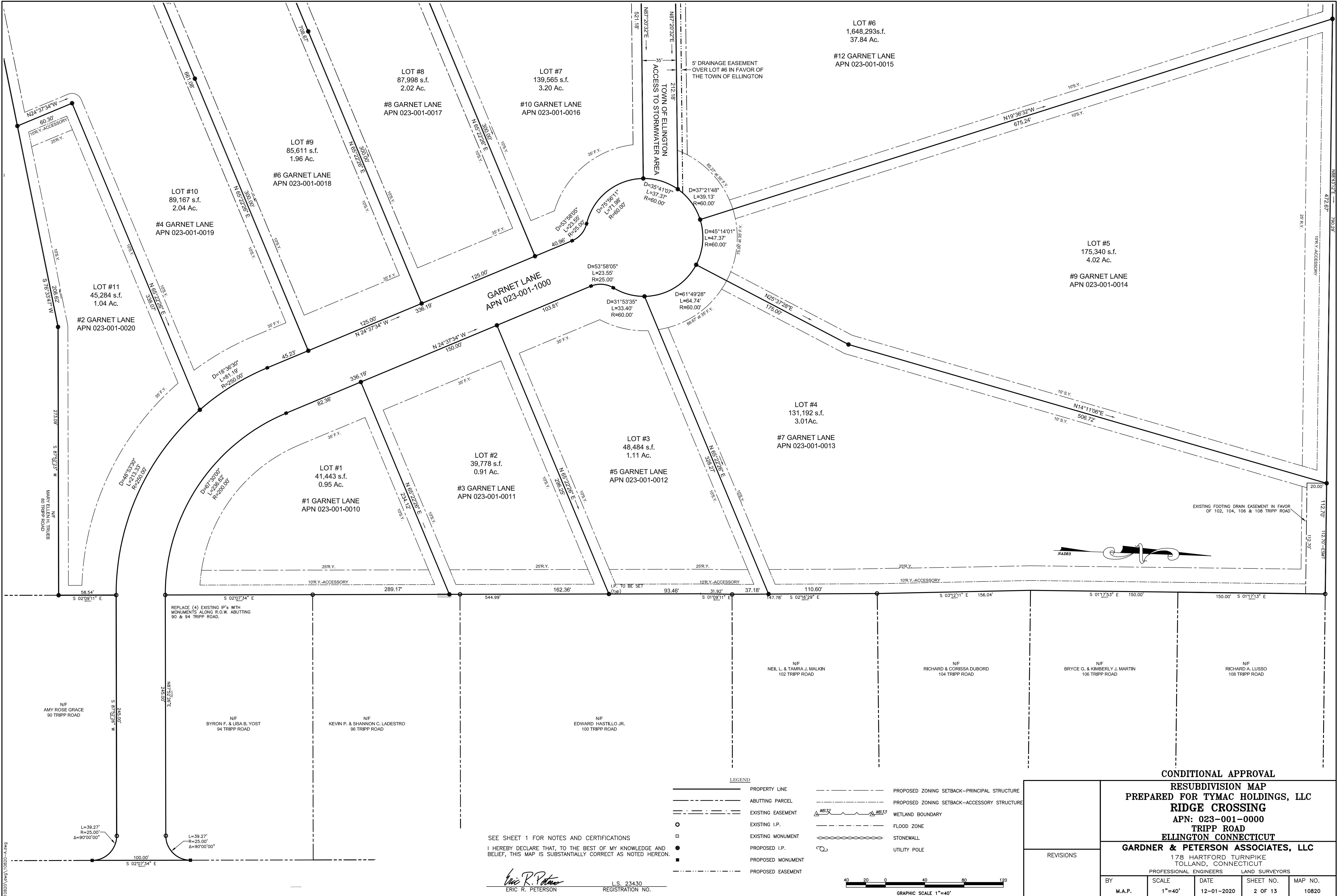
COVER SHEET
PREPARED FOR TYMAC HOLDINGS, LLC
RIDGE CROSSING
APN: 023-001-0000
TRIPP ROAD
ELLINGTON CONNECTICUT

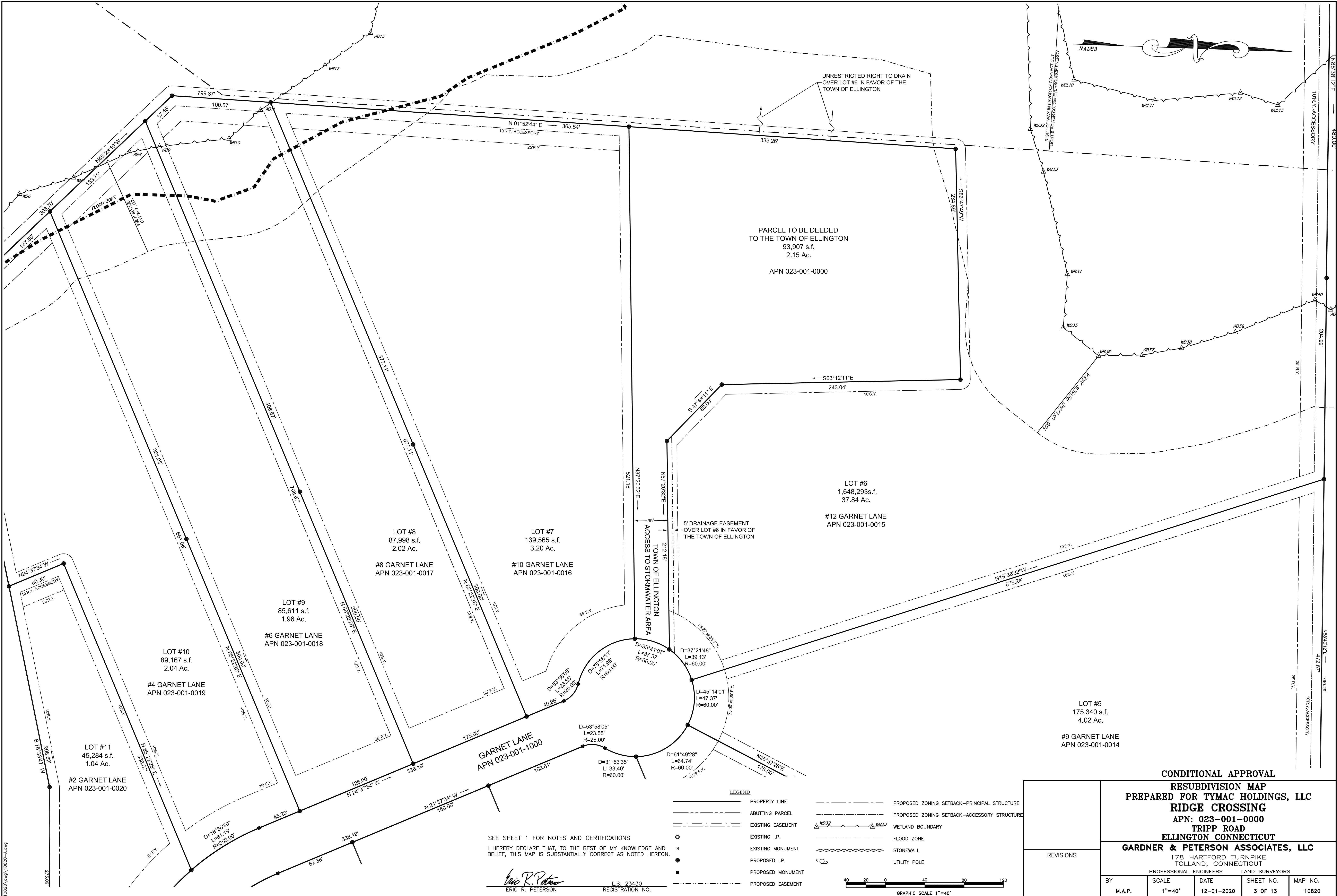
GARDNER & PETERSON ASSOCIATES, LLC

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=200'	12-01-2020	1 OF 13	10820



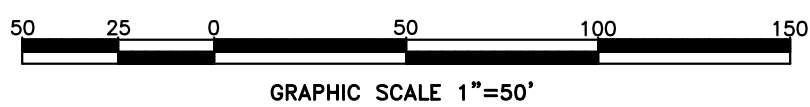
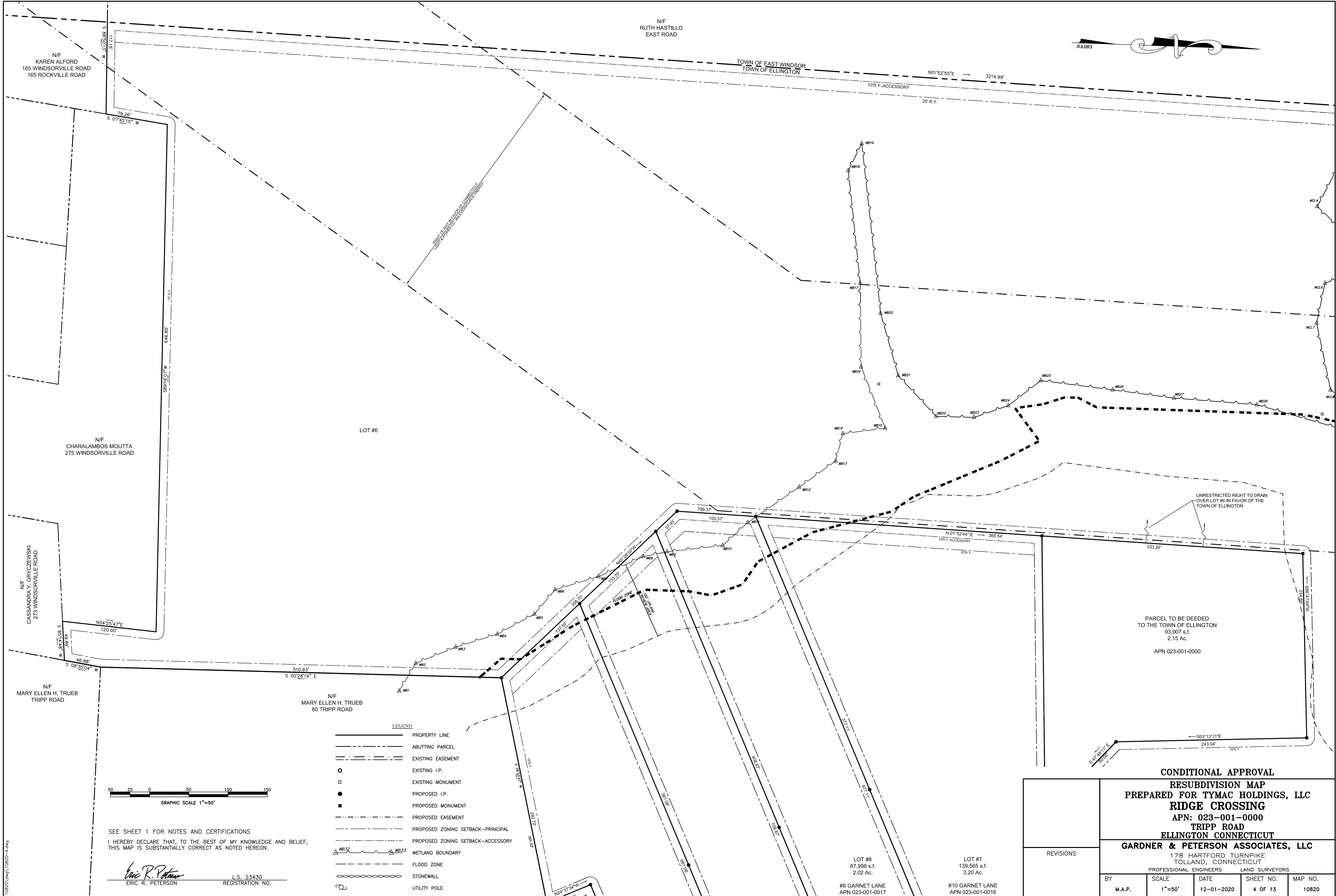


SEE SHEET 1 FOR NOTES AND CERTIFICATIONS
I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Eric R. Peterson
ERIC R. PETERSON

L.S. 23430
REGISTRATION NO.

