



TOWN OF ELLINGTON

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**INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
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
AND ZOOM MEETING ATTENDANCE**

PRESENT: Acting Chairman Steve Hoffman, Jean Burns, Hocine Baouche and Katherine Heminway; Present via ZOOM meeting: Alternate Francis Hann

ABSENT: Chairman Ken Braga, Vice Chairman Ron Brown and Art Aube

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: Acting Chairman Steve Hoffman called the Ellington Inland Wetlands Agency meeting to order at 7:02 pm.

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

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.

Time: 7:03 pm

Seated: Hoffman, Burns, Baouche, Heminway and Hann

Cathy Pinard, 65 Sandy Beach Road, Ellington, CT was present to represent the application. Ms. Pinard stated she was previously granted a permit in 2018 to demolish and reconstruct her single family home with associated site improvements. She said that none of the work has started, and since her approval she acquired a piece of land next to her. She explained she would like to expand the size of the garage from 26' x 27' to 38' x 26' and relocate the existing paved runoff to the left side of the garage. Ms. Pinard also noted from her project narrative that a trench drain will be installed, the deck will be expanded an additional 25' parallel to the existing deck, and rip-rap stone will be placed

to help aid drainage on the site. She added that Design Professionals completed the drainage plan for her property, and no decking will be going into the lake.

Acting Chairman Hoffman inquired about the Town Engineer's comments being addressed. Mr. Colonese noted the revised plans dated April 27, 2021 addressed the Town Engineer's comments dated April 26, 2021. He noted the Planning Department also received a letter dated April 28, 2021 from neighbors at 10 East Shore Road whom have no objection to the project. Mr. Colonese read the Town Engineer's follow up comments dated May 7, 2021. Acting Chairman Hoffman asked the applicant if she had any issues with the comments. Ms. Pinard agreed that the Town Engineer's comments seem reasonable. No one from the public commented on the application.

MOVED (BURNS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A NON-SIGNIFICANT ACTIVITY FOR IW201803.

MOVED (HEMINWAY) SECONDED (BURNS) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW201803.

MOVED (HEMINWAY) SECONDED (BAOUCHE) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS 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.

Conditions of Approval:

1. Silt fence shall be installed then inspected by the Wetlands Agent prior to activity, and remain fully operational until the site is stabilized.
2. Subject to compliance with Town Engineer comments dated May 7, 2021.
3. Conditions of prior permit approval still apply.

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.

David Moser, 29 Sadds Mill Road, and Daniel Jameson, P.E., Design Professionals. 21 Jeffrey Drive, South Windsor, CT were present to represent the request for a positive referral

Mr. Colonese stated the applicant is looking for a positive referral to the Planning & Zoning Commission. Mr. Jameson said there are no wetlands on the proposed lot and all work to be conducted will not fall within a regulated area.

Acting Chairman Hoffman asked when the wetlands delineations were completed. Mr. Colonese responded that according to a map referenced by Design Professionals the delineation was signed for in December of 2010. Mr. Jameson referred to the map that was submitted to the Agency showing where the 100ft upland review area was located in relation to the proposed lot.

MOVED (BURNS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO GRANT A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION PURSUANT TO CONN. GEN. STAT. 8-26(e) – Sunset Valley Farm, LLC owner/ David Moser, applicant, for 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.

Katelyn and Alex Trueb, 80 Tripp Road were present to represent the request for positive referral.

Ms. Trueb stated her in-laws currently have 13.93 acre parcel of land and are proposing to re-subdivide to create a separate 1.49 acre parcel. She noted they would like to construct a single family dwelling on the 1.49 piece. She said there are no wetlands on the proposed area, and they are looking for a positive referral to the Planning & Zoning Commission. Acting Chairman Hoffman asked when the wetlands delineations were completed. Ms. Trueb said that according to the plans and letter provided by Russ Heintz dated May 3, 2021 there are no wetlands on the proposed lot.

MOVED (BURNS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO GRANT A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION PURSUANT TO CONN. GEN. STAT. 8-26(e) – Mary Ellen H. Trueb, owner/applicant, for 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.

3. IW202106 – Brooks Crossing Developers LLC owners/applicants, request for a permit to conduct regulated activity to construct a town road for an eleven (11) lot subdivision (Highfield Estates Phase 4) and associated site improvements at property located off of Jobs Hill Road between Brook Crossing and Brook Crossing Extension, APN 119-004-0000.

BY CONSENSUS, THE AGENCY ADDED TO THE AGENDA, RECEIVED, AND SCHEDULED A PUBLIC HEARING FOR THE NEXT REGULAR MEETING ON JUNE 14, 2021 AT 7PM AT THE TOWN HALL ANNEX MEETING ROOM, 57 MAIN STREET FOR IW202106 – Brooks Crossing Developers LLC owners/applicants, request for a permit to conduct regulated activity to construct a town road for an eleven (11) lot subdivision (Highfield Estates Phase 4) and associated site improvements at property

located off of Jobs Hill Road between Brook Crossing and Brook Crossing Extension, APN 119-004-0000.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the April 12, 2021 Regular Meeting Minutes.

MOVED (BAUCHE) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE THE APRIL 12, 2021 MEETING MINUTES AS WRITTEN.

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.

Mr. Colonese reviewed the proposed solar project at 277 Sadds Mill Road. C-Tec Solar, LLC is looking to develop approximately 30 acres of the land near the existing composting business. The project is under the jurisdiction of the Connecticut Siting Council, and they have filed a petition for a Declaratory Ruling. Mr. Colonese showed the Agency maps as provided in the petition.

VII. ADJOURNMENT:

MOVED (BURNS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ADJOURN THE MAY 10, 2021 REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:35 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk