



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 AGENDA
MONDAY, MAY 10, 2021, 7:00 P.M.
TOWN HALL ANNEX MEETING ROOM, 57 MAIN ST, ELLINGTON, CT**

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

I. CALL TO ORDER

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

III. PUBLIC HEARING(S):

1. IW201803 – Cathy Pinard owner/applicant, request for modification to a permit to conduct regulated activity for a deck expansion at lake edge, relocation of existing paved water runoff area, and site improvements associated the demolition and reconstruction of a single family home at 12 East Shore Road, APN 149-098-0000.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. Sunset Valley Farm, LLC owner/ David Moser, applicant, pursuant to Conn. Gen. Stat. 8-26(e), request for positive referral to the Planning & Zoning Commission on a two (2) lot re-subdivision application (S202101) involving land regulated as an inland wetland or watercourse at property located at 55 Kreyssig Road, APN 156-004-0001.
2. Mary Ellen H. Trueb, owner/applicant, pursuant to Conn. Gen. Stat. 8-26(e), request for positive referral to the Planning & Zoning Commission on a two (2) lot re-subdivision application (S202102) involving land regulated as an inland wetland or watercourse at property located at 80 Tripp Road, APN 023-001-0004.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the April 12, 2021 Regular Meeting Minutes.
2. Correspondence/Discussion:
 - a. Letter from Pullman & Comley for CTEC Solar, LLC, dated April 13, 2021, submittal of a Petition for Declaratory Ruling to the Connecticut Siting Council for two solar-based electric generating facilities at 277 Sadds Mill Road, Ellington, CT.

VII. ADJOURNMENT:

Join Meeting via ZOOM Communications: Due to COVID-19, in-person attendance is limited to maximum occupancy based on fixed seating arrangements meeting social distancing requirements. Attendance for this meeting is also available using the online video conferencing provider Zoom Meeting. Details to attend the meeting virtually are provided on this meeting agenda and posted on the Town of Ellington's webpage (www.ellington-ct.gov) under Agenda & Minutes, Inland Wetlands Agency. For questions and assistance please contact the Ellington Planning Department at 860-870-3120.

Join Zoom Meeting:
<https://zoom.us/j/95719802862>
Meeting ID: 957 1980 2862
Password: 310520

Dial by your location:
+1 646 558 8656 US (New York)
Meeting ID: 957 1980 2862
Password: 310520

Next Regular Meeting is scheduled for June 14, 2021

Cathy Pinard
65 Sandy Beach Road
Ellington, CT 06029

IW201803-Mod.

RECEIVED

APR 09 2021

TOWN OF ELLINGTON
PLANNING DEPARTMENT

April 8, 2021

Ellington Inlands Wetlands Agency
55 Main Street
Ellington, CT 06029

RE: 12 East Shore Road

I am requesting a modification to my existing permit granted on February 12, 2018, File #IW201803 regarding demolition and reconstruction of my single family home and associated improvements on the property.

Please refer to the attached plans for the following items I am seeking approval for:

1. Garage expansion

I have acquired the adjacent land strip that abuts the south side of my property subsequent to my permit granted on February 12, 2018. I would like to increase the size of the original proposed garage from 26 x 27 to 38 x 26. With this increase, the shortest distance to the side line of my property will be approximately 12.7'.

2. Paved runoff area

Relocation of the existing paved runoff to the left side of the garage as a result of the garage expansion.

3. Site drainage plan

Install a site drainage plan designed by Design Professionals which consists of installing a trench drain in the car port area with a pipe running under the road and discharging into the paved runoff area. The water coming off the hillside now travels across the road. The water has significantly deteriorated the road over time and creates a hazard for passing in the winter and cold weather with water and ice depending on the season. The draining plan should improve the current conditions and provide a safer passage way for travel.

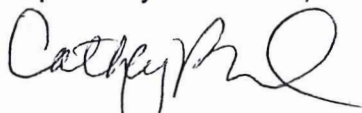
4. Deck expansion

Expand the current deck at the water's edge an additional 25' in length parallel with the existing deck. None of the deck structure will be placed in the water. Proposing to build a wood framed deck with 10" sonotube piers. The surface under the existing deck area consists of a mixture of concrete, rock, ledge and soil.

5. Rip rap

Trim back the existing forsythia and related growth at the base of the hillside alongside the deck area approximately 1-3'. Place rip rap in the 1-3' area to aid drainage and provide a transition from deck to vegetation.

Respectfully submitted,



Cathy Pinard



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 PERMIT

PERMIT NUMBER: IW201803

DATE OF ACTION: February 12, 2018

OWNER OF RECORD: Cathy Pinard
65 Sandy Beach Road
Ellington, CT 06029

GRANTED TO: SAME

LOCATION OF PROPERTY: 12 East Shore Road, APN 149-098-0000

ACTIVITY: To conduct regulated activity for demolition and reconstruction of a single family home and associated improvements.

CONDITIONS:

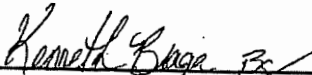
1. Plan to be revised to address comments #3 through #8 in Town Engineer email dated 2/12/18.
2. Erosion and sedimentation control measures to be installed and inspected by the wetlands agent prior to activity.
3. Stone level spreader to be added to outlet area of roof drains and footing drain.

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

The following General Provisions shall apply to all permits:

a. In evaluating applications in which the Agency or its Agent relied in whole or in part on information provided the applicant, if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the permit may be modified, suspended or revoked. b. All permits issued by the Agency or its Agent are subject to and do not derogate any present or future rights or powers of the Agency or the Town of Ellington, and are further subject to any and all public and private rights and to any federal, state, and municipal laws or regulations pertinent to the property or activity. c. If the activity authorized by the Inland Wetland Permit also involves an activity or a project which requires zoning or subdivision approval, special permit, variance or special exception, no work pursuant to the wetland permit may begin until such approval is obtained. d. The permittee shall employ construction management practices, consistent with the terms and conditions of the permit, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses.

Signed:


Kenneth M. Braga, Chairman - Inland Wetlands Agency

Barbra Galovich

From: Barbra Galovich
Sent: Tuesday, April 27, 2021 9:25 AM
To: cathy@cathypinard.com; Rachel Dearborn
Cc: John Colonese
Subject: FW: 12 East Shore Road Revisions

Hi,

Hope you are doing well. Please see the below comments from Dana Steele, Town Engineer.

Thank you,
Barbra

Barbra Galovich, CZET
Land Use Assistant
Town of Ellington
55 Main Street
Ellington, CT 06029
(860) 870-3120

From: Dana Steele [mailto:dsteale@jrrusso.com]
Sent: Monday, April 26, 2021 4:52 PM
To: John Colonese <jcolonese@ELLINGTON-CT.GOV>
Cc: Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>; Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>
Subject: 12 East Shore Road Revisions

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 have reviewed the revised plot plan for 12 East Shore Drive dated 3/25/21 and offer the following comments:

1. The relocated paved runoff is shown in an area without topography. The topographic and improvement location survey should be expanded to include the additional strip of land all the way to the waters edge so that the flow path is well defined and properly armored against erosion.
2. The proposed pipe to the relocated paved runoff is not labeled and the structure at the upstream end is not shown. This should be added to the plans. The design plan by Design Professionals dated 6/19/18 should also be updated to show the expanded garage. Currently the two plans do not agree.
3. The impervious area (note 4) has not been updated to include the additional strip of land. There appears to be additional limits of impervious surfaces south of the car port that could be removed. The lines should be labeled to clearly delineate what will remain impervious and what will be converted to lawn or landscaped areas.
4. There is a 100' upland review area label on the plans but no corresponding line showing the limit of this area.

Dana P. Steele, P.E.
Principal Engineer

THERE ARE RIGHTS OF ACCESS OF UNDETERMINED WIDTH TO OTHERS OVER SO-CALLED EAST SHORE RD.

N.O.T.E:
SANITARY M.H.'s ARE FIELD-LOCATED. CONNECTING SEWER LINES ARE APPROXIMATED.

LOCATION OF 20' SEWER EASEMENT IS APPROXIMATE.

PHYLLIS R. MILLER
14 EAST SHORE ROAD
APN 149-099-0000

PHYLLIS R. MILLER
14 EAST SHORE ROAD
APN 149-099-0000

SANDRA GOTTIER
14 EAST SHORE ROAD
APN 149-099-0000

N/F MYRA STEELE
10 EAST SHORE ROAD
APN 149-097-0000

CRYSTAL LAKE

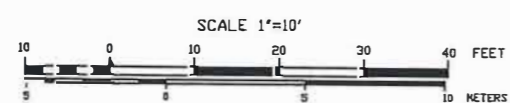


TOTAL LOT AREA =
20,375 S.F. ± OR 0.47 ± ACRES
ORIGINAL PARCEL CONTAINED
17,475 ± S.F. OR 0.40 ± ACRES

STRIP OF LAND TO BE REMOVED
WITH CURRENT PARCEL PENDING APPROVALS
CONTAINS: 2,900 ± S.F. OR 0.07 ± ACRES

NOTES:

- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS AN IMPROVEMENT LOCATION SURVEY BASED UPON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED IN PART ON THE FOLLOWING SURVEYS:
 - MAP OF RUBY PARK DIVIDED INTO 17 LOTS SURVEYED AND MAP BY E.Y. FISK, SURVEYOR AUG. 12, 1887 SCALE OF MAP 120' PER INCH.
 - SUBDIVISION OF TRACT OF LAND FORMERLY CONTAINING LOTS NO. 14, 15, 16 AND 17 AND HEREAFTER TO CONTAIN LOTS NO. 14A, 15A, 16A, AND 17A SURVEYED AUG. 1945 FOR RALPH LIPMAN JOSEPH HOMELSON SURVEYOR.
 - MAP OF PROPERTY OF CAROL L. GOTTIER ELLINGTON, CONNECTICUT ALFRED E. SCHINDLER LAND SURVEYOR ELLINGTON, CONNECTICUT DRAWN BY A.E.S. SCALE 1"=20' DATE 8/21/92 JOB NO. 928-2 REVISIONS 7/14/93 PARCELS 'A' & 'B' DEFINED 7/27/93 EASEMENT REVISED.
 - PROPERTY SURVEY PREPARED FOR CATHY W. PINARD ELLINGTON, CONNECTICUT SCHINDLER SURVEYS DRAWN BY A.E.S. SCALE 1"=20' DATE 6/19/00 REVISED TO 4/10/02 SEWER ESMT REVISED
- PARCEL IS IN ZONE R.
- IMPERVIOUS AREA. ORIGINAL PARCEL= 6,350 S.F. OF 17,475 S.F. OR 36.3%
PROPOSED IMPROVEMENTS: 7396 S.F. OF 20,375 S.F. OR 36.3%
- LOCATION OF SEWER IS SCALED FROM SEWER MAPS.
- VEGETATION INSIDE THE CLEARING LIMITS/SILT FENCE WILL BE REMOVED FOR CONSTRUCTION.
- SEEDING SCHEDULE- 4" TOPSOIL, LOAM AND SEED.



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

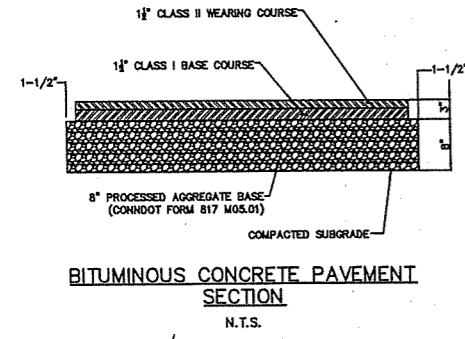
RACHEL L. DEARBORN, LICENSED LAND SURVEYOR DATE L.S. 70295
LICENSE NO.

REVISIONS
1/9/18 PER ZBA, WELL
2/13/18 PER COMMENTS
6/6/18 HOUSE, DECKS
6/27/18 PER COMMENTS
3/25/21 PER CLIENT
4/27/21 PER COMMENTS

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
CATHY W. PINARD
12 EAST SHORE ROAD
ELLINGTON, CONNECTICUT

LANDMARK SURVEYS, LLC
62 LOWER BUTCHER RD ~ 860-875-8204
ELLINGTON, CONNECTICUT

DRAWN BY	SCALE	DATE	JOB NO.
R.L.D.	1"=10'	12/12/17	2006-1P



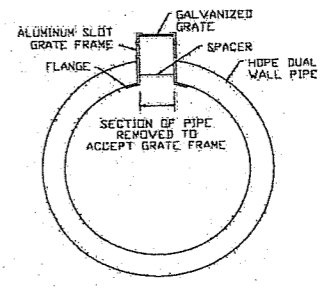
PHYLLIS R. MILLER
14 EAST SHORE ROAD
APN 149-099-0000

THERE ARE RIGHTS OF ACCESS OF
UNDETERMINED WIDTH TO OTHERS
OVER SO-CALLED EAST SHORE RD.

- GENERAL NOTES**
- Contractor must notify the Engineer in writing if there are any questions concerning the accuracy or intent of these plans or related specifications. If such notification is given, no demolition or site activity may begin until such time that the Engineer provides a written response to same.
 - Prior to commencing work, contractor is required to secure all necessary and/or required permits and approvals for the construction of the project, including, but not limited to, demolition work, and all off site material sources and disposal facilities. Copies of all permits and approvals shall be maintained on site throughout the duration of the project. The contractor shall thoroughly review and understand all permits and permit conditions prior to fabrication of any materials or products to be used as part of the project.
 - The contractor is responsible for independently verifying all existing on-site utilities within and adjacent to the limits of the project activities. Underground utility, structure and facility locations depicted and noted on the plans have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony, and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to the Engineer.
 - The contractor is responsible for ensuring the installation of all improvements comply with all requirements of utility companies with jurisdiction and/or control of the site.
 - Prior to commencement of any work, the contractor shall independently coordinate and confirm with the appropriate utility companies to finalize all utility services and/or relocations to ensure no conflict with the design plans and that proper depths can be achieved. All discrepancies must immediately be reported to the Engineer in writing. Should a conflict arise due to the final designs of the utility company, the contractor shall notify the Engineer in writing and await a written resolution prior to proceeding with further utility installations.
 - Prior to commencing construction, the contractor shall field verify all existing conditions, topographic information, utility invert elevations, and proposed layout dimensions, and must immediately notify the Engineer in writing if actual site conditions differ or are in conflict with the proposed work. No extra compensation will be paid to the contractor for work which has to be redone or repaired due to dimensions or grades shown inaccurately on these plans unless the contractor receives written permission from Owner/developer giving authorization to proceed with such additional work.
 - Where utilities are proposed to cross/traverse existing underground utilities, the elevations of the existing utilities shall be verified in the field prior to construction by excavating a test pit at the proposed utility crossing point. Should the field verified existing utility be in conflict with the proposed site designs, the contractor shall notify the Engineer in writing and shall not proceed with said utility construction until further direction is given from the Engineer.
 - The contractor is responsible for repairing all damage to any existing utilities during construction, at its own expense.
 - The contractor shall install and/or construct all aspects of the project in strict compliance with and accordance with manufacturer's written installation standards, recommendations, and specifications.

ADS, Inc. Drainage Handbook Specifications • 1-29

ADS DURASLOT® PIPE SPECIFICATION
Scope
This specification describes 4- through 36-inch (100 to 900 mm) ADS DURASLOT pipe for use in surface drain applications.
Pipe Requirements
DURASLOT pipe, as manufactured and distributed by ADS, Inc., shall have a smooth interior and angular exterior configurations with an aluminum slot grate frame riveted longitudinally along the length of the pipe to support the grate while maintaining the original pipe diameter.
• 4- through 10-inch (100 to 250mm) pipe shall meet AASHTO M252, Type S.
• 12- through 36-inch (300 to 900 mm) pipe shall meet AASHTO M254, Type S or ASTM F2304.
• Minimum 2" of slope for use in design shall be 0.012.
The aluminum slot grate frame shall be manufactured from 0.083" tempered chromium aluminum meeting the requirements of ASTM B209, consisting of two parallel plates separated by spacers spanning the slot on 6" centers. The grate shall be 1/2" - #13 galvanized steel. The grate shall have a diamond-shaped opening and be ADA compliant. The flange at the bottom of the aluminum slot grate frame shall be riveted to the pipe with a minimum of two rivets per linear foot.
Finishes
DURASLOT fittings shall be modified from fittings which conform to AASHTO M252, AASHTO M254, or ASTM F2304.
Installation
Installation shall be in accordance with ADS recommended installation instructions. Contact your local ADS representative or visit www.ads-pipe.com for a copy of the latest installation guidelines.



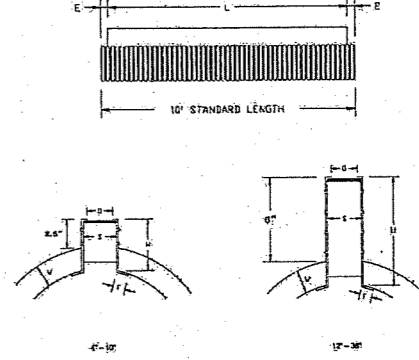
© ADS, Inc., November 2017

ADS, Inc. Drainage Handbook Specifications • 1-30

ADS DURASLOT® STANDARD DIMENSIONS

Pipe Size (Length)	Standard Pipe Dimensions									
	4"	6"	8"	10"	12"	15"	18"	24"	30"	36"
Weight (lb/ft)	2.37	3.7	5.0	6.4	8.7	12.0	18.0	24.0	30.0	36.0
Weight (kg/m)	0.36	0.57	0.77	1.00	1.36	1.88	2.82	3.77	4.74	5.70
Weight (lb/ft) with Grate	3.54	4.87	6.20	7.53	9.86	13.19	19.52	25.85	32.18	38.51
Weight (kg/m) with Grate	0.55	0.75	0.95	1.15	1.51	2.03	2.97	3.91	4.85	5.79
Weight (lb/ft) with Grate	1.58	1.77	1.97	2.16	2.35	2.54	2.73	2.92	3.11	3.30
Weight (kg/m) with Grate	0.24	0.27	0.30	0.33	0.36	0.39	0.42	0.45	0.48	0.51

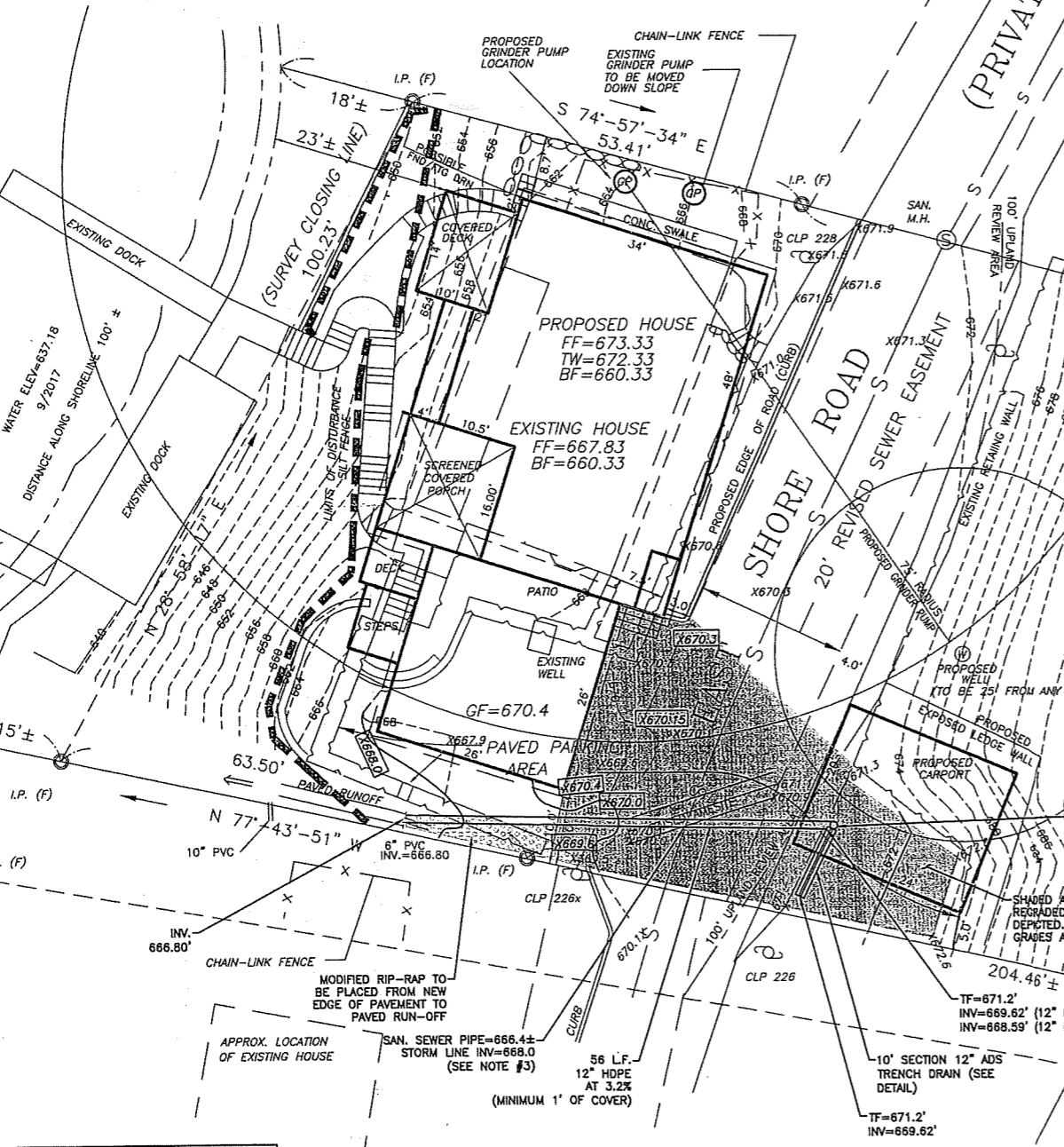
Notes:
1. Variable and custom slot heights upon request. Production of variable and custom slots will require approval by engineering services and fabrication. Slotting shall be done in accordance with ADS specifications.
2. Other pipe material options upon request. Contact ADS representative for availability of pipe material options.



© ADS, Inc., November 2017

CRYSTAL LAKE

EXISTING DOCK



TOTAL AREA
17,475 S.F. ±
APN 149-089-0000

SANDRA GOTTIER
14 EAST SHORE ROAD
APN 149-099-0000

N/F F.G. SANFORD

MYRA STEELE
10 EAST SHORE ROAD
APN 149-097-0000

MAP REFERENCE:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "IMPROVEMENT LOCATION SURVEY PREPARED FOR CATHY W. PINARD 12 EAST SHORE ROAD ELLINGTON, CONNECTICUT BY LANDMARK SURVEYS, LLC DATED 12-12-17 REV. THROUGH 6-8-18 SCALE 1"=10'

SITE DRAINAGE PLAN NOTES:
1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR GRADING AND DRAINAGE IMPROVEMENTS ONLY. ALL EXISTING CONDITIONS AND MAPPING WAS SUPPLIED BY LANDMARK SURVEYS.
3. PRIOR TO CONSTRUCTION THE ELEVATION OF THE SANITARY FORCE MAIN SHALL BE DETERMINED. TOWN RECORDS DEPICT THE DEPTH TO BE APPROXIMATELY 4' IF ELEVATION VARIES FROM THOSE DEPICTED ON THIS PLAN THE DESIGN ENGINEER SHALL BE CONTACTED TO DETERMINE IF DESIGN CHANGES ARE REQUIRED.

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www.designprofessionals.com

Design Professionals
CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
GIS ANALYSTS / LANDSCAPE ARCHITECTS

PREPARED FOR
CATHY W. PINARD
12 EAST SHORE ROAD
ELLINGTON, CONNECTICUT
(860) 872-8886

NO. DATE BY

REVISIONS

SITE DRAINAGE PLAN

SCALE 0' 5' 10' 20'
1" = 10'

SHEET
C-3P1
SHEET 1 OF 1

S202101



P.O. BOX 1167
21 JEFFREY DRIVE
SOUTH WINDSOR, CT 06074
PHONE: 860.291.8755
FAX: 860.291.8757
www.designprofessionalsinc.com

CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS / PLANNERS / LANDSCAPE ARCHITECTS
Serving Connecticut, Massachusetts, & Rhode Island

April 23, 2021

Kenneth Braga
Inland Wetlands Agency Chairman
Town of Ellington
57 Main Street
Ellington, CT 06029

Re: Sunset Valley Farms Subdivision – 55 Kreyszig Road
Positive Referral Request

Dear Mr. Braga:

On behalf of our client David Mosser of 29 Sadds Mill Road in Ellington, CT, DPI is requesting a positive referral from the Inland Wetlands Agency for the proposed subdivision. Although wetlands are present on the exiting 55 Kreyszig Rad property, the new lot boundary will not fall within the wetland boundary or 100 FT regulated review area. Feel free to contact our office with any questions.

Sincerely,

A handwritten signature in black ink, appearing to be "DJ", written over a dotted line.

Daniel H. Jameson, P.E.
Project Manager

RECEIVED

APR 22 2021

SUNSET VALLEY FARMS SUBDIVISION

RESUBDIVISION

55 KREYSSIG RD & GRISWOLD RD ~ EAST WINDSOR & ELLINGTON ~ CT

MAP 156 ~ BLOCK 004 ~ LOT 0001

SHEET INDEX		
C-T1	COVER SHEET	1 of 7
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C-UT1	UTILITY PLAN	5 of 7
C-ES1	EROSION AND SEDIMENTATION CONTROL PLAN	6 of 7
C-D1	NOTE AND DETAILS	7 of 7

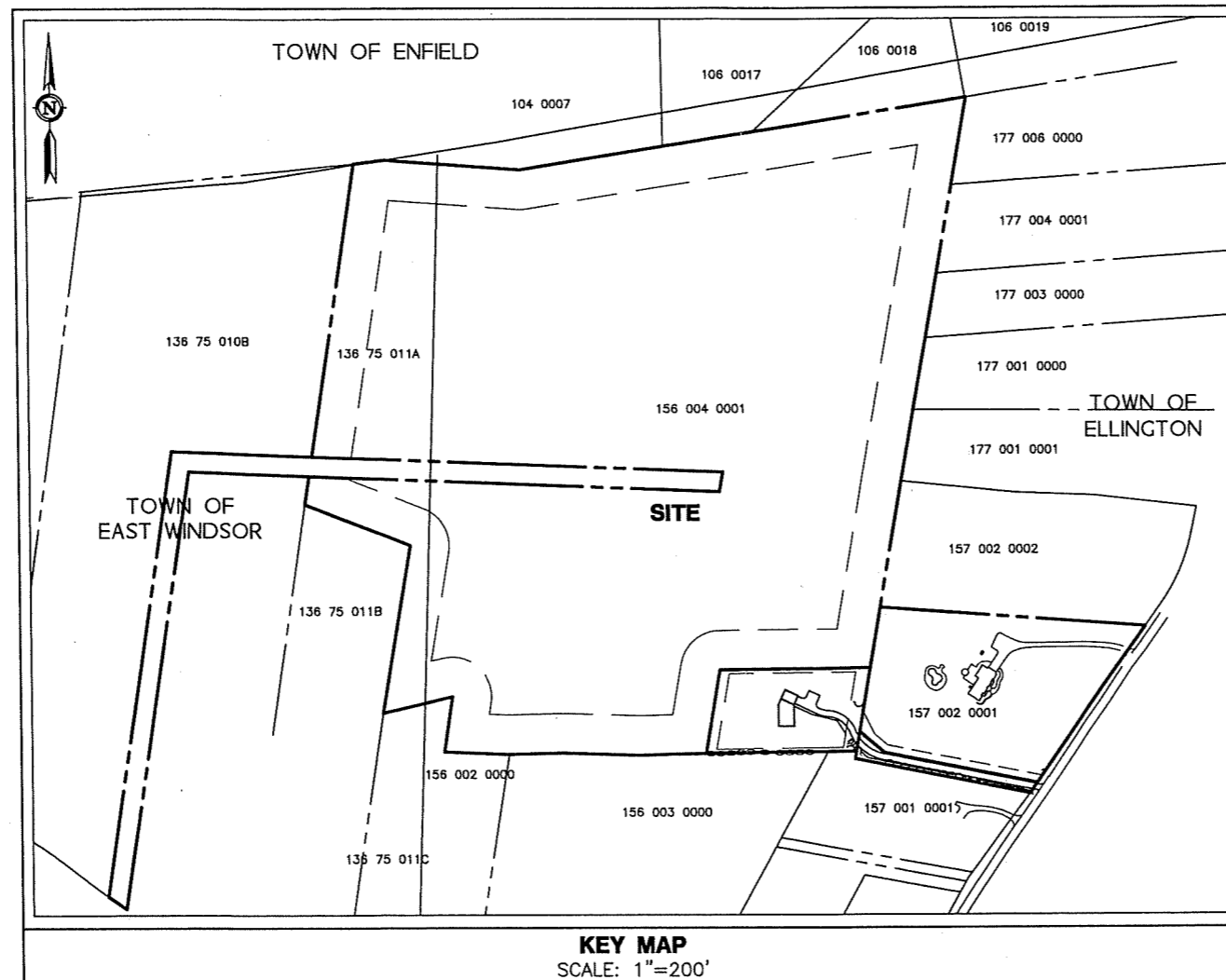
ZONING TABLE - 55 KREYSSIG RD (LOT 1)			
ZONE: RAR ZONE (RURAL AGRICULTURAL/RESIDENTIAL)			
ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	40,000 SF	1,844,592 SF	1,763,900 SF
LOT WIDTH	125' (W/ SEPTIC)	150.68'	887.02'
FRONT YARD	35'	N/A	N/A
SIDE YARD	10'	115.43'	115.43'
REAR YARD	25'	N/A	N/A
BUILDING HEIGHT	38'	<38'	<38'
LOT COVERAGE	25%	0.17%	10%±

ZONING TABLE - PROPOSED LOT 2		
ZONE: RAR ZONE (RURAL AGRICULTURAL/RESIDENTIAL)		
ITEM	REQUIRED/ALLOWED	PROPOSED
LOT AREA	60,000 SF*	104,001 SF**
LOT WIDTH	125' (W/ SEPTIC)	214.63'
FRONT YARD	35'	170'
SIDE YARD	10'	52.9'
REAR YARD	25'	163.7'
BUILDING HEIGHT	38'	<38'
LOT COVERAGE	25%	13.9%

NOTES:
* PER THE TOWN OF ELLINGTON ZONING REGULATIONS SECTION 7.9 (REAR LOT REQUIREMENT), THE MINIMUM LOT AREA SHALL BE 2X THE MINIMUM LOT SIZE REQUIRED FOR THE ZONE IN WHICH IT IS LOCATED.
** THE LOT AREA EXCLUDING THE ACCESS STRIP ONTO GRISWOLD RD IS 80,692 SF AND INCLUDING THE ACCESS STRIP IS A TOTAL OF 104,001 SF.

ZONING TABLE - 20 GRISWOLD RD			
ZONE: RAR ZONE (RURAL AGRICULTURAL/RESIDENTIAL)			
ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	40,000 SF	238,136 SF	214,829 SF
LOT WIDTH	125' (W/ SEPTIC)	389.51'	320.00'
FRONT YARD	35'	239.19'	239.19'
SIDE YARD	10'	128.90'	128.90'
REAR YARD	25'	258.78'	258.78'
BUILDING HEIGHT	38'	<38'	<38'
LOT COVERAGE	25%	6.6%	7.3%

NOTES:
REQUESTING WAIVER TO SECTION 4.18 OF ELLINGTON ZONING REGULATION FOR OPENSPACE / FEE-IN-LIEU OF REQUIREMENT FOR THE PORTION OF 20 GRISWOLD ROAD TO BE PURCHASED ONLY FOR ACCESS TO THE MAIN 104,001 SF LOT (PROPOSED LOT 2). PROPOSED LOT 2 WILL BE LESS THAN 5 ACRES AND WILL BE TRANSFERRED TO THE SON OF THE CURRENT OWNERS OF 55 KREYSSIG ROAD WITHOUT THE EXCHANGE OF FUNDS.

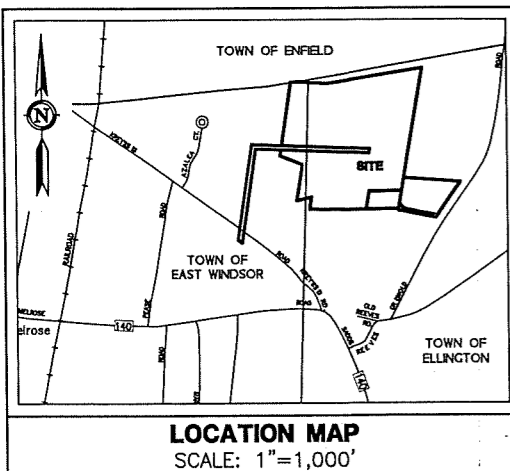


KEY MAP
SCALE: 1"=200'

N/F ABUTTERS - ELLINGTON		
STREET ADDRESS	OWNER	PARCEL ID
34 GRISWOLD RD	FOGIL MARK S + KESSLER DENISE M	177 001 0000
48 GRISWOLD RD	BAHLER THOMAS D + LANAE	177 006 0000
42 GRISWOLD RD	MANGOLD MATTHEW E + TAMMIE R	117 004 0001
63 KREYSSIG RD	BEDNARZ ZACHARY MCCORD	156 002 0000
20 GRISWOLD RD	HOLDEN JAMES W	157 002 0001
32 GRISWOLD RD	WHEELER RICHARD H + LOUISE E - CO TRS OF WHEELER TRUST	177 001 0001
38 GRISWOLD RD	NORTON DANIEL J + DONNA L	177 003 0000
301 SADD MILL RD	GOODREAU REANNA L	156 003 0000
24 GRISWOLD RD	HOLDEN DAVID R + LORI P	157 002 0002
18 GRISWOLD RD	HARTNETT WILLIAM R JR + KESSLER-HARTNETT DIANNE	157 001 0001

N/F ABUTTERS - ENFIELD		
STREET ADDRESS	OWNER	PARCEL ID
BROAD BROOK RD	OAKRIDGE DAIRY LLC	104 0007
16 BELLAWOOD DR	RIVARD MARK A + DEBRA L	106 0017
18 BELLAWOOD DR	OLLSON JOHN K + JOANNE E	106 0018
20 BELLAWOOD DR	MCCANN DANIEL J + SANDRA L	106 0019

N/F ABUTTERS - EAST WINDSOR		
STREET ADDRESS	OWNER	PARCEL ID
KREYSSIG RD	SUNSET VALLEY FARMS LLC	136 75 011A
KREYSSIG RD	SUNSET VALLEY FARMS LLC	136 75 010B
KREYSSIG RD	BISSELL SALLY T + DERHAM RACHEL T TRUSTEE	136 75 011B
61 KREYSSIG RD	PARADIS JOHN + BEVERLY	136 75 011C



LOCATION MAP
SCALE: 1"=1,000'

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 SUBDIVISION MUST BE COMPLETED BY _____ 20____.