CONDITIONAL APPROVAL RESUBDIVISION MAP PREPARED FOR TYMAC HOLDINGS, LLC RIDGE CROSSING APN: 023-001-0000 TRIPP ROAD ELLINGTON CONNECTICUT GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS				
REVISIONS	BY	SCALE	DATE	SHEET NO.
	M.A.P.	1"=40'	12-01-2020	3 OF 13
			MAP NO.	10820



SEE SHEET 1 FOR NOTES AND CERTIFICATIONS
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Eric R. Peterson
ERIC R. PETERSON
L.S. 23430
REGISTRATION NO.

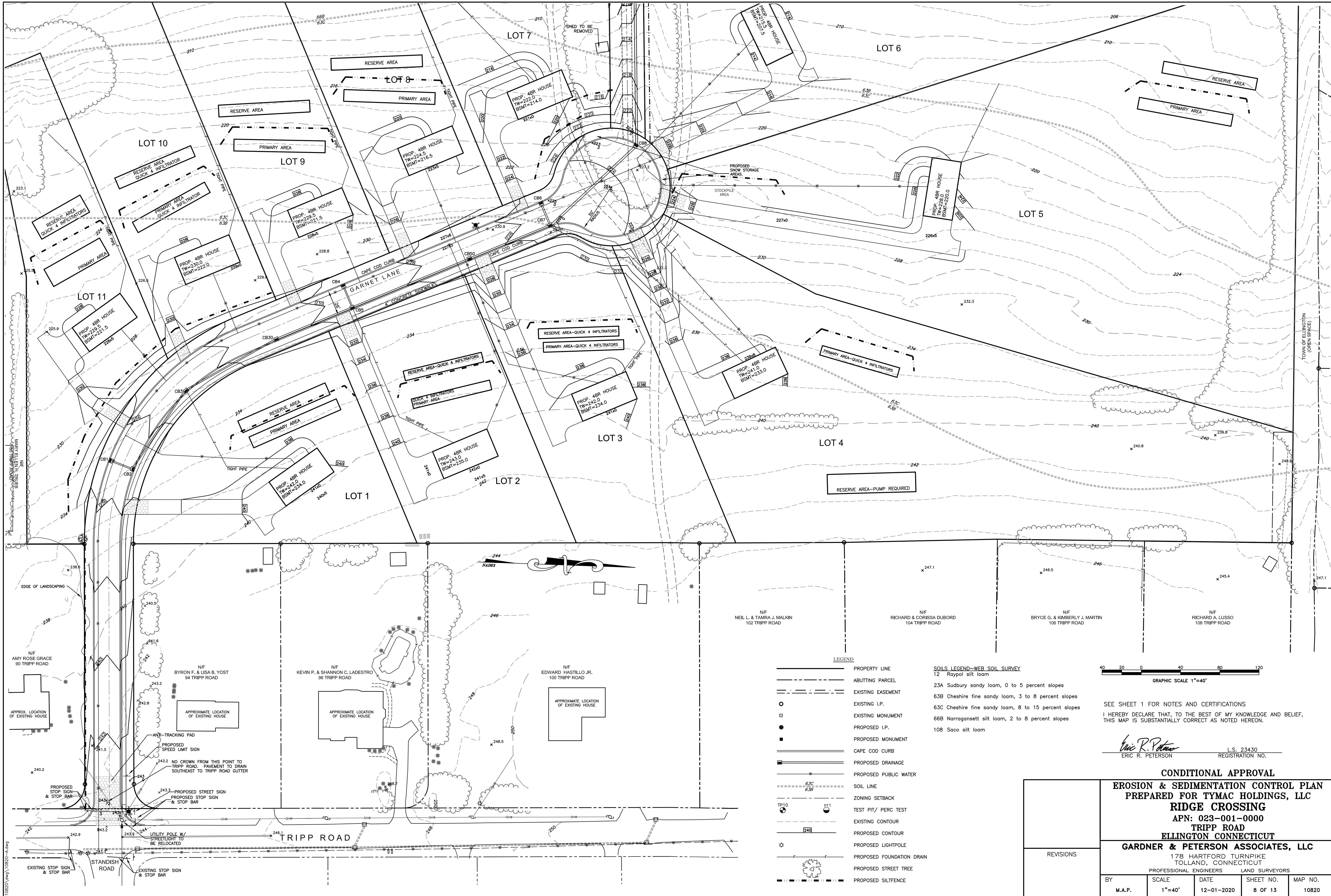
- LEGEND**
- PROPERTY LINE
 - ABUTTING PARCEL
 - EXISTING EASEMENT
 - EXISTING I.P.
 - EXISTING MONUMENT
 - PROPOSED I.P.
 - PROPOSED MONUMENT
 - PROPOSED EASEMENT
 - PROPOSED ZONING SETBACK-PRINCIPAL
 - PROPOSED ZONING SETBACK-ACCESSORY
 - WETLAND BOUNDARY
 - FLOOD ZONE
 - STONEWALL
 - UTILITY POLE

LOT #8
87,998 s.f.
2.02 Ac.
#8 GARNET LANE
APN 023-001-0017

LOT #7
139,565 s.f.
3.20 Ac.
#10 GARNET LANE
APN 023-001-0016

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

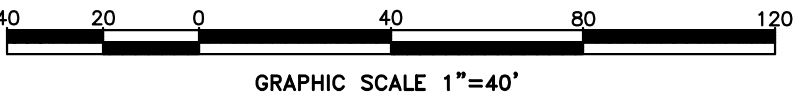
BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=50'	12-01-2020	4 OF 13	10820



LEGEND

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

SOILS LEGEND-WEB SOIL SURVEY
12 Raypol silt loam
23A Sudbury sandy loam, 0 to 5 percent slopes
63B Cheshire fine sandy loam, 3 to 8 percent slopes
63C Cheshire fine sandy loam, 8 to 15 percent slopes
66B Narragansett silt loam, 2 to 8 percent slopes
108 Saco silt loam

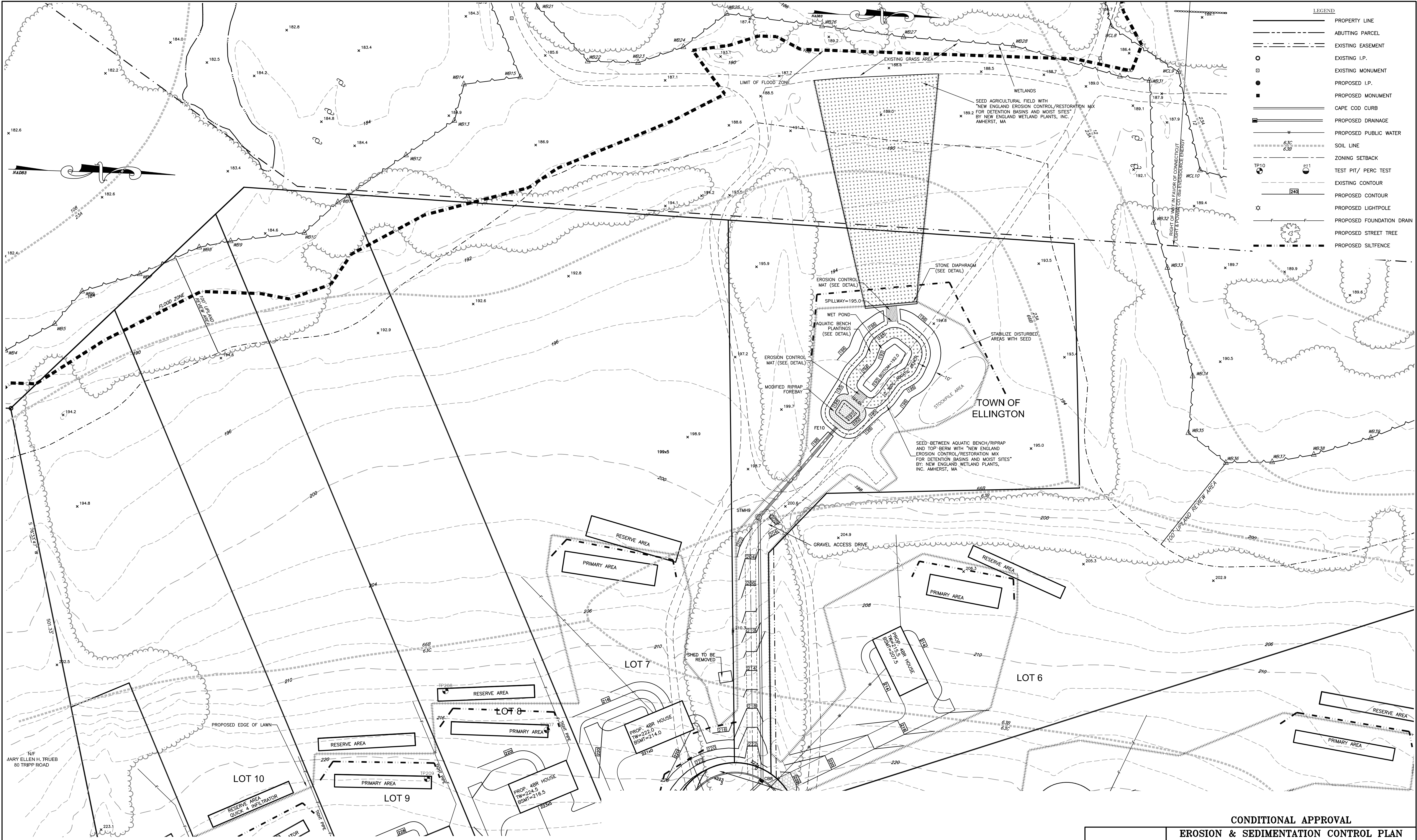


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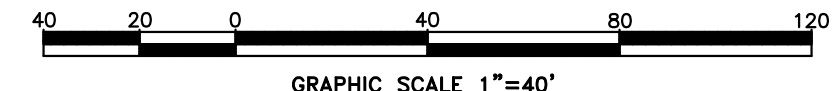
Eric R. Peterson
ERIC R. PETERSON
L.S. 23430
REGISTRATION NO.

CONDITIONAL APPROVAL
EROSION & SEDIMENTATION CONTROL PLAN
PREPARED FOR TYMAC HOLDINGS, LLC
RIDGE CROSSING
APN: 023-001-0000
TRIPP ROAD
ELLINGTON CONNECTICUT
GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

REVISIONS				
BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=40'	12-01-2020	8 OF 13	10820



- LEGEND
- PROPERTY LINE
 - ABUTTING PARCEL
 - EXISTING EASEMENT
 - EXISTING I.P.
 - EXISTING MONUMENT
 - PROPOSED I.P.
 - PROPOSED MONUMENT
 - CAPE COD CURB
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- SOILS LEGEND-WEB SOIL SURVEY
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 - 108 Saco silt loam

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

10820.dwg 10820-A.dwg



- Ecology
- Soil & Wetland Studies
- Water Quality Monitoring • GPS
- Environmental Planning & Management
- Ecological Restoration & Habitat Mitigation
- Aquatic, Wildlife and Listed Species Surveys
- Application Reviews • Permitting & Compliance

VIA E-MAIL

December 11, 2020

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

ATTN: Mr. Kenneth Braga, Chairman

RE: ***MAINTENANCE/RESTORATION OF BELDING BROOK***
Permit Modification (IW202001)
West Road (west side), Ellington, CT
REMA Job # 19-2187-ELLI6

Dear Chairman Braga:

At the request of Mr. Everett Skinner, IV, P.E., applicant, REMA ECOLOGICAL SERVICES, LLC (REMA) has prepared this brief report, to be submitted as part of a request for modification of a permit granted by the IWA on February 10th, 2020. The requested modification is for the maintenance and restoration of the severely eroding Belding Brook banks, which is jeopardizing properties to the north and the south, owned by the applicant, as well as the area for the footings of the approved covered bridge that would connect the two properties. Moreover, the ongoing bank erosion is impacting the riparian habitat itself.

REMA visited the site on October 20th, 2020, to inspect the stream channel and bank, especially after recent intense storms that had further scoured and undercut the bank, resulting in significant slumping of sediment into the channel (see attached annotated photographs). We revisited the site on December 1st, 2020, to re-delineate the wetland/watercourse boundaries, since we found that many of our wetland boundary markers were gone, presumably fallen into the stream channel due to bank erosion (see attached annotated photographs).



In reviewing the archival aerial photographs (see Figures 3, 4, and 5), which had been submitted with the original application, it is obvious that the stream was at one point “straightened” as part of the intense agricultural activities of several decades ago (see 1965 aerial). In the years that followed, and as the watershed of Belding Brook above the subject site was progressively developed, flow velocities and volumes increased, and without any further intervention, a sinuous channel began to form, and bank erosion increased. Figure A (attached) is quite instructive. On a 2003 base aerial photograph, we have drawn the centerline of the channel as shown on a February 2020 aerial, at the same scale. It clearly shows the changes, especially at the first upstream bend. This trend of bank undercutting has progressed even further since February 2020, based on our field inspections.

The Erosion Mitigation Plan prepared by F.A. Hesketh & Associates, Inc., dated December 11, 2020, shows measures that will ensure that the stream will not continue to erode its banks through this segment, while at the same time preserving and enhancing the in-stream and near stream habitats. This will be accomplished by providing a wider stable channel, with appropriate hard armoring at critical areas, and by utilizing bio-engineering methods for balance of the stream banks. A stilling pool, lined with rip-rap will be constructed at the outfall of the twin CMPs under West Road, to dissipate flow forces, and the widening and deepening of stream channel just prior to covered bridge will provide refugia for finfish and other wildlife, and also create aesthetic appeal.

The channel within the segment of the stream to be restored, which runs approximately 315 feet downstream from the twin culverts, will be lined with bank run gravel and stone of a variety of sizes (i.e., 3 to 12 inches), and a three to four foot low flow channel will be constructed, slightly meandering. Larger cobbles and boulders will be placed along the flow channel to create in-stream habitat for finfish and aquatic organisms. Prior to the work as much of the existing channel gravel and stone as possible will be salvaged to be used to line the restored channel.

Above the stream’s mean high water flowline (as determined in the field) coconut fiber coir logs (a.k.a., biologs) will be keyed into the bank, tubelings of willows and dogwoods will be installed immediately behind them, and willow facines (i.e., dormant live stakes of willows) will be planted in the coir logs themselves. Over a couple of seasons, as the coir logs begin to disintegrate, these shrubs will continue grow into the banks and stabilize them. A conservation seed mix (i.e., New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites) will be used in the lower portions of the newly formed stream banks.

Mr. Kenneth Braga, Chairman

RE: Stream Channel Maintenance/Restoration, West Road, Ellington, CT

December 11, 2020

Page 3



We should note that the proposed stream mitigation plantings will be blended with the previously submitted riparian corridor enhancement planting plan. Under the current conditions that enhancement plan was also in jeopardy due to the severe bank erosion. Therefore, the proposed permit modification will also ensure that the riparian enhancement plan will be successful.

Please feel free to contact our office with any questions on the above.

Respectfully submitted,

REMA ECOLOGICAL SERVICES, LLC



George T. Logan, MS, PWS, CSE

Registered Soil Scientist/Professional Wetland Scientist


Certified Senior Ecologist

Attachments: Figures A, 3, 4, and 5
Photos 1 to 12

FIGURE A:

Belding Brook Channel Change; 2003 to 2020

Legend

 February 2020 Stream Channel

*Belding Brook
2020 alignment*

Google Earth

Image U.S. Geological Survey



200 ft



FIGURE 3: West Road, Ellington, CT as seen on a 1965 aerial photograph (CT State Library)



Belding Brook



FIGURE 4: West Road, Ellington, CT as seen on a 1986 aerial photograph (CT State Library)



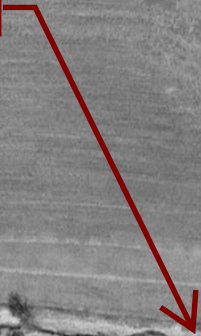
Belding Brook

N



FIGURE 5: West Road, Ellington, CT as seen on a 2004 aerial photograph (CT State Library)

Belding Brook



West Road, Stream Erosion Mitigation, Ellington, CT
Photos taken in October and December 2020, by REMA Ecological Services, LLC



Photo 1: Easterly view of Belding Brook at subject site



Photo 2: Westerly view of Belding Brook at subject site

West Road, Stream Erosion Mitigation, Ellington, CT
Photos taken in October and December 2020, by REMA Ecological Services, LLC



Photo 3: Eroding bank; first bend from culverts; facing northwesterly



Photo 4: Eroding bank (northerly) at second bend downstream of culverts; facing northwesterly



Photo 5: Section upstream of first bend; facing easterly



Photo 6: Recent accelerated erosion of bank; note wetland flag fallen at water's edge; facing southwesterly

West Road, Stream Erosion Mitigation, Ellington, CT
Photos taken in October and December 2020, by REMA Ecological Services, LLC



Photo 7: Downstream limit of December 2020 wetland delineations; facing westerly



Photo 8: Upstream limits of December 2020 wetland delineations; facing westerly

West Road, Stream Erosion Mitigation, Ellington, CT
Photos taken in October and December 2020, by REMA Ecological Services, LLC



Photo 9: Bank erosion at first bend downstream of culverts; December 2020; facing southeasterly



Photo 10: Twin corrugated metal pipes; facing southeasterly



Photo 11: Aerial view of subject area; November 2020

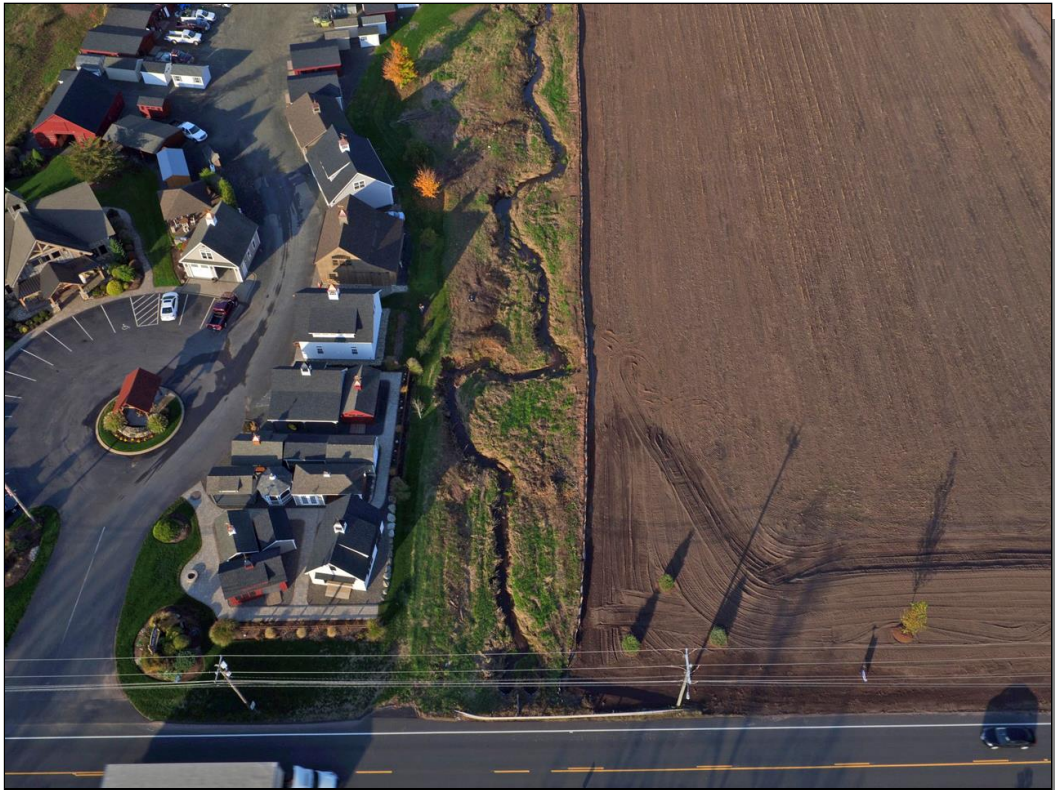
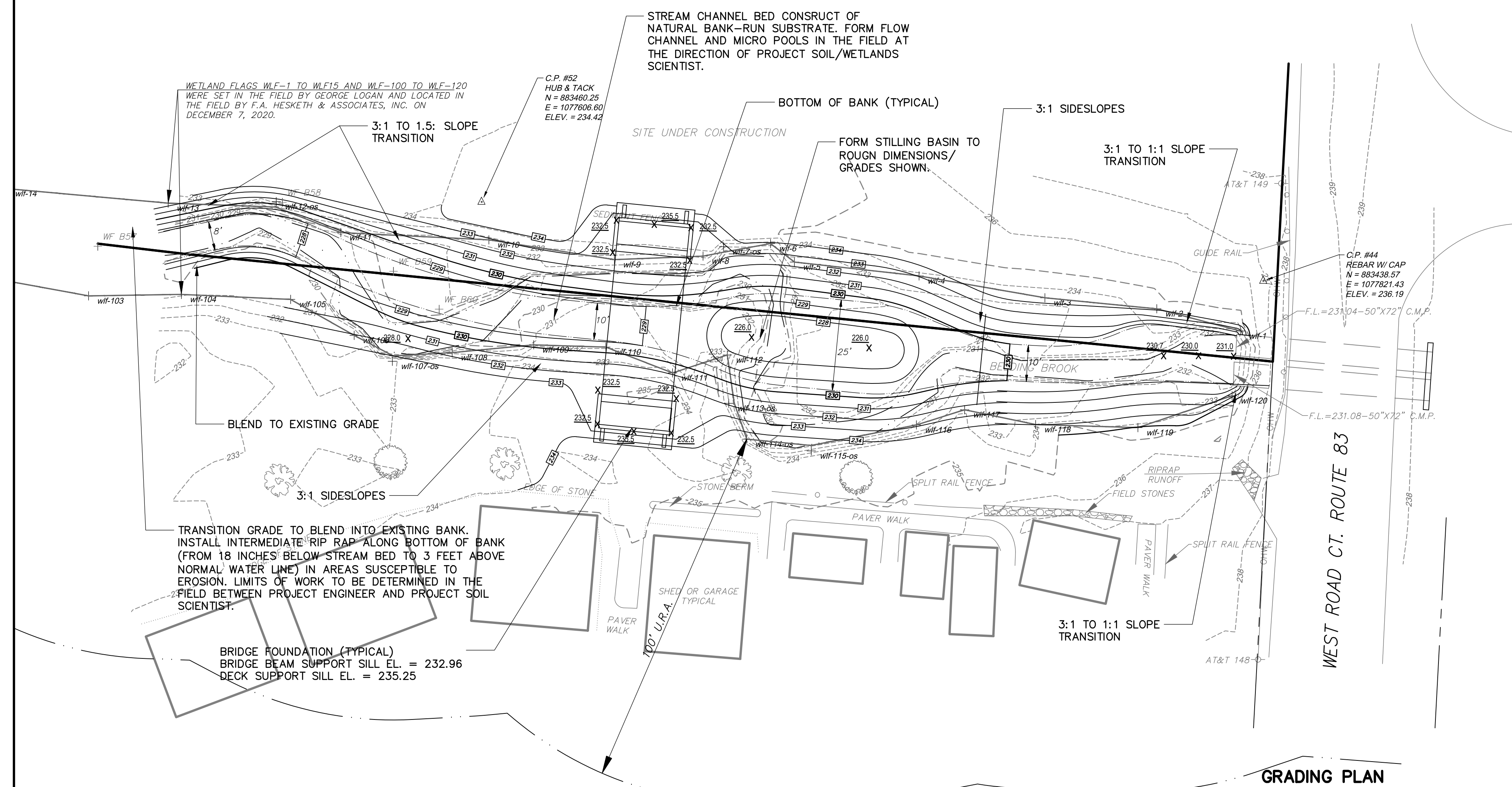
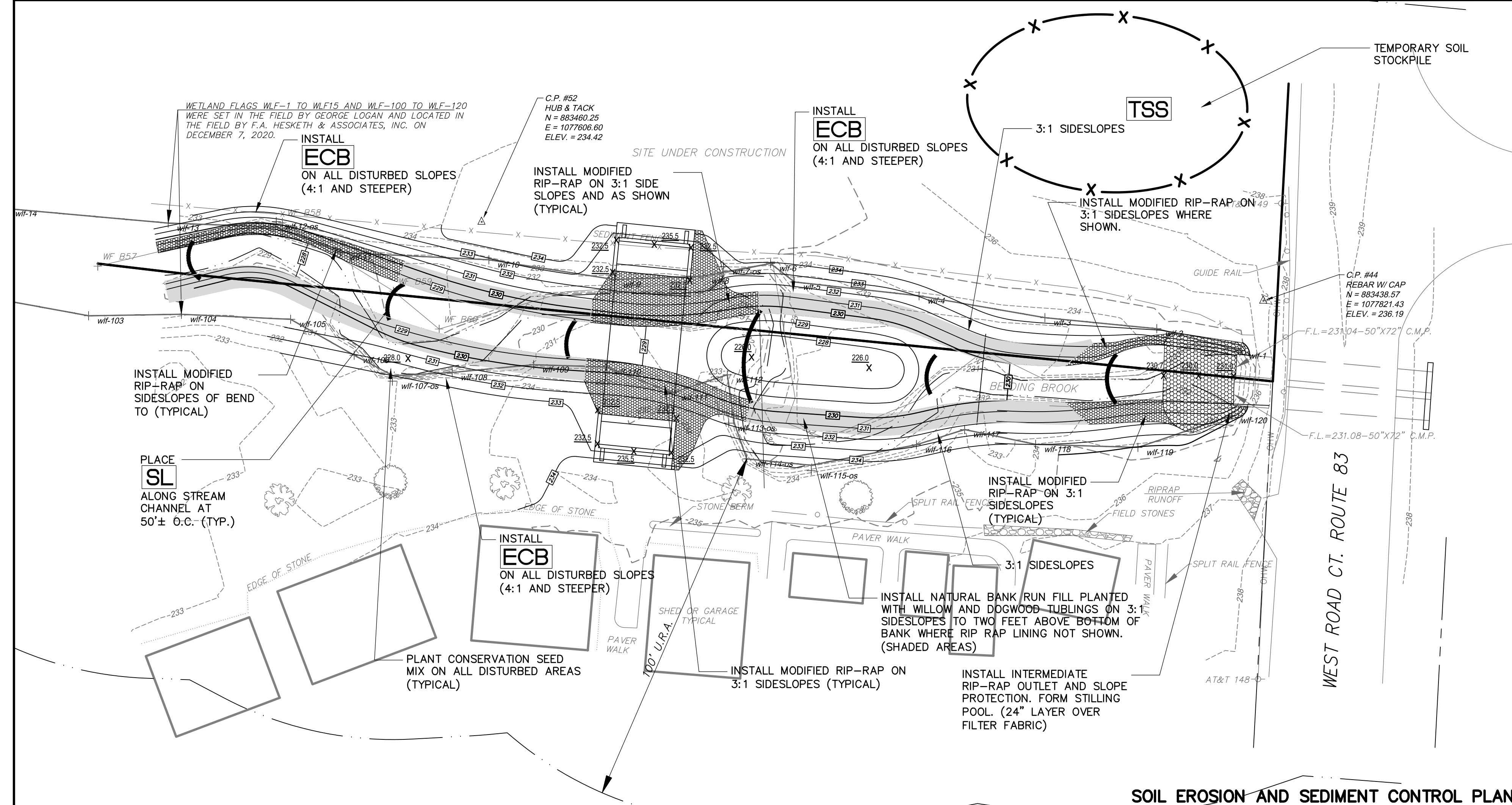


Photo 12: Aerial view (oblique) of subject area; November 2020, facing westerly







LEGEND

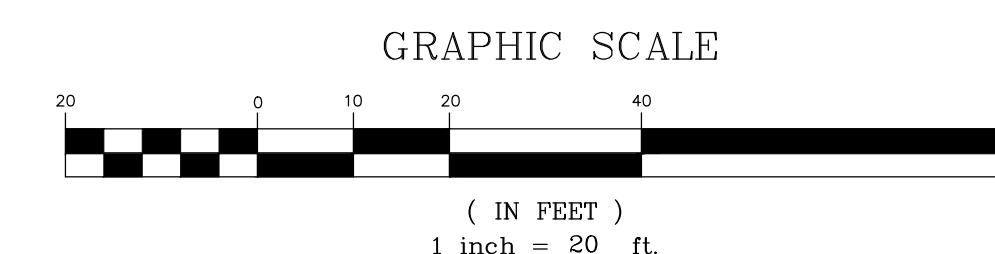
$\begin{array}{r} 100.00 \\ \times \end{array}$ = PROPOSED SPOT GRADE
 $\begin{array}{|c|} \hline 100 \\ \hline \end{array}$ = PROPOSED ELEVATION CONTOUR
 - - - - - = EXISTING ELEVATION CONTOUR
 100.0 + = EXISTING SPOT GRADE



LEGEND

 = PROP. CONSTRUCTION EXIT (CE)
 = PROP. SEDIMENT FENCE EROSION CONTROL (SFEC)
 = PROP. SEDIMENT LOG (SL)
 = RIP RAP PROTECTION

The approximate date for start of construction is January 2021. The estimated completion date is March 2021.



No.	Date	Description
1	12-14-2020	Soil Scientist Report Coordination

EROSION MITIGATION PLAN

PREPARED FOR
THE BARNYARD

124 WEST ROAD
MILINGTON CONNECTICUT

2020	Drawn by: CAD	Job no:
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Scale: 1" = 20'	Checked by: GAH	Sheet no: 1 OF 1
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gton\StreamWork\BYD RP-1 2020-12-14.dwg, RP-1, Dec. 14, 2020

MP-1

F. A. Hesketh & Associates, Inc.

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www.fahesketh.com • mail@fahesketh.com



From: [Dana Steele](#)
To: [John Colonese](#); [Lisa Houlihan](#)
Cc: [Barbra Galovich](#)
Subject: IW202001 - Skinner Properties LLC & 83 North Properties LLC, Belding Brook restoration, 120 West Road
Date: Tuesday, January 05, 2021 5:03:53 PM
Attachments: [image003.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.