SECRETARY _____ CHAIRMAN _____

PROPERTY OWNER:
SUNSET VALLEY FARMS LLC
55 KREYSSIG ROAD
EAST WINDSOR, CT 06088

APPLICANT:
DAVID MOSER
29 SADD MILL ROAD
ELLINGTON, CT 06776
860-670-8321

CIVIL ENGINEER & LAND SURVEYOR:

Design Professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

21 Jeffrey Drive
P.O. Box 1167
South Windsor, CT 06074

Phone: 860-291-8755
Fax: 860-291-8757

www.designprofessionalsinc.com



04/23/2021

APR 22 2021

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21 JEFFREY DRIVE
SOUTH WINDSOR, CT 06074
860-291-8755 - F
860-291-8757 - E
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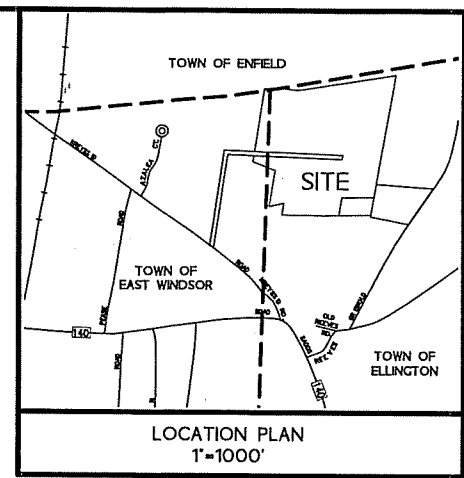
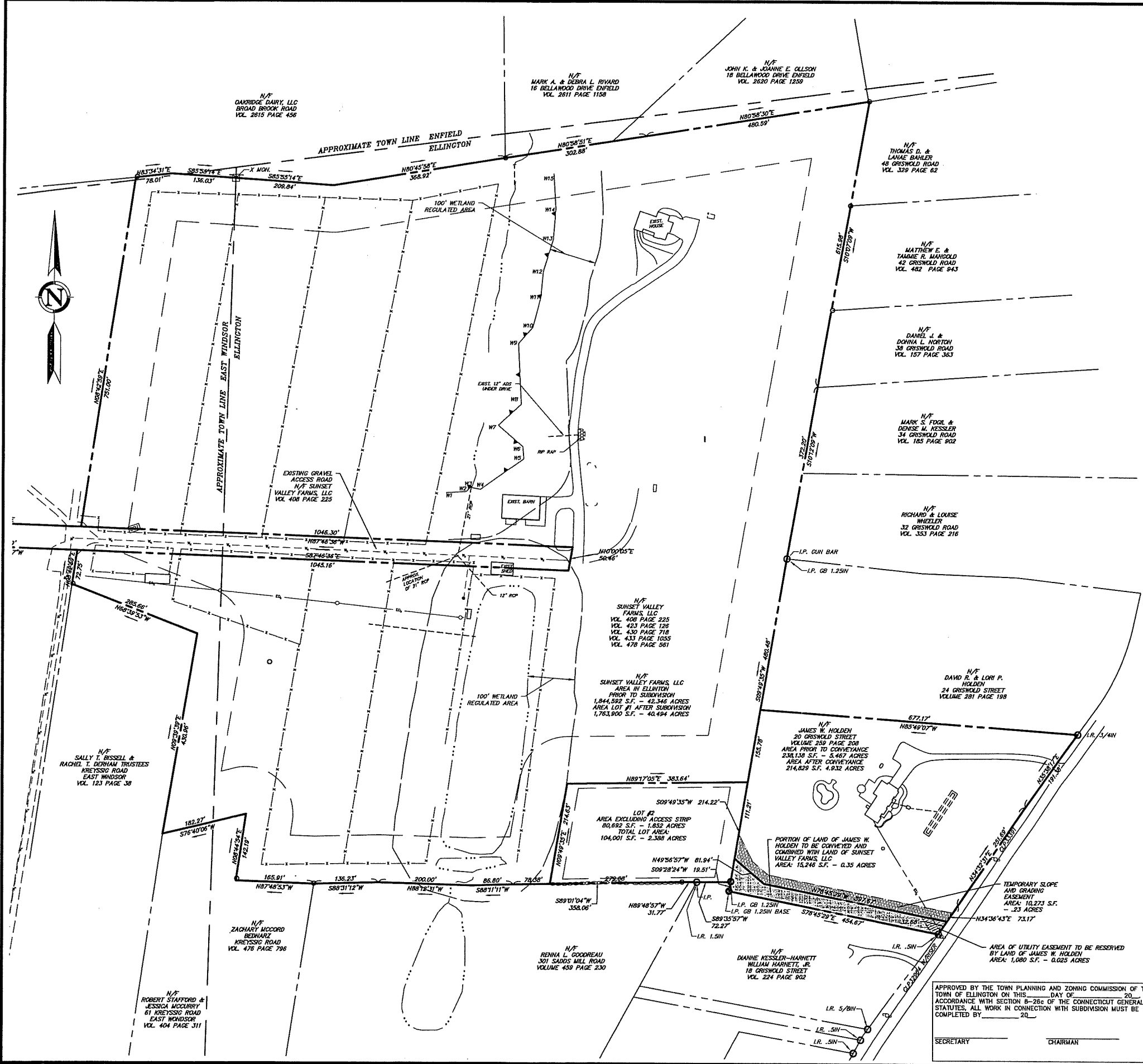
PREPARED FOR:
David Moser
29 Saddle Mill Road
Ellington, CT 06776
860-670-8321

SUNSET VALLEY FARMS SUBDIVISION
55 KREYSSIG ROAD AND GRISWOLD ROAD
EAST WINDSOR AND ELLINGTON, CONNECTICUT

NO. DATE REVISIONS

COVER SHEET

SHEET
C-T1
SHEET 1 OF 7



- NOTES:**
- PROPERTY IS IN THE RAR ZONE.
 - HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD83.
 - PROPERTY IS LOCATED IN FLOOD ZONE "X" AND DOES NOT FALL WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 8001580002C TOWN OF ELLINGTON, CONNECTICUT, EFFECTIVE DATE: 2-5-1997 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAST TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION: 1-800-922-4455 OR WWW.CBYD.COM.

- MAP REFERENCES:**
- MAP OF PROPERTY OF EUGENE C. PURRINGTON ELLINGTON, CONNECTICUT BY: SCHINDLER SURVEYS DATED: 5-6-86 REV. 9-04-2001 SCALE: 1"=50'
 - PROPERTY SURVEY OF JAMES W. & DAVID R. HOLDEN GRISHWOLD ROAD ELLINGTON, CONNECTICUT BY J.R. RUSSO & ASSOC., DATED: 8-20-09 SCALE: 1"=40'
 - PROPOSED SUBDIVISION PREPARED FOR GRISHWOLD ROAD LLC ASSESSOR PARCEL 157-001-0000 GRISHWOLD ROAD ELLINGTON, CONNECTICUT BY DARYL B. LECHEAR DATED: 1-31-02 REV. THROUGH 5-21-05 SCALE: 1"=40'
 - LOT LINE RECONFIGURATION PLAN PREPARED FOR STEVE MOSER LAND BETWEEN VALLEY FARMS & SUNSET VALLEY FARMS, LLC BY J.R. RUSSO & ASSOC., LLC DATED: 3-16-2012 REV. 4-10-12 SCALE 1"=100'

SURVEY NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS SURVEY METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2018.

- TYPE OF SURVEY IS A RESUBDIVISION.
- THIS IS A RESURVEY OF THE PERIMETER BOUNDARIES AND AN ORIGINAL SURVEY OF THE NEW LOT LINES.
- HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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 SUBDIVISION MUST BE COMPLETED BY _____ 20____

SECRETARY _____ CHAIRMAN _____

16766
BARRY D. CLARKE L.S.
L.C. 02

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 21 STEEPLY DRIVE
 P.O. BOX 107
 SOUTH WINDSOR, CT 06074
 860-297-9785 - F
 860-297-9786 - T
 www.designprofessionals.com

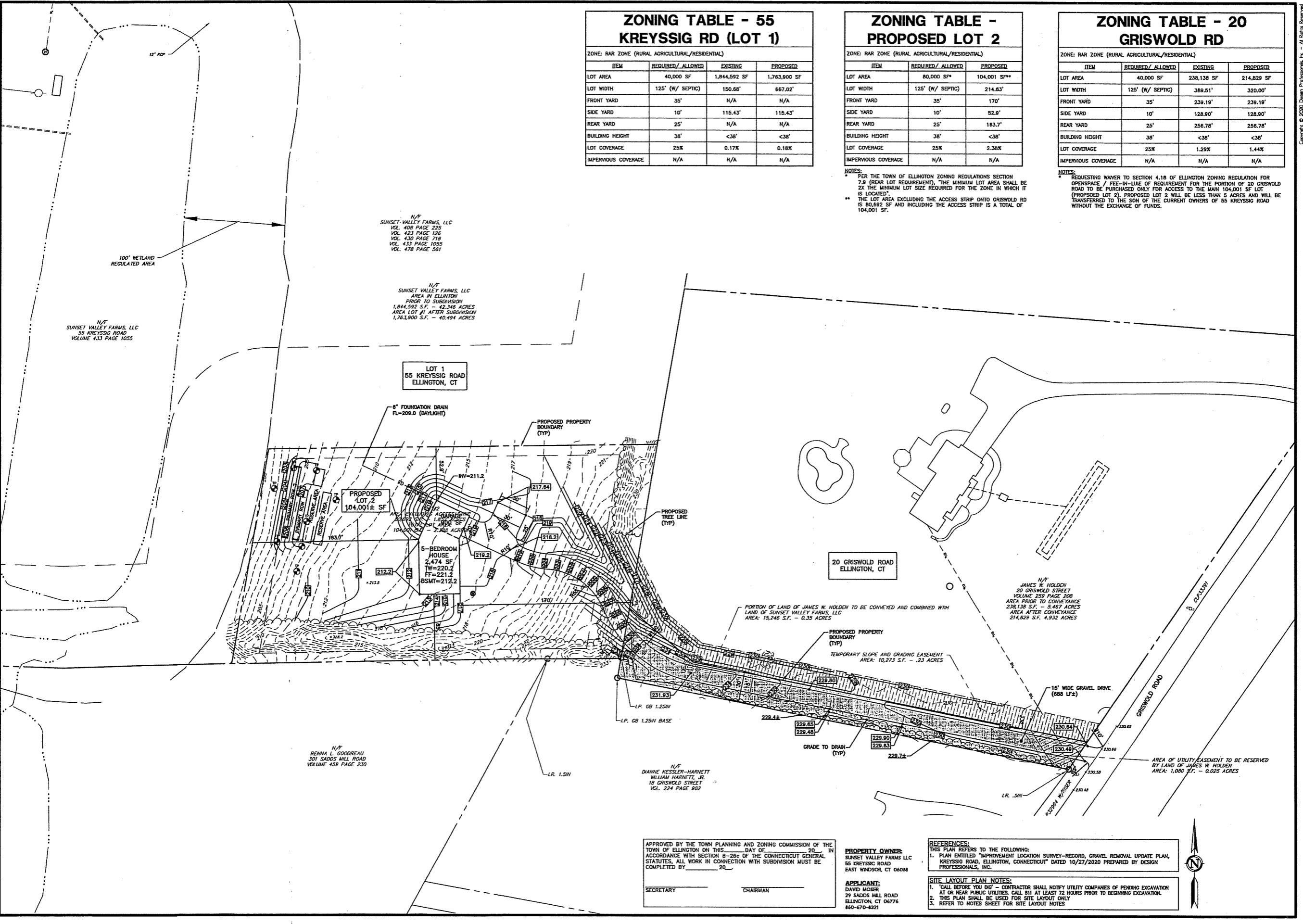
Design Professionals
 CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
 & LANDSCAPE ARCHITECTS

PREPARED FOR:
 MR. DAVID MOSER
 29 SADDIS MILL ROAD
 ELLINGTON, CT 06766

SUNSET VALLEY FARMS, LLC
 KREYSSIC ROAD
 ELLINGTON, CONNECTICUT

NO.	DATE	REVISIONS

RESUBDIVISION PLAN
 SHEET
V-1



ZONING TABLE - 55 KREYSSIG RD (LOT 1)

ZONE: RAR ZONE (RURAL AGRICULTURAL/RESIDENTIAL)

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	40,000 SF	1,844,592 SF	1,763,900 SF
LOT WIDTH	125' (W/ SEPTIC)	150.68'	667.02'
FRONT YARD	35'	N/A	N/A
SIDE YARD	10'	115.43'	115.43'
REAR YARD	25'	N/A	N/A
BUILDING HEIGHT	38'	<38'	<38'
LOT COVERAGE	25%	0.17%	0.18%
IMPERVIOUS COVERAGE	N/A	N/A	N/A

ZONING TABLE - PROPOSED LOT 2

ZONE: RAR ZONE (RURAL AGRICULTURAL/RESIDENTIAL)

ITEM	REQUIRED/ALLOWED	PROPOSED
LOT AREA	80,000 SF*	104,001 SF**
LOT WIDTH	125' (W/ SEPTIC)	214.63'
FRONT YARD	35'	170'
SIDE YARD	10'	52.9'
REAR YARD	25'	163.7'
BUILDING HEIGHT	38'	<38'
LOT COVERAGE	25%	2.38%
IMPERVIOUS COVERAGE	N/A	N/A

ZONING TABLE - 20 GRISWOLD RD

ZONE: RAR ZONE (RURAL AGRICULTURAL/RESIDENTIAL)

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	40,000 SF	238,138 SF	214,829 SF
LOT WIDTH	125' (W/ SEPTIC)	389.51'	320.00'
FRONT YARD	35'	239.19'	239.19'
SIDE YARD	10'	128.80'	128.80'
REAR YARD	25'	256.78'	256.78'
BUILDING HEIGHT	38'	<38'	<38'
LOT COVERAGE	25%	1.29%	1.44%
IMPERVIOUS COVERAGE	N/A	N/A	N/A

NOTES:
 * PER THE TOWN OF ELLINGTON ZONING REGULATIONS SECTION 7.9 (REAR LOT REQUIREMENT), THE MINIMUM LOT AREA SHALL BE 2X THE MINIMUM LOT SIZE REQUIRED FOR THE ZONE IN WHICH IT IS LOCATED.
 ** THE LOT AREA EXCLUDING THE ACCESS STRIP ONTO GRISWOLD RD IS 80,692 SF AND INCLUDING THE ACCESS STRIP IS A TOTAL OF 104,001 SF.

NOTES:
 * REQUESTING WAIVER TO SECTION 4.18 OF ELLINGTON ZONING REGULATION FOR OPENSPACE / FEE-IN-LINE OF REQUIREMENT FOR THE PORTION OF 20 GRISWOLD ROAD TO BE PURCHASED ONLY FOR ACCESS TO THE MAIN 104,001 SF LOT (PROPOSED LOT 2). PROPOSED LOT 2 WILL BE LESS THAN 5 ACRES AND WILL BE TRANSFERRED TO THE SON OF THE CURRENT OWNERS OF 55 KREYSSIG ROAD WITHOUT THE EXCHANGE OF FUNDS.

APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION OF THE TOWN OF ELLINGTON ON THIS _____ DAY OF _____, 20____, IN ACCORDANCE WITH SECTION 8-286 OF THE CONNECTICUT GENERAL STATUTES, ALL WORK IN CONNECTION WITH SUBDIVISION MUST BE COMPLETED BY _____, 20____.

SECRETARY _____ CHAIRMAN _____

PROPERTY OWNER:
 SUNSET VALLEY FARMS LLC
 55 KREYSSIG ROAD
 EAST WINDSOR, CT 06038

APPLICANT:
 DAVID MOSER
 29 SADDLES HILL ROAD
 ELLINGTON, CT 06276
 860-670-8321

REFERENCES:
 THIS PLAN REFERS TO THE FOLLOWING:
 1. PLAN ENTITLED "IMPROVEMENT LOCATION SURVEY-RECORD, GRAVEL REMOVAL UPDATE PLAN, KREYSSIG ROAD, ELLINGTON, CONNECTICUT" DATED 10/27/2020 PREPARED BY DESIGN PROFESSIONALS, INC.

SITE LAYOUT PLAN NOTES:
 1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
 2. THIS PLAN SHALL BE USED FOR SITE LAYOUT ONLY.
 3. REFER TO NOTES SHEET FOR SITE LAYOUT NOTES.

DESIGN PROFESSIONALS
 CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
 PLANNERS / LANDSCAPE ARCHITECTS

27 BETTS DRIVE
 P.O. BOX 187
 SOUTH WINDSOR, CT 06074
 860-291-9755
 www.designprofessionalsinc.com

PREPARED FOR:
 David Moser
 29 Saddles Hill Road
 Ellington, CT 06276
 860-670-8321 T

PROJECT NO. 4852
 DATE 7/27/21
 DRAWN BY CM/DH
 CHECKED BY CM
 IN CHARGE BY BW/DH

SUNSET VALLEY FARMS SUBDIVISION
 55 KREYSSIG ROAD AND GRISWOLD ROAD
 EAST WINDSOR AND ELLINGTON, CONNECTICUT

NO.	DATE	REVISIONS

SITE PLAN

SCALE: 1" = 40'
 T - 40'

SHEET
C-SP1
 SHEET 4 OF 7

S202102

**Tarbell,
Heintz
& associates, Inc.
surveyors and engineers**

RECEIVED
MAY 03 2021
TOWN OF ELLINGTON
PLANNING DEPARTMENT

May 3, 2021

Kenneth Braga – Chairman
Town of Ellington
Inland Wetland Agency

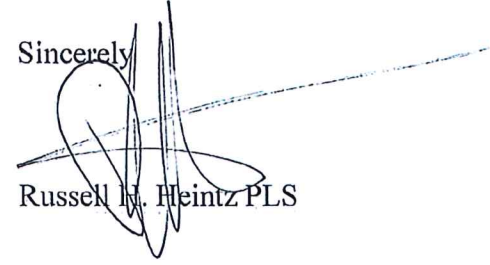
RE: APN 023-001-0004
Mary Ellen H. Trueb
80 Tripp Road
Ellington, CT 06029

We hereby request that your commission refers this Re Subdivision Plan to your wetland enforcement officer for his review.

There are no wetlands on the proposed lot and the proposed activity as shown are in excess of 500' of any wetlands.

Thank You

Sincerely



Russell H. Heintz PLS

860-528-1810
860-528-9495 fax
Email: mtahe1@aol.com
1227 Burnside Ave. Ste. 8A
East Hartford, Ct. 06108

SHEET INDEX	
SHEET NO.	TITLE OF SHEET
1	COVER SHEET
2	BOUNDARY PLAN - SUBDIVISION PLAN
3	TOPOGRAPHICAL, SITE PLAN/SEPTIC DESIGN PLAN, NOTES & DETAILS

100' ABUTTERS LIST

APN 023-001-0000
TYMAC HOLDINGS LLC
304 WEST MAIN ST.
AVON, CT 06001

APN 023-001-0004
MARY ELLEN H. TRUEB
80 TRIPP ROAD
ELLINGTON, CT 06029

APN 014-005-0000
CASSANDRA Y. GRZYCEWSKI
273 WINDSORVILLE ROAD
ELLINGTON, CT 06029

APN 014-004-0000
CHARALAMBROS MOUTTA
275 WINDSORVILLE ROAD
ELLINGTON, CT 06029

APN 014-006-0017
MICHAEL D. & ERIN M. WHITE
78 TRIPP ROAD
ELLINGTON, CT 06029

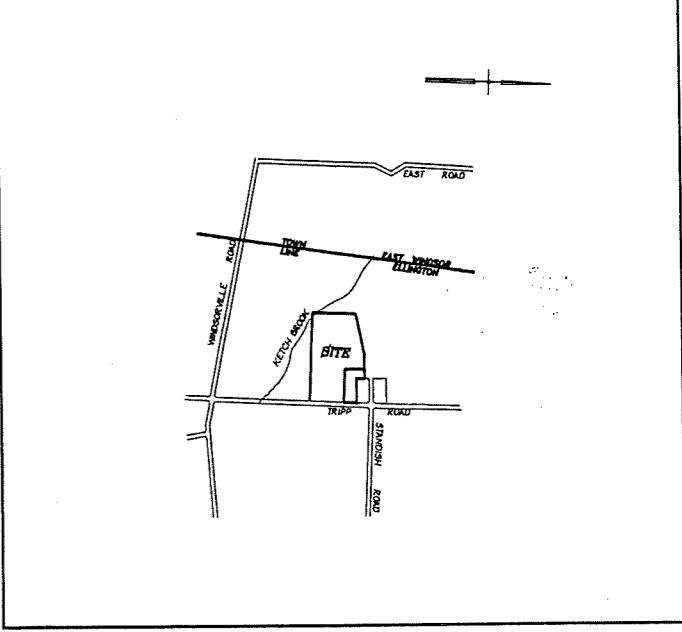
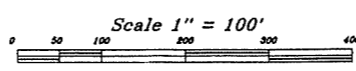
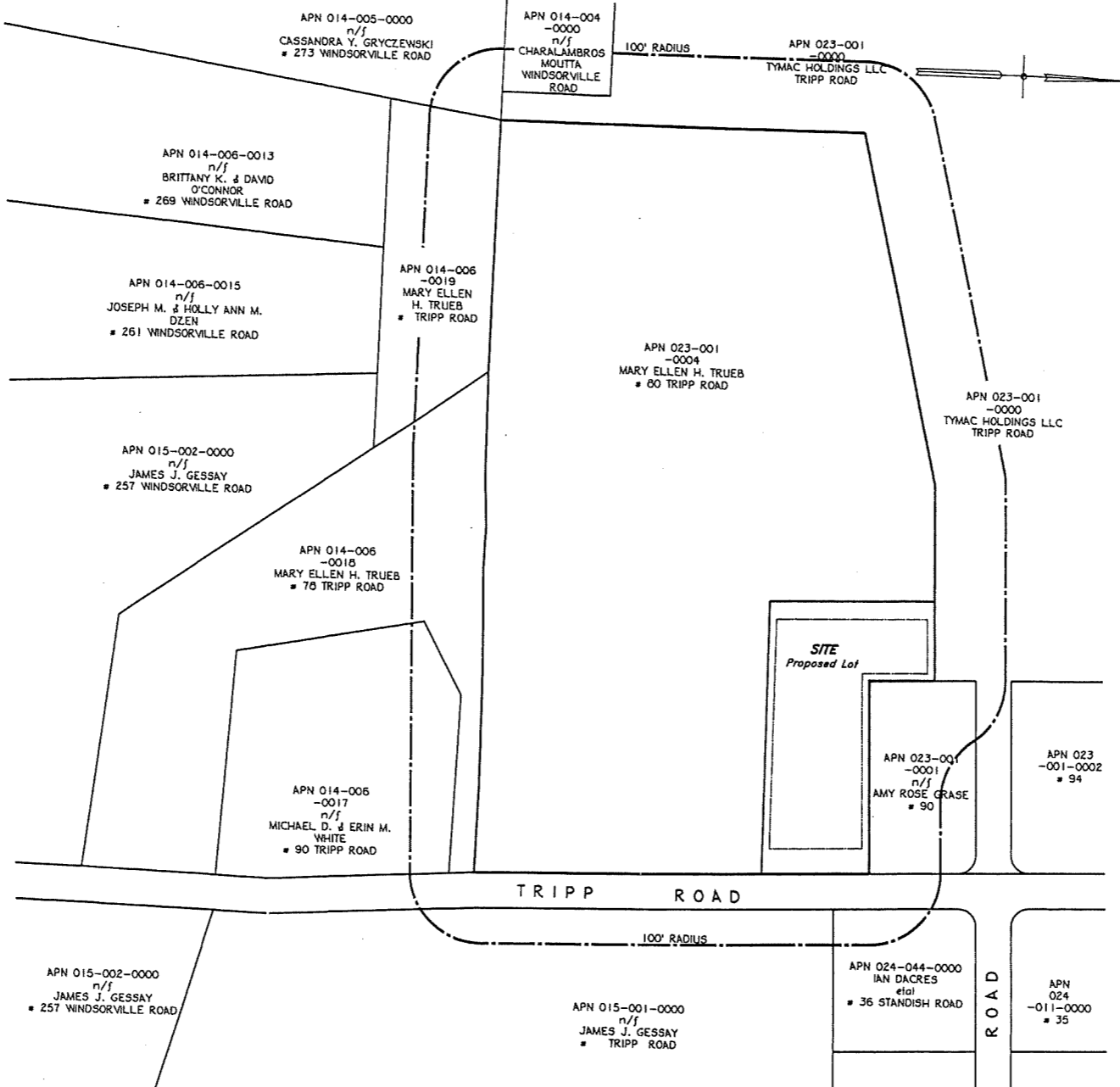
APN 023-001-0001
AMY ROSE GRASE
90 STANDISH ROAD
ELLINGTON, CT 06279

APN 024-044-0000
IAN DACRES
36 STANDISH ROAD
ELLINGTON, CT 060279

APN 015-001-0000
JAMES J. GESSAY
24 MIDDLE BUTCHER ROAD
ELLINGTON, CT 06029

- MAP REFERENCE:
- "PROPERTY SURVEY PREPARED FOR STEVEN TRUEB ELLINGTON, CONNECTICUT GARDNER & PETERSON ASSOCIATES 170 HARTFORD TURNPIKE TOLLAND, CONNECTICUT 06084 MAP NO. 9522 B DATE 10-29-01 SCALE: 1"=100' BY E.R.P. SHEETS 1-1 REVISED THRU 11/02/01"
 - "PROPERTY SURVEY PREPARED FOR STEVEN TRUEB ELLINGTON, CONNECTICUT GARDNER & PETERSON ASSOCIATES DATED 10-26-99."

- NOTES:
- Property is located on the west side of Tripp Road 150' south of Standish Road
 - Property is shown on Assessor's Map # 023-001-0004
 - Property Zoned - RAR (Rural Agricultural/Residential)
 - Proposal is a conventional subdivision.
 - Total Acreage of APN 023-001-0004 = 13.93 Acres
Total Number of lots = 2
Open Space Provided = 0
Area of Wetlands on the Parcel = 1.7 Acres
Area of slopes in excess of 25% = 0.00 Ac.
 - Owner: Mary Ellen H. Trueb
80 Tripp Road
Ellington, CT
Applicant: Alex Trueb
80 Tripp Road
Ellington, CT
 - Bearings Based on Reference Maps
 - Vertical control based U.S.G.S. 1983 Datum.
 - Iron Pins to be set on all property corners.
 - Parcel is not located in a special flood hazard area per Flood Insurance Rate Map Community-Panel Number: 0901550015C, Map Effective Date: 02/05/1997.
 - No Wetlands on the proposed new lot.
 - All utilities to be underground
 - Driveway over 10% grade must be paved.
 - Street trees shall be planted in accordance with Section 4.19 as shown and/or as agreed upon by the ZEO.
 - Subsequent to subdivision approval, the approved building lot will require an individual site plan meeting the requirements of the North Central District Health Department, State Public Health Codes and the town of Ellington.
 - Street Classification: Tripp Road - Local Street, 26' Pavement, 35' Setback.



SITE MAP
SCALE: 1" = 1000'

APN 023-001-00004
"Subdivision Plan"
Prepared For
MARY ELLEN H. TRUEB
80 TRIPP ROAD
ELLINGTON, CONNECTICUT

FINAL APPROVAL

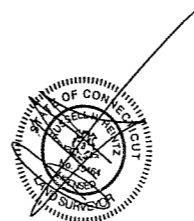
Approved by the planning and zoning commission of the town of Ellington on this _____ day of _____, 20____, in accordance with sec. 8-26C of the Connecticut General Statutes, all work in connection with this subdivision must be completed by _____, 20____.

Secretary

Chairman

Zoning Bulk Table
Zone - RAR

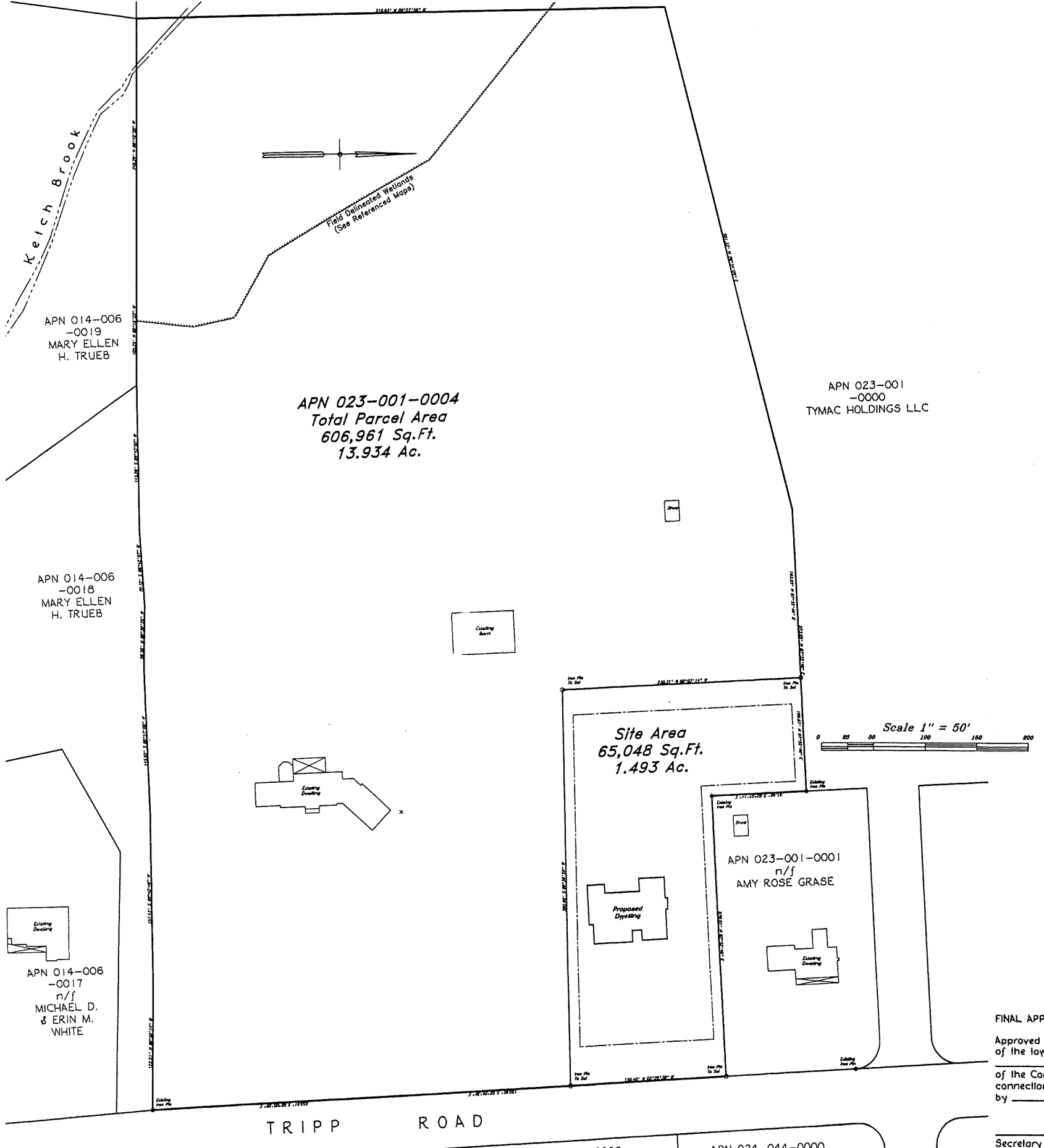
Minimum Lot Size	40,000 Sq. Ft.
Minimum Lot Front	150'
Minimum Front Yard Setback	35'
Minimum Side Yard	10'
Minimum Rear Yard	25'
Maximum Lot Coverage	25%
Maximum Building Height	38' - 2 1/2 Stories



Owner:
Mary Ellen H. Trueb
80 Tripp Road
Ellington, CT 06029

Applicant:
Alex Trueb
80 Tripp Road
Ellington, CT 06029

Engineers & Surveyors
Tarbell Heintz & Assoc., Inc.
1227 Burnside Ave. - Suite 8A
East Hartford, Connecticut 06108



APN 023-001-0004
Total Parcel Area
606,961 Sq.Ft.
13.934 Ac.

APN 023-001-0000
TYMAC HOLDINGS LLC

Site Area
65,048 Sq.Ft.
1.493 Ac.

APN 023-001-0001
n/f
AMY ROSE GRASE

APN 014-006-0019
MARY ELLEN H. TRUEB

APN 014-006-0018
MARY ELLEN H. TRUEB

APN 014-006-0017
n/f
MICHAEL D. & ERIN M. WHITE

- NOTES:
- Property is shown On Assessor's Map # 023-001-0004
 - Property Zoned - RAR (Rural Agricultural/Residential)
 - Owner: Mary Ellen H. Trueb
80 Tripp Road
Ellington, CT
Applicant: Alex Trueb
80 Tripp Road
Ellington, CT
 - Bearings Based On Reference Maps
 - U.S.G.S. 1983 Datum.
 - Iron Pins to be set on all property corners.
 - No Wetlands on the proposed new lot.
 - All utilities to be underground
 - Driveway over 10% grade must be paved.
 - Street trees shall be planted in accordance with Section 4.19 as shown and or as agreed upon by the ZEO.
 - Subsequent to subdivision approval, the approved building lot will require an individual site plan meeting the requirements of the North Central District Health Department, State Public Health Codes and the town of Ellington.

Zoning Bulk Table Zone - RAR	
Minimum Lot Size	40,000 Sq. Ft.
Minimum Lot Front	150'
Minimum Front Yard Setback	35'
Minimum Side Yard	10'
Minimum Rear Yard	25'
Maximum Lot Coverage	25%
Maximum Building Height	30' - 2 1/2 Stories

Zoning Bulk Table Existing	
Minimum Lot Size	606,691 Sq. Ft.
Lot Front Frontage	555.41'
Front Yard Setback	255.5'
Side Yard	102.2'
Rear Yard	720'
Lot Coverage	3%
Maximum Building Height	2 1/2 Stories

Zoning Bulk Table Proposed New Lots	
Lot Size	65,048 Sq. Ft. - 541,913 Sq.Ft.
Lot Front	150.40' - 405.01'
Front Yard Setback	135' - 255.5'
Side Yard	20' - 102.2'
Rear Yard	105' - 720'
Lot Coverage	11% - 3.3%
Building Height	2 1/2 Stories

- MAP REFERENCE:
- "PROPERTY SURVEY PREPARED FOR STEVEN TRUEB ELLINGTON, CONNECTICUT GARDNER & PETERSON ASSOCIATES 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT 06084 MAP NO. 9522 B DATE 10-29-01 SCALE: 1"=100' BY E.R.P. SHEETS 1-1 REVISED THRU 11/02/01"
 - "PROPERTY SURVEY PREPARED FOR STEVEN TRUEB ELLINGTON, CONNECTICUT GARDNER & PETERSON ASSOCIATES DATED 10-26-99."

NOTE: THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2", AND INTENDED FOR SUBDIVISION APPROVAL."

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

L.S. 15184 4-19-21
 REGISTRATION NO. DATE

FINAL APPROVAL

Approved by the planning and zoning commission of the town of Ellington on this _____ day of _____, 20____. In accordance with sec. 8-26C of the Connecticut General Statutes, all work in connection with this subdivision must be completed by _____, 20____.

Secretary _____ Chairman _____

FOR SUBDIVISION APPROVAL

BOUNDARY PLAN

PREPARED FOR

MARY ELLEN H. TRUEB

80 TRIPP ROAD

ELLINGTON, CONNECTICUT

TARBELL, HEINTZ & ASSOC., INC.

CIVIL ENGINEERS - LAND SURVEYORS

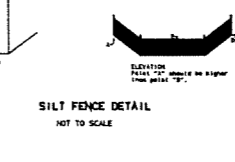
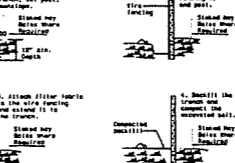
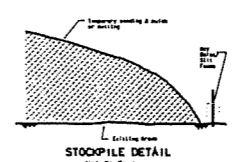
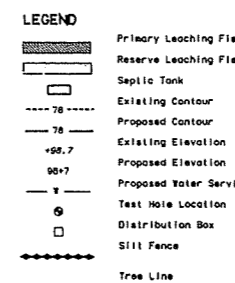
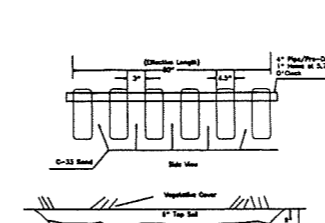
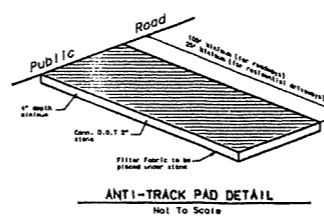
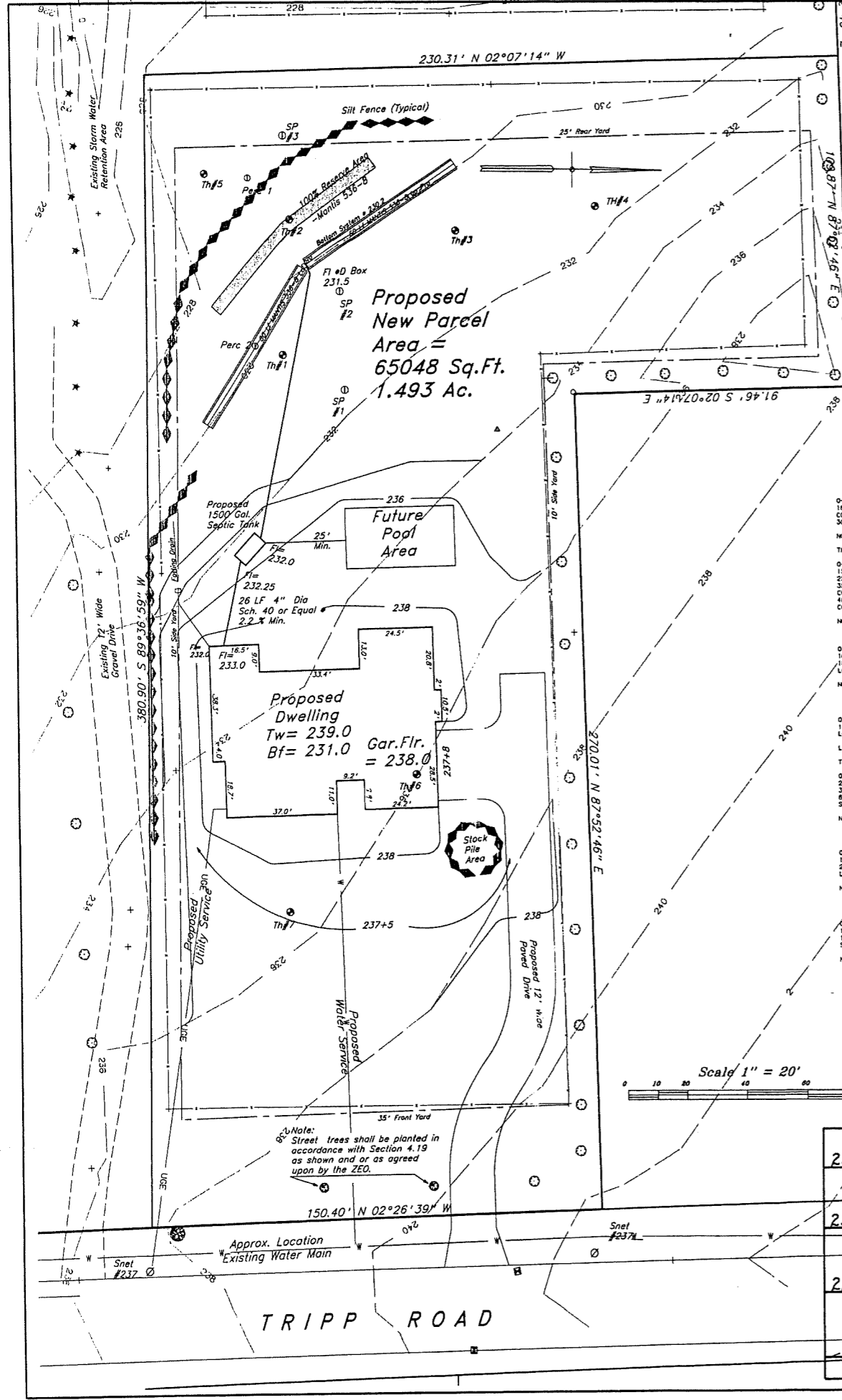
1227 BURNSIDE AVENUE, SUITE 8A, EAST HARTFORD, CT (860) 628-1610

JOB NO.	DATE:	SCALE:	DRAWN BY	SHEET NO.:
1094.P	4-19-21	AS SHOWN	RHH	2 OF 3

TRIPP ROAD

APN 015-001-0000

APN 024-044-0000



NOTE: VENTING REQUIRED WHEN MORE THAN 18" OF COVER AS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE.

Size (Min/Max) 36" x 60" x 12"

Effective Leaching Area = 8.5 Sq.Ft./L³

Invert Height 24" Dia

Mantis 536-B Lo-Pro (Primary)

APN MAP # 023-001-0004
NCC40/Torres Mainz

TH # 1
0-18" BRN MIXED LOAM
18-30" REDDISH SANDY TILL, SLIGHTLY COMPACT
30-74" LIGHT RED COMPACT LOAMY SAND
NO Seeps
MOTTS 30" NO SEEPS

TH # 2
0-15" LOAM/FILL
15-25" BRN LSL
25-35" LIGHT BRN LOAMY SAND
35-45" REDDISH LOAMY SAND, SOMEWHAT COMPACT
45-78" REDDISH LOAMY SAND, COMPACT
NO Seeps
MOTTS 48" NO SEEPS

TH # 3
0-10" BRN LOAM
10-18" RED BRN LOAM
18-70" REDDISH SOMEWHAT COMPACT LOAMY SAND TILL
NO Seeps
MOTTS INDISTINCT NO SEEPS

TH # 4
0-11" BRN LOAM
11-60" REDDISH SOMEWHAT COMPACT LOAMY SAND TILL
Leage Rock 58" MOTTS INDISTINCT NO SEEPS

TH # 5
0-28" BRN LOAM FILL
28-36" BRN LSL
36-90" RED BRN LOAM
90-71" REDDISH COMPACT LOAMY SAND TILL
NO Seeps
MOTTS INDISTINCT NO SEEPS

TH # 6
0-12" BRN LOAM
12-20" REDDISH LOAM SAND
20-60" REDDISH LOAM SAND COMPACT LOAMY SAND TILL
NO Seeps
MOTTS INDISTINCT NO SEEPS

TH # 7
0-12" BRN LOAM
12-17" RED OISH LOAM SAND
17-53" COMPACT REDDISH LOAMY SAND TILL
NO Seeps
MOTTS INDISTINCT NO SEEPS

80 TRIPP ROAD
APN MAP # 023-001-0004

3-Bedroom House
Leaching area required = 750 S.F.
Leaching area provided = 750 S.F. + (20% reserve)
Use 1 Row 120" long MANTIS Lo-Pro 536-B
(2" x 3" x 12") 8.5 Sq.Ft./L³
Line a minimum 1000 gallon septic tank
Slope = 3:1-4:1 (4%)
Bedroom Design = 1.5 (FF)
Perc rate = 20.1 - 30.0 M/A/In (FF) 1.8
M.L.S.S. = 40" x 70" x 48" x 48" x 1.5 = 108 L³
System 0" Inlet Catcher Grade

HYDRAULIC FACTOR (HF)
HYDRAULIC GRADIENT (% OF SLOPE)

0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0
1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9

SEE NOTE #1

0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0
1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9

40 MASS NEED NOT BE CONSIDERED

FLOW FACTOR = DESIGN FACTOR (FF)

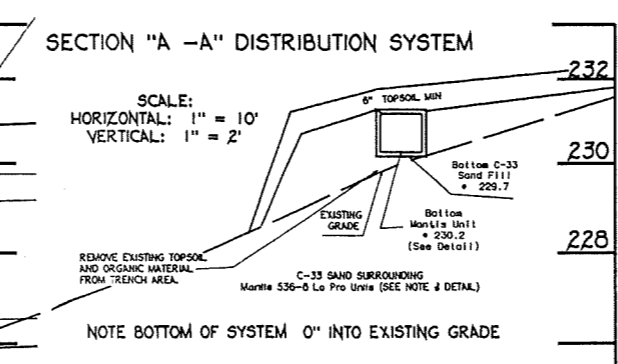
TYPICAL USES FLOW FACTOR (FF)

1 Bedroom Home	0.5
2 Bedroom Home	0.75
3 Bedroom Home	1.0
4 Bedroom Home	1.25

Use = Residential Design Flow (FF) (20% (FF))

PERCOLATION FACTOR (PF)

Use in 10 = 1.0
15.1 = 20 = 1.5
20.1 = 30 = 2.0
30.1 = 40 = 2.5
40.1 = 50 = 3.0
50.1 = 60 = 3.5
+ If leaching system is entirely in sand fill and the bottom of system is above existing grade and at least 24 inches above minimum groundwater.



PROBABLE FIELDS

DATE	TIME	DEPTH	AVG. TIME	AVG. DEPTH	WETNESS
11/18	10	18"	10	1 1/4"	5.33
12/01	10	17 1/2"	10	1 1/4"	20
12/04	10	17 1/2"	10	1 1/4"	20
12/11	10	17 3/4"	10	1 1/4"	20
12/18	10	18"	10	1 1/4"	20
12/21	10	18 1/2"	10	1 1/4"	10
12/28	10	18"	10	1 1/4"	10
12/31	10	18 1/2"	10	1 1/4"	20
12/38	10	18 1/2"	10	1 1/4"	20
12/48	10	18 1/2"	10	1 1/4"	20
12/51	10	18 1/2"	10	1 1/4"	20
12/58	10	18 1/2"	10	1 1/4"	20
12/61	10	18 1/2"	10	1 1/4"	20
12/68	10	18 1/2"	10	1 1/4"	20
12/71	10	18 1/2"	10	1 1/4"	20
12/78	10	18 1/2"	10	1 1/4"	20
12/81	10	18 1/2"	10	1 1/4"	20
12/88	10	18 1/2"	10	1 1/4"	20
12/91	10	18 1/2"	10	1 1/4"	20

PROBABLE FIELDS

DATE	TIME	DEPTH	AVG. TIME	AVG. DEPTH	WETNESS
12/08	10	21 3/4"	10	2 1/4"	4.44
12/18	10	21"	10	1 1/4"	10
12/28	10	21"	10	1 1/4"	10
12/38	10	21"	10	1 1/4"	10
12/48	10	21 3/4"	10	2 1/4"	13.33
12/58	10	21 3/4"	10	2 1/4"	13.33
12/68	10	21 3/4"	10	2 1/4"	13.33
12/78	10	21 3/4"	10	2 1/4"	13.33
12/88	10	21 3/4"	10	2 1/4"	13.33
12/98	10	21 3/4"	10	2 1/4"	13.33

General Notes:

- Contractor and/or owner shall comply with all pertinent Town and State Health Department regulations.
- Installation order and procedures shall be as directed by the State Health Department, the Town, and the Engineer.
- Topography is based upon referenced maps.
- House sewer from foundation wall to septic tank shall be cast iron hubless A-88 pipe with cast iron all sleeve bolted joint with rubber gasket, MD coupling or approved equal.
- Distribution pipes after septic tank to be S.D.R.-35 or approved equal.
- The septic tank shall be made of concrete with watertight walls and bottom. It shall have two compartments with the inlet baffled or submerged for a depth of at least 12" and the outlet baffled or submerged to a depth of at least 18" below the liquid surface, but not more than half the liquid depth. Baffles shall extend 6" above the liquid level. The outlet invert shall be 2" lower than the inlet invert. The tank shall conform to the current Health Department Standards and Specifications.
- It is the responsibility of the licensed installer to construct the final approved plan without revision, unless prior approval has been granted.
- If the installer finds any mottling, ground water or other conditions not shown on this plan, he shall immediately stop work and contact the Health Agency and the Engineer for revisions.
- The design is based on field testing and it is possible that conditions may be found during construction that will increase the system cost to the owner.
- All disturbed areas shall be loamed and seeded as soon as possible after system construction. All areas to be protected against erosion during construction, using hay bales/silt fence as required.
- It is strongly recommended that a licensed Land Surveyor stake out the area of the system prior to house construction, as well as field stake both the elevations and locations for all parts of the leaching system prior to its construction.
- The design Engineer shall supervise the staking of the septic system, location and elevation to insure conformance to the plan and the State Health Code, Construction Schedule/Erosion & Sedimentation Control Notes

- Box out driveway and immediately install anti-tracking Pad (see detail).
- Place staked hay bales/silt fence adjacent to disturbed areas to protect against possible sedimentation (see plan).
- Strip and stockpile topsoil from area of proposed house, keep disturbance at a minimum (see temporary stockpile detail).
- Excavate for and install footings and foundation.
- Backfill foundation, loam and seed disturbed area as soon as possible. Protect area, as necessary, with hay bales, mulch, etc., until area is stabilized.
- Strip and stockpile topsoil from area of septic system.
- Install septic system. Install septic tank. Install water and utility lines.
- Loam and seed all remaining disturbed areas as soon as possible. Protect area, as necessary, with hay bales, mulch, etc., until area is stabilized.
- All erosion and sedimentation control devices are to be maintained until disturbed areas are stabilized. Responsible party is ALEX TRUB 1-800-748-7121.
- At time of construction stake-out, BM to be set near septic area.

Septic Notes

- If flow lines need to be field adjusted to maintain bottom of system 0" into existing grade as it exists prior to any striping or filling, then the Northeast District Dept. of Health must be notified prior to installation.
- MANTIS units are to be set level.
- System is a High Level Overflow Serial Distribution System.
- Fill for septic system will be as specified below and meeting the State Health code requirements and approved by the local Sanitation.
- The first layer of fill shall be a 12" lift with each succeeding layer in 12" lifts.
- Fill material to be compacted to 90% density.
- Truck and equipment traffic as well as material stockpiles should be kept out of the area of the system.
- Design of septic does not take into account a garbage disposal or a large capacity discharge type tub.

Septic Systems Select Backfill Specifications

- The fill should not contain any material larger than 3 inches.
- The fill should not contain more than 45 percent gravel (gravel falls between the No. 4-3 sieves). No more than 45 percent of the material can be retained on the No. 4 sieve.
- The fill less the gravel should meet the following gradation criteria:

Sieve	Percent Passing (Wet Sieve)	Percent Passing (Dry Sieve)
No. 4	100	100
No. 10	70-100	70-100
No. 40	10-50 +	10-75
No. 100	0-20	0-5
No. 200	0-3	0-2.5

Note: Percent passing the no. 40 sieve can be increased to no greater than 75% if the percent passing the no. 100 sieve does not exceed 10% and the no. 200 sieve does not exceed 2%.

Note: The responsibility for the preparation of a leaching area utilizing "select" material is that of the licensed installer. The installer shall take the necessary steps to protect the underlying naturally occurring soils from overcompaction and aeration once exposed.

- Stone Aggregate Specifications

Sieve	Percent Passing (By Weight) (Wet Sieve)
2-inch	90-100
1.5-inch	20-55
1-inch	0-15
3/4-inch	0-3
3/8-inch	0-1
#40	0-3
#200	0-1.5

Stone aggregate shall be free of silt, dirt, or debris, and shall show a loss of abrasion of not more than 50% using AASHTO METHOD T-96, and when tested for soundness using AASHTO METHOD T-104 not have a loss of more than 15% at the end of 5 cycles.

NOTE: THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENTS - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A SITE SURVEY BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS A-2, VERTICAL "T-2".

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

L.S. 15464
REGISTRATION NO. 4-19-21
DATE

FOR SUBDIVISION APPROVAL
SITE PLAN/SEPTIC DESIGN PLAN
PREPARED FOR
MARY ELLEN H. TRUB
80 TRIPP ROAD
ELLINGTON, CONNECTICUT
TARBELL, HEINTZ & ASSOC., INC.
CIVIL ENGINEERS - LAND SURVEYORS
1227 BURNSIDE AVENUE, SUITE 8A, EAST HARTFORD, CT (860) 528-1810

JOB NO. 1094.P DATE: 4-19-21 SCALE: 1" = 20' DRAWN BY RHM SHEET NO. 3 OF 3



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
MONDAY, APRIL 12, 2021, 7:00 P.M.
TOWN HALL ANNEX MEETING ROOM, 57 MAIN ST, ELLINGTON, CT**

**IN-PERSON PUBLIC ATTENDANCE LIMITED DUE TO COVID19 RESTRICTIONS
AND ZOOM MEETING ATTENDANCE**

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

ABSENT: Vice Chairman Ron Brown, Jean Burns and Katherine Heminway

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 7:08 pm.

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

III. PUBLIC HEARING(S):

1. IW202105 – Patrick & Jenna McDermott, owner/ James Holden, applicant, request for a permit to conduct regulated activity to relocate a wetland at 30 Ellsworth Lane, APN 118-004-0001.

Time: 7:09 pm

Seated: Braga, Hoffman, Aube, Baouche, and Hann

Jim Holden, 20 Griswold Road and Jenna McDermott, 30 Ellsworth Lane were present to represent the application. Mr. Holden reviewed the map provided by George Logan of REMA Ecological Services, LLC, which was provided with Mr. Logan's letter dated April 7, 2021. He noted the owners would like to relocate the wetland area from the current location to the proposed location farther to the rear of the property as noted on the plan. Chairman Braga expressed he would like the owner to provide a wetland replication at a 2:1 ratio, creating a total area of 3,840 square feet. Mr. Holden felt as though increasing the wetland replication area size could be accomplished.

Chairman Braga asked if the yard will gradually slope or be flat to the new wetlands area. Mr. Holden stated they would like to fill approximately to the existing wetland area to create a more gradual slope from the existing pool. He said they will seed grass in the areas of disturbance and use a wetland seed mix in the new proposed wetlands area. Mrs. McDermott added they would like the wetlands further back on the property in order to have more grass area and lessen the slope of their backyard. She expects the area at the bottom of the slope to be grassed and usable for the family.

Commissioner Hoffman inquired about North Central District Health Department's (NCDHD) comments. Mr. Holden stated he is working with NCDHD to address their concerns. Mr. Colonese said they will need approval from NCDHD prior to the start of the project and the 50 foot setback requirement from the septic system to the wetlands will need to be addressed. The map submitted by REMA Ecological Services, LLC shows the 50 foot distance as required. Conditions of approval were reviewed by the Agency members and shared with the applicant and owner.

No one from the public commented on the application.

MOVED (HOFFMAN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A SIGNIFICANT ACTIVITY FOR IW202105.

MOVED (BRAGA) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW202105.

MOVED (HOFFMAN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS IW202105 – Patrick & Jenna McDermott, owner/ James Holden, applicant, request for a permit to conduct regulated activity to relocate a wetland at 30 Ellsworth Lane, APN 118-004-0001. FINDING THAT A FEASIBLE AND PRUDENT ALTERNATIVE DOES NOT EXIST.

Conditions of Approval:

1. Approval based on Rema Ecological Services LLC Wetland Relocation/Replication report dated March 5, 2021 and April 7, 2021.
2. Silt fence shall be installed then inspected by the Wetlands Agent prior to activity, and remain fully operational until the site is stabilized.
3. Subject to compliance with Health Department requirements.
4. Provide wetland replication at a ratio of 2:1, creating a wetland replication area of 3,840 square feet.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. IW201803 – Cathy Pinard owner/applicant, request for modification to a permit to conduct regulated activity for a deck expansion at the lake's edge and site improvements associated the demolition and reconstruction of a single family home at 12 East Shore Road, APN 149-098-0000.

Mr. Colonese gave a brief description of the request for modification to an existing permit.

BY CONSENSUS, THE AGENCY DECIDED TO SCHEDULE A PUBLIC HEARING FOR THE NEXT REGULAR MEETING ON MAY 10, 2021, 7:00 PM FOR IW201803 – Cathy Pinard owner/applicant, request for modification to a permit to conduct regulated activity for a deck expansion at the lake's edge and site improvements associated the demolition and reconstruction of a single family home at 12 East Shore Road, APN 149-098-0000.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the March 8, 2021 Regular Meeting Minutes.

MOVED (AUBE) SECONDED (BAOUCHE) AND PASSED UNANIMOUSLY TO APPROVE THE MARCH 8, 2021 MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

- a. Notice of DEEP Permit Application Oakridge Dairy LLC for Wastewater Discharges from Agricultural Activity.

Mr. Colonese stated the Planning Department received notice of the application for Oakridge Dairy. He said the application is a requirement of the Department of Energy and Environment Protection for waste water discharges from agricultural activities to the waters of the state. The application includes a Comprehensive Nutrient Management Plan (CNMP), an improved Bunk Silo Leachate Control System and a proposed Anaerobic Digester and renewable Natural Gas facility to treat their manure stream.

VII. ADJOURNMENT:

MOVED (HOFFMAN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ADJOURN THE APRIL 12, 2021 REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:37 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk



Lee D. Hoffman
90 State House Square
Hartford, CT 06103-3702
p 860 424 4315
f 860 424 4370
lhoffman@pullcom.com
www.pullcom.com

April 13, 2021

Via Electronic Filing

Melanie Bachman, Executive Director/Staff Attorney
Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

Re: C-Tec Solar, LLC – Petition for a Declaratory Ruling that no Certificate of Environmental Compatibility and Public Need Is Required for the Proposed Construction, Maintenance and Operation of Two Solar-Based Electric Generating Facilities, with Respective Outputs of 3.8 MW and 2.2 MW, to be Located at 277 Sadds Mill Road, Ellington, Connecticut

Dear Ms. Bachman:

I am writing on behalf of my client, C-Tec Solar, LLC, which is submitting the enclosed Petition for a facility to be located in Ellington, Connecticut. With this letter, I am enclosing the Petition itself and Appendix B, which documents notifications to abutters and governmental officials. The remaining appendices, including project plans, the Environmental Assessment and the Stormwater Management Report, can be found as follows:

- Appendix A – Project Plans - <https://allpoints.egnyte.com/dl/ISsicfRzzz/>?
- Appendix C – Environmental Assessment - <https://allpoints.egnyte.com/dl/YInj1FqrBG/>?
- Appendix D – Stormwater Report - <https://allpoints.egnyte.com/dl/22qJW8dV9Q/>?

Should you have any questions concerning this submittal, please contact me at your convenience. I certify that copies of this submittal have been submitted electronically to the Towns of Ellington and East Windsor, Connecticut.

Sincerely,

Lee D. Hoffman

Enclosures