John,

I've reviewed the Maintenance/Restoration of Bedding Brook by REMA Ecological Services, LLC dated 12/11/20 and the Erosion Mitigation Plan prepare by FA Hesketh & Associates revised 12/14/20. The improvements appear to be appropriate and should help to stabilize and improve the resource area. I have no objections to the proposal.

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



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TOWN OF ELLINGTON

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INLAND WETLANDS AGENCY REGULAR MEETING MINUTES DECEMBER 14, 2020 7:00 PM VIA ZOOM MEETING

PRESENT: Chairman Ken Braga and Katherine Heminway; Present via ZOOM meeting: Vice Chairman Ron Brown, Art Aube, Hocine Baouche, Steve Hoffman and Alternate Francis Hann

ABSENT: Jean Burns

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 7:01pm.

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

III. PUBLIC HEARINGS: None

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. IW202010 – Oakridge Dairy, Owner/ Rev LNG, LLC applicant, request for acceptance of uses permitted as of right to install a gas line associated with the installation of a manure digester for Oakridge Dairy at 11 Jobs Hill Road & 161 Maple Street.

Seth Bahler and David Moser, Oakridge Dairy, 76 Jobs Hill Road, Karl Czymmek (Consultant), Sean Gleason and Jim Burdett, Rev LNG, LLC, 20 Assembly Drive, Suite 103, Mendon, NY 14505, and Suzanne Choate, Design Professionals, 21 Jeffrey Drive, South Windsor, CT 06074, were present to represent the application.

Chairman Braga stated the Agency was in receipt of comments from the Army Corps of Engineers dated November 19, 2020 and comments from the Ellington Town Engineer dated December 11, 2020. Mr. Burdett said the application is for an agricultural project to process manure produced by cows at the dairy farm to produce and capture renewable natural gas. Mr. Gleason explained that 100% of the manure will be from Oakridge Dairy

and there will not be any additional manure imported or additional nutrients added to the digester system from off-site sources.

Vice Chairman Brown asked what impact the proposed manure digester will have on the environment. Mr. Gleason stated they are planning to be in total compliance with all state requirements to operate the digester system and will be submitting an application to the Department of Energy and Environmental Protection (DEEP) for an air quality permit to proceed with the project. Mr. Bahler added that the digester will have many environmental benefits such as reducing odor, reducing the release of methane gas into the atmosphere, and producing a renewable gas.

Vice Chairman Brown asked how the proposed project would minimize the current odor that comes from the site. Mr. Czymmek explained the process by which anaerobic digestion will reduce the odor when biogas is harvested from the manure. Mr. Gleason added that another benefit to the project is the digestion process which kills some of the pathogens in the manure, therefore, since the bedding material for the cows is sourced from the solids in the manure it will lead to better cow health.

Chairman Braga asked how the manure will get to the digester and then to the long term storage area. Mr. Gleason explained the proposed digester will intercept the manure as from where it is currently piped from the existing barn, and after digestion the manure will be directed to the long term storage area.

Vice Chairman Brown inquired about the history of the proposed technology. Mr. Gleason explained the technology that they are deploying has been proven in Europe and North America, and there has never been a digester based failure.

Chairman Braga asked about the Town Engineer's comments, suggesting the following possible conditions of approval should a permit be required: 1) erosion controls following CT Guidelines, and 2) drainage narrative demonstrating no adverse impact. Ms. Choate said they plan to comply with the comments provided by the Town Engineer.

Commissioner Hoffman asked if the gas line would be within the wetlands. Ms. Choate noted the line will be installed within the upland review area, not the wetlands. Mr. Burdett explained the gas transfer line will be owned and operated by the local utility. He believes the pipe will be between 2" to 4" in diameter and will be trenched down at least 40 inches deep meeting the installation specifications. He expects the soils that are removed for the gas line will be kept on site and replaced after the line is installed. He added that Eversource may extend the line along the road from Maple Street to Jobs Hill Road making it accessible to the site, but that possibility is still being discussed.

Commissioner Hoffman asked how the product will be removed from the site. Mr. Gleason stated the gas will be removed either by pipeline or by tanker truck. Mr. Hoffman asked if there are any other byproducts from the process that could be damaging to the wetlands. Mr. Gleason said no and added that byproduct contaminants from the gas are filtered out and taken off-site when the filter is changed and carbon dioxide is burnt off.

MOVED (HEMINWAY) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO ACCEPT IW202010 – Oakridge Dairy, Owner/ Rev LNG, LLC applicant, request for acceptance of uses permitted as of right to install a gas line associated with the installation of a manure digester for Oakridge Dairy at 11 Jobs Hill Road, APN 072-002-0000 & 161 Maple Street, APN 072-004-0000.

VI. ADMINISTRATIVE BUSINESS:

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

MOVED (HEMINWAY) SECONDED (BAOUCHE) AND PASSED UNANIMOUSLY TO APPROVE THE NOVEMBER 9, 2020 MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

- a. Discussion on future barn to rear of existing barn at Oakridge Dairy, 11 Jobs Hill Road.

Seth Bahler, David Moser, and Suzanne Choate were present to explain the future proposal. Mr. Bahler stated they are looking to construct an approximately 115' x 895' barn with access drive and a hallway building attaching the proposed barn to the existing barn so additional cows can access the milking parlor. The activity will have a direct impact to the wetlands. Mr. Braga suggested they propose creating wetlands in order to mitigate the loss of the wetlands being filled. Ms. Choate noted they will be hiring a soil scientist to provide a report at time of application. Commission Hoffman asked about the importance of the barn location to the overall operation. Mr. Moser stated these cows will be milked and therefore it is important that they are close to the milking parlor. Mr. Colonese noted that based on how the Agency members have commented, an application for a wetlands permit will be required for the activity and suggested they also contact the Army Corps of Engineers, Natural Resources Conservation Service (NRCS) and the CT Department of Agriculture.

- b. Trails Committee - Completion of Batz Observation Platform

Chairman Braga complimented the Trails Committee on a great job building the observation platform.

VII. ADJOURNMENT:

MOVED (HEMINWAY) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO ADJOURN THE DECEMBER 14, 2020 REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:42 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk