



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](http://www.ellington-ct.gov)

TEL. (860) 870-3120 **TOWN PLANNER'S OFFICE** FAX (860) 870-3122

**INLAND WETLANDS AGENCY  
REGULAR MEETING AGENDA  
MONDAY, JULY 19, 2021, 7:00 P.M.  
TOWN HALL ANNEX MEETING ROOM, 57 MAIN STREET, ELLINGTON, CT  
REMOTE ATTENDANCE INSTRUCTIONS PROVIDED BELOW**

**I. CALL TO ORDER**

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

**III. PUBLIC HEARING(S):**

1. IW201904 – Chauncey Real Estate, LLC, owner/applicant, request to modify a permit to conduct regulated activity for a watercourse crossing and maintenance of the watercourse at 21 Courtney Drive, APN 018-015-0002.

**IV. OLD BUSINESS:** None

**V. NEW BUSINESS:**

1. IW202108 – Daniel Houlihan, owner/applicant, request for a permit to conduct regulated activity to construct a driveway and utilities within the upland review area at 42 Crane Road, APN 068-002-0000.
2. IW201811 – Colleen DiFiore, owner/applicant, request for extension of acceptance for construction of a barn as a permitted use as of right on property located at 120 Crystal Lake Road, APN 096-006-0000.

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the June 14, 2021 Regular Meeting Minutes.
2. Correspondence/Discussion:

**VII. ADJOURNMENT:**

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Remote attendance for this meeting is available using the online video conferencing service provider Zoom Meeting. Meeting details are provided on the meeting agenda and posted on the Town of Ellington's webpage ([www.ellington-ct.gov](http://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://us06web.zoom.us/j/8672977837>

Meeting ID: 867 2977 7837

Password: 500438

**Dial by your location:**

+1 646 558 8656 US (New York)

Meeting ID: 867 2977 7837

Password: 500438

## John Colonese

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**From:** Rachel Dearborn <rachel@landmarksurveys.com>  
**Sent:** Friday, June 11, 2021 10:00 AM  
**To:** John Colonese  
**Cc:** Andrew Coleman  
**Subject:** RE: Inland Wetlands Agency

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.

6/11/2021

Re: Modification to Wetlands Permit IW201904  
21 Courtney Drive Ellington

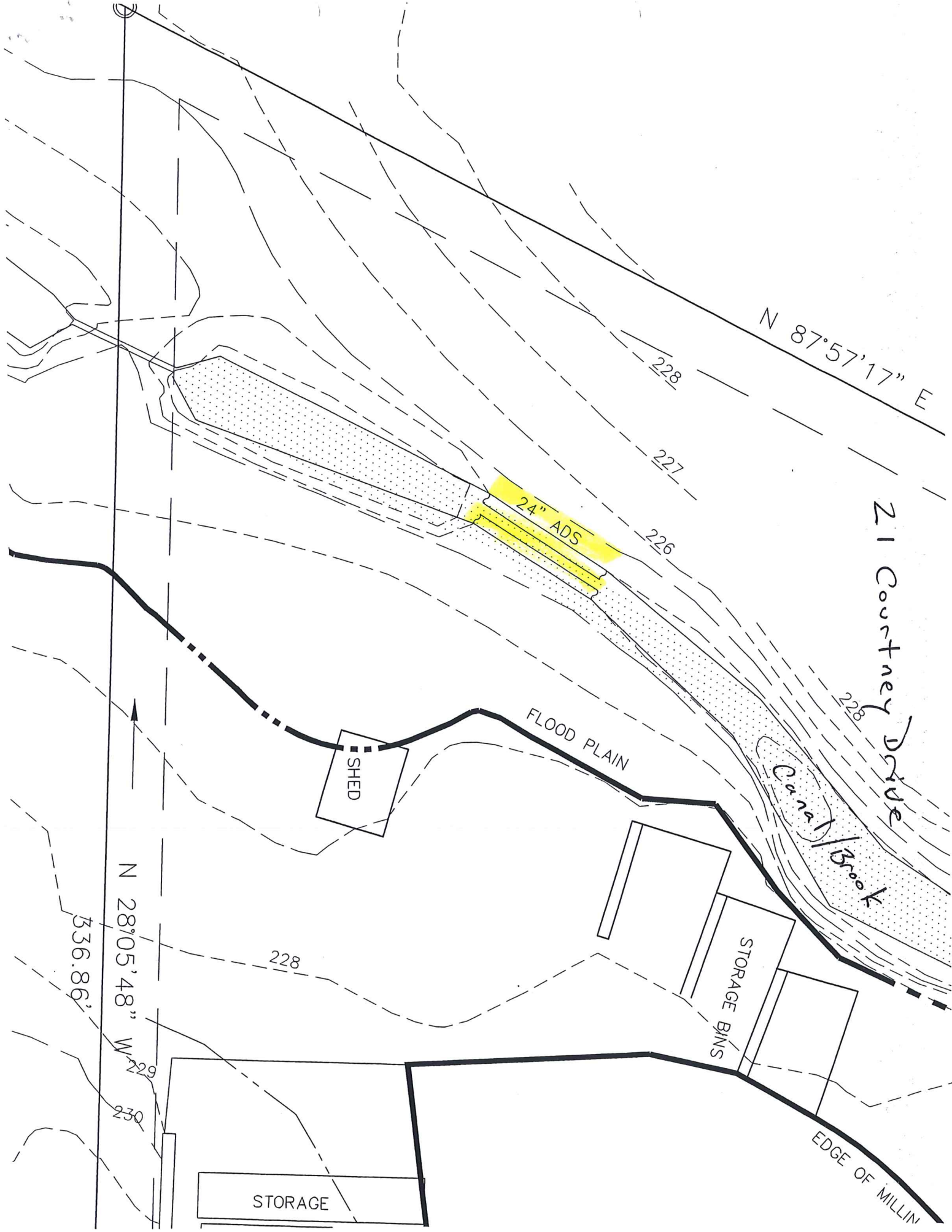
Property at 21 Courtney Drive is looking to modify the existing wetlands permit to include the construction of a wetlands crossing and maintenance of the watercourse/ditch to allow proper waterflow and eliminate invasives and sediment and stabilize the banks.

The wetland crossing consists of two 24" ADS ~24' long by 6' wide with riprap ends.

The maintenance will occur during a dry season when the water flow is minimal.

Drawing section to follow.

Rachel



N 87°57'17" E

21 Courtney Drive

24" ADS

SHED

FLOOD PLAIN

STORAGE BINS

STORAGE

EDGE OF MILLIN

N 28°05'48" W

536.86'

228

228

227

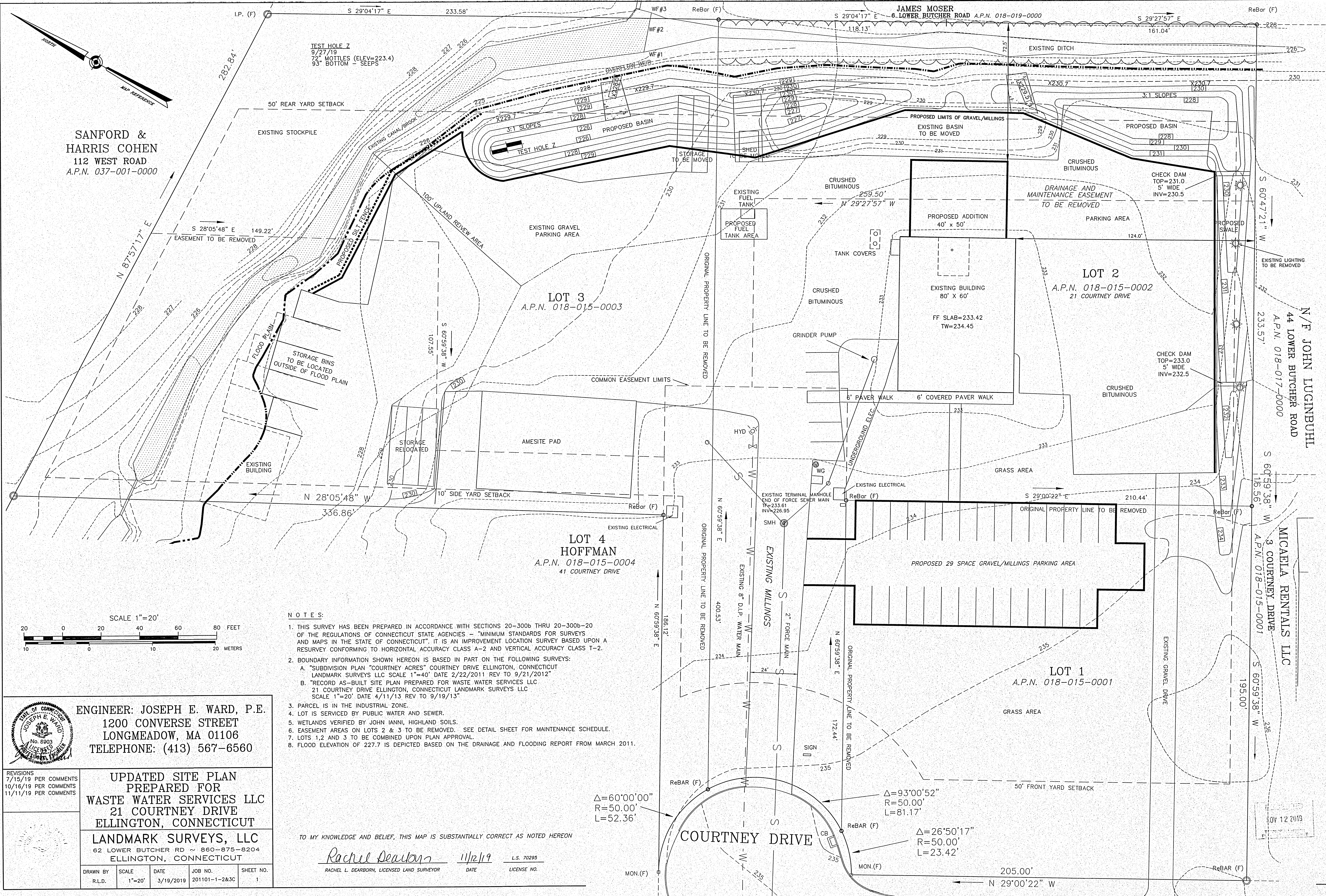
226

228

229

230





SANFORD &  
HARRIS COHEN  
112 WEST ROAD  
A.P.N. 037-001-0000

JAMES MOSER  
6 LOWER BUTCHER ROAD A.P.N. 018-019-0000

N/F JOHN LUCINBUHL  
44 LOWER BUTCHER ROAD  
A.P.N. 018-017-0000

MICAELA RENTALS LLC  
3 COURTNEY DRIVE  
A.P.N. 018-015-0001

TEST HOLE Z  
9'27/18  
72" MOTILES (ELEV=223.4)  
93" BOTTOM - SEEPS

50' REAR YARD SETBACK

EXISTING STOCKPILE

EXISTING CANAL / BROOK

100' UPLAND REVIEW AREA

FLOOD PLAIN

STORAGE BINS TO BE LOCATED OUTSIDE OF FLOOD PLAIN

EXISTING BUILDING

STORAGE RELOCATED

EXISTING ELECTRICAL

10' SIDE YARD SETBACK

EXISTING ELECTRICAL

EXISTING ELECTRICAL

EXISTING ELECTRICAL

EXISTING ELECTRICAL

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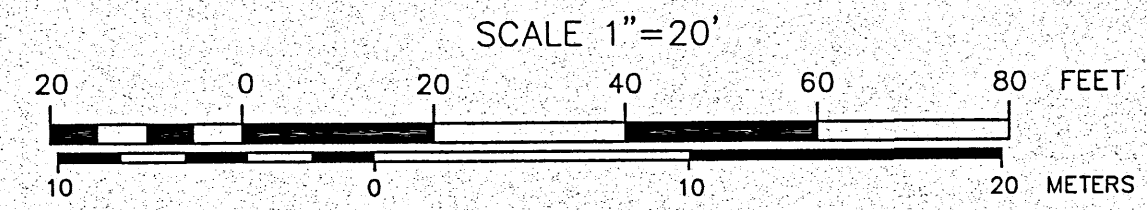
EXISTING ELECTRICAL

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 AND VERTICAL ACCURACY CLASS T-2.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED IN PART ON THE FOLLOWING SURVEYS:
  - "SUBDIVISION PLAN 'COURTNEY ACRES' COURTNEY DRIVE ELLINGTON, CONNECTICUT LANDMARK SURVEYS LLC SCALE 1"=40' DATE 2/22/2011 REV TO 9/21/2012"
  - "RECORD AS-BUILT SITE PLAN PREPARED FOR WASTE WATER SERVICES LLC 21 COURTNEY DRIVE ELLINGTON, CONNECTICUT LANDMARK SURVEYS LLC SCALE 1"=20' DATE 4/11/13 REV TO 9/19/13"
- PARCEL IS IN THE INDUSTRIAL ZONE.
- LOT IS SERVICED BY PUBLIC WATER AND SEWER.
- WETLANDS VERIFIED BY JOHN IANNI, HIGHLAND SOILS.
- EASEMENT AREAS ON LOTS 2 & 3 TO BE REMOVED. SEE DETAIL SHEET FOR MAINTENANCE SCHEDULE.
- LOTS 1,2 AND 3 TO BE COMBINED UPON PLAN APPROVAL.
- FLOOD ELEVATION OF 227.7 IS DEPICTED BASED ON THE DRAINAGE AND FLOODING REPORT FROM MARCH 2011.

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

*Rachel Dearborn* 11/12/19 L.S. 70295  
RACHEL L. DEARBORN, LICENSED LAND SURVEYOR DATE LICENSE NO.



ENGINEER: JOSEPH E. WARD, P.E.  
1200 CONVERSE STREET  
LONGMEADOW, MA 01106  
TELEPHONE: (413) 567-6560

REVISIONS 7/15/19 PER COMMENTS 10/16/19 PER COMMENTS 11/11/19 PER COMMENTS				
UPDATED SITE PLAN PREPARED FOR WASTE WATER SERVICES LLC 21 COURTNEY DRIVE ELLINGTON, CONNECTICUT				
LANDMARK SURVEYS, LLC 62 LOWER BUTCHER RD ~ 860-875-8204 ELLINGTON, CONNECTICUT				
DRAWN BY	SCALE	DATE	JOB NO.	SHEET NO.
R.L.D.	1"=20'	3/19/2019	201101-1-2&3C	1

$\Delta=60'00'00''$   
 $R=50.00'$   
 $L=52.36'$

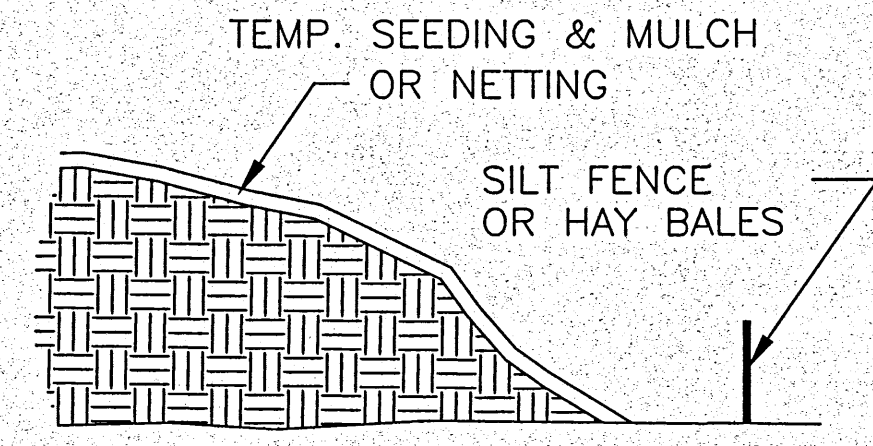
$\Delta=93'00'52''$   
 $R=50.00'$   
 $L=81.17'$

$\Delta=26'50'17''$   
 $R=50.00'$   
 $L=23.42'$

205.00'  
N 29°00'22" W

NOV 12 2019





TOPSOIL STOCKPILE DETAIL (N.T.S.)

**CONSTRUCTION NARRATIVE**

**I. GENERAL- PROJECT DESCRIPTION**

1. THIS PROJECT CONSISTS OF THREE PARCELS OF LAND TO BE COMBINED CONTAINING 4.6 ACRES LOCATED ON COURTNEY DRIVE. THE PARCEL IS CURRENTLY DEVELOPED EXCEPT FOR LOT 1 WHICH IS A HAY FIELD. THE PROPOSED EXPANSION FOR ADDITIONAL PARKING AND BUILDING REQUIRE ADDITIONAL STORM WATER MANAGEMENT AREAS.
2. THE PARCEL WAS INSPECTED FOR INLAND WETLANDS BY JOHN IANNI, SOIL SCIENTIST. THE CURRENT MAP SHOWS THE WETLAND AREA AS THE BANKS OF THE BROOK THAT RUNS THROUGH THE PROPERTY AND DOES NOT INCLUDE THE MAN MADE DITCH THAT WAS MISTAKENLY ADDED TO THE ORIGINAL SUBDIVISION MAP. SEE LETTER BY SOIL SCIENTIST.
3. THE APPLICANT IS PROPOSING TO COMBINE THE PROPERTIES INTO ONE LOT TO PROVIDE ADEQUATE SPACE FOR THE EXISTING BUSINESS AND PROPOSED EXPANSION.
4. THE EXISTING BUILDING IS SERVED BY PUBLIC WATER AND SANITARY SEWER.
5. STORM WATER WILL BE ALLOWED INFILTRATE INTO THE GROUND ON-SITE THROUGH THE USE OF VEGETATED STORM WATER DEPRESSIONS.

**CONSTRUCTION SCHEDULE**

**GENERAL EROSION CONTROL NOTES**

PRIOR TO ANY EXCAVATION WORK SEDIMENT BARRIERS SHALL BE IN PLACE.

SOIL DISTURBANCE SHALL BE MINIMIZED AND LIMITED TO WORK ASSOCIATED WITH ROAD GRADING.

SOIL STOCKPILES AND MATERIAL STORAGE SHALL BE AT LEAST 50 FEET FROM ANY WETLAND AREAS.

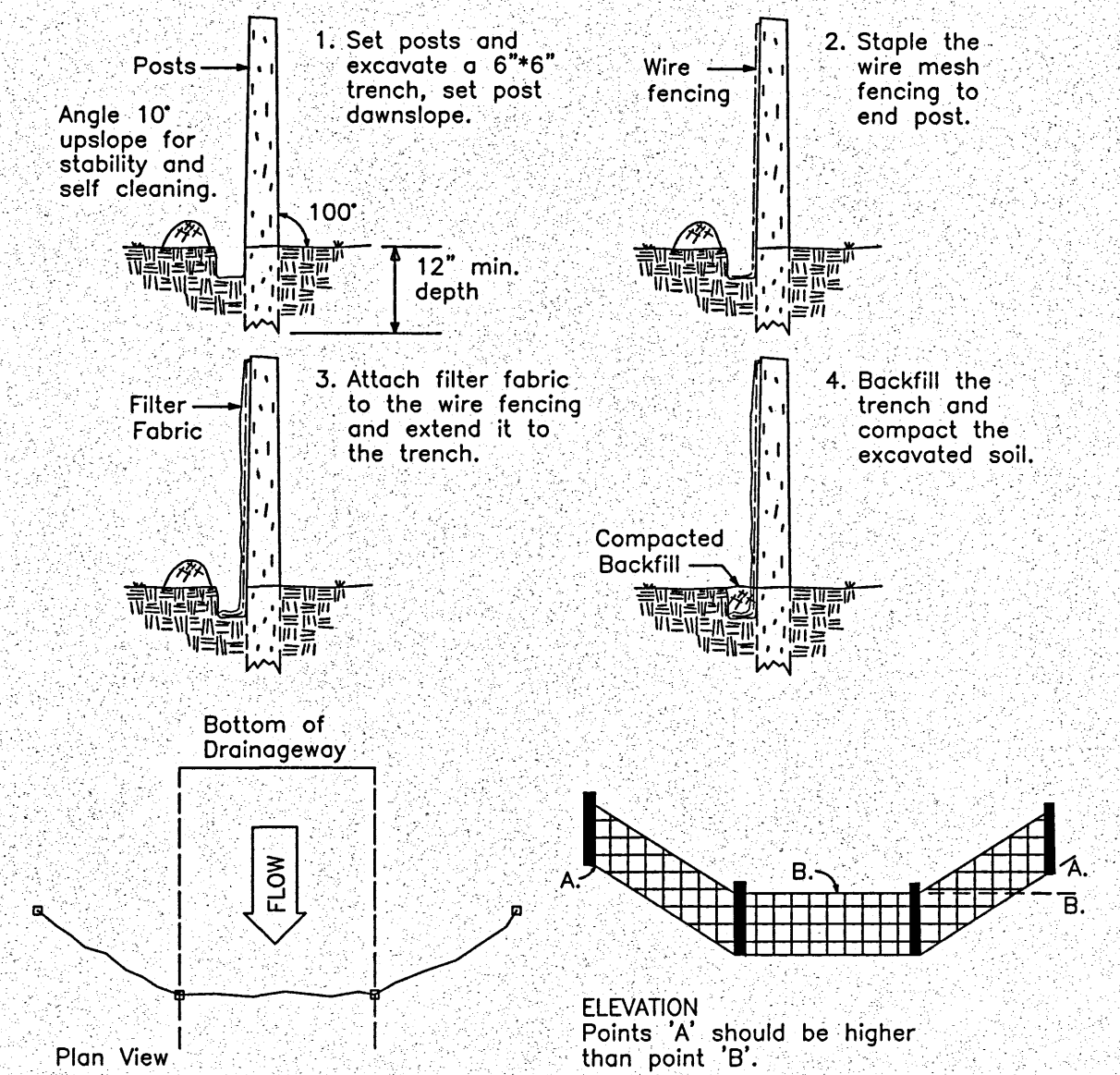
ANY UNPROTECTED ERODABLE AREA SHALL BE PROTECTED BY TEMPORARY SEEDING, FINAL SEEDING, MULCHING OR OTHER ACCEPTABLE EROSION CONTROL WITHIN 30 DAYS OF EXPOSURE.

EROSION CONTROLS SHALL BE MAINTAINED DURING CONSTRUCTION AND UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.

THE CONTRACTOR SHALL ADJUST EROSION CONTROL MEASURES AS DIRECTED BY THE TOWN OF ELLINGTON OR THE PROJECT ENGINEER AS NECESSARY TO MAINTAIN ACCEPTABLE SITE CONDITIONS

SITE CONDITIONS SHALL COMPLY WITH THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, DEP, 2002"

Figure 7-9 - Placement and Construction of a Synthetic Filter Barrier



Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut.

PERMANENT SEEDING				
DATES: APRIL 15 - JUNE 15 OR AUG. 15 TO SEPT. 15				
No.	SEED MIXTURE	Lbs./Acre	Lbs./1000 sq.ft.	
1.	Kentucky Bluegrass	20	.45	Lawn Areas
	Creeping Red Fescue	20	.45	Regular Mowing
	Perennial ryegrass	5	.10	required
	Total	45	1.00	
2.	Creeping Red Fescue	20	.45	Naturalized area
	Redtop	2	.05	Offers Wildlife
	Tall Fescue or Smooth bromegrass	20	.45	food on cover
	Total	42	0.95	Mowing recommended
3.	Creeping Red Fescue	20	.45	Once a year
	Bird's-foot trefoil with inoculant	8	.20	after July
	Tall Fescue or Smooth bromegrass	20	.45	
	Total	48	1.10	
4.	Bird's-foot trefoil with inoculant	8	.20	Naturalized area
	Creeping Red Fescue	15	.35	-steep banks
	Creeping Red Fescue, Tall Fescue or Smooth bromegrass	20	.45	No Mowing Required
	Total	43	1.00	

FERTILIZER: 10-10-10 300 lbs/acre or 7.5 lbs/1000 sq.ft.  
LIME: Lime 3 tons/acre or 135 lbs/1000 sq.ft.

**TEMPORARY SEEDING RATES AND DATES**

SPECIES	SEEDING RATES(pounds)		OPTIMUM SEEDING:	
	per acre	per 1000 sq.ft.	DATE	DEPTH
Annual ryegrass	40	1.0	3/1 - 6/15 8/1 - 10/1	0.5
Winter rye	120	3.0	4/15 - 6/15 8/15 - 10/15	1.0
Buckwheat	15	0.4	4/1 - 9/15	1.0

**STORMWATER FACILITIES INSPECTIONS AND MAINTENANCE**

THE FOLLOWING INSTRUCTIONS APPLY TO POST CONSTRUCTION INSPECTIONS AND MAINTENANCE PROCEDURES FOR THE STORM WATER FACILITIES TO BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.

**STORM WATER BASIN**

THE STORM WATER BASIN SHALL BE INSPECTED AFTER EVERY STORM GREATER THAN 1" AND CLEANED AT LEAST ONCE A YEAR IF ACCUMULATED SEDIMENT IS PRESENT. ADDITIONAL CLEANING WILL BE PERFORMED BASED ON THE INSPECTION FINDINGS. POLLUTED WATER AND SEDIMENT SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS. THE DEPRESSIONS SHALL BE INSPECTED FOR EROSION AND OVERALL HEALTH. ABSOLUTELY NO FILLING IS TO TAKE PLACE UNLESS AS PART OF A MAINTENANCE OPERATION. THERE SHALL BE NO DUMPING OF DEBRIS OF ANY TYPE WITHIN THE DEPRESSIONS INCLUDING SNOW PILES, LEAVES, STICKS, OR GRASS CLIPPINGS.

IF PONDS DO NOT DRAIN WITHIN 72 HOURS, REMOVE CLOGGED SOILS, SCARIFY SUBSOIL, AND REPLACE WITH A SANDY LOAM AND RESEED WITH WET SEED MIX.

MINIMIZE USE OF SAND FOR WINTER DE-ICING TO AVOID BASIN CLOGGING.

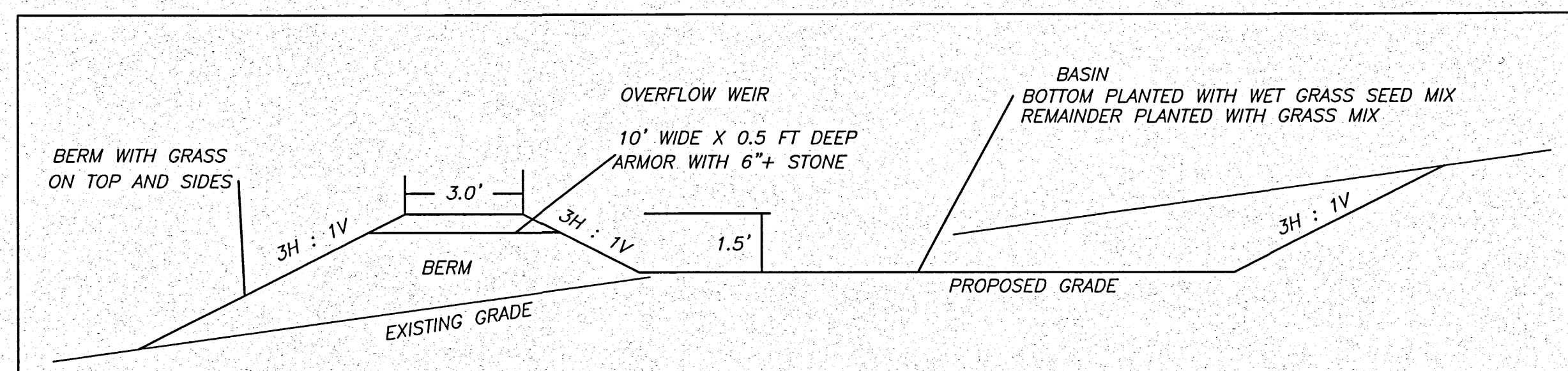
TEST HOLE Z  
9/27/19  
72" MOTTLES  
93" BOTTOM - SEEPS

**WET GRASS SEED MIX  
NEW ENGLAND EROSION CONTROL/RESTORATION MIX  
FOR DETENTION BASINS AND MOIST SITES**

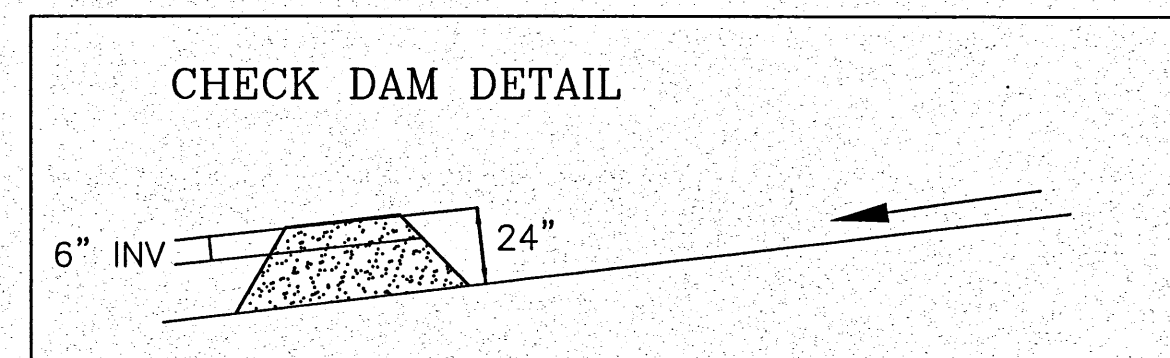
AVAILABLE AT GREEN VALLEY INC HOLYOAK MA 413-533-0726

THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES CONTAINS A SELECTION OF NATIVE GRASSES AND WILDFLOWERS DESIGNED TO COLONIZE GENERALLY MOIST, RECENTLY DISTURBED SITES WHERE QUICK GROWTH OF VEGETATION IS DESIRED TO STABILIZE THE SOIL SURFACE. IT IS AN APPROPRIATE SEED MIX FOR ECOLOGICALLY SENSITIVE RESTORATIONS THAT REQUIRE STABILIZATION AS WELL AS LONG-TERM ESTABLISHMENT OF NATIVE VEGETATION. THIS MIX IS PARTICULARLY APPROPRIATE FOR DETENTION BASINS THAT DO NOT HOLD STANDING WATER.

VIRGINIA WILD RYE, CREEPING RED FESCUE, LITTLE BLUESTEM, FOX SEDGE, BIG BLUESTEM, SWITHC GRASS, ROUGHT BENTGRASS/TICKLEGRASS, BLUE VERVAIN, NEW ENGLAND ASTER, BONESET, GREEN BULRUSH, FLAT-TOP GOLDEN TOP, SOFT RUSH, WOOL GRASS.



**BASIN DETAIL**  
NOT TO SCALE



**CHECK DAM DETAIL**


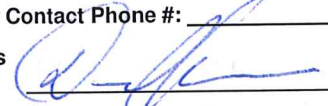
NOV 12 2019

REVISIONS 10/16/19 PER COMMENTS		<b>DETAIL SHEET PREPARED FOR 21 COURTNEY DRIVE ELLINGTON, CONNECTICUT LANDMARK SURVEYS, LLC</b> 62 LOWER BUTCHER RD ~ 860-875-8204 ELLINGTON, CONNECTICUT			
DRAWN BY R.L.D.	SCALE N.A.				



# Town of Ellington Inland Wetlands and Watercourses Agency Application

Application # IW202108  
Date Submitted 6-11-2021

<p>Notices associated with this application will be sent to the applicant unless otherwise requested.</p> <p><b>Owner's Information</b></p> <p>Name: <u>Daniel Houlihan</u></p> <p>Mailing Address: <u>42 Crane Road</u> <u>Ellington, CT 06029</u></p> <p>Email: <u>cloverconstruction@comcast.net</u></p> <p>WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Primary Contact Phone #: <u>860-989-0080</u></p> <p>Secondary Contact Phone #: _____</p> <p>Owner's Signature:  Date: <u>6/11/21</u></p> <p><small>By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Agency have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Agency or its staff.</small></p>	<p>Notices associated with this application will be sent to the applicant unless otherwise requested.</p> <p><b>Applicant's Information</b> (if different than owner)</p> <p>Name: <u>Same</u></p> <p>Mailing Address: _____ <b>RECEIVED</b> _____ <b>JUN 11 2021</b> _____ <b>TOWN OF ELLINGTON PLANNING DEPARTMENT</b></p> <p>Email: _____</p> <p>WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Primary Contact Phone #: _____</p> <p>Secondary Contact Phone #: _____</p> <p>Applicant's Signature:  Date: <u>6/11/21</u></p> <p><small>By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Agency have been submitted.</small></p>
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Street Address: 42 Crane Road

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

Proposed upland review area affected in square feet: 7,000 s.f.

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): 0

Total area of wetlands/watercourses on parcel in square feet or acres: 0.42 acres

Public Water:  Yes  No    Public Sewer:  Yes  No    *If not served by public water and sewer, applicant shall make application to North Central District Health Department (Enfield Office) if required.*

Is the project in a public water supply watershed area?  Yes  No  
*If YES, applicant is required to notify the Connecticut Water Company and Commissioner of Public Health by certified mail, return receipt within 7 days of this application (Conn. Gen Stat. Sec 22a-42f). Copy of application, plans, and supporting documents must accompany notice. Applicant can email the Commissioner of Public Health using their approved form. Proof of notice (return receipt and sent email) must be provided to the Planning Department.*

**Describe the nature of proposed regulated activity, request for acceptance of a permitted use as of right or a nonregulated use, map or regulation amendment, or other activity requiring review by the Agency or its Agent:**  
*See attached Application Checklist and Appendix D for guidance when preparing application*

The applicant requests a permit to construct a driveway and utilities within the upland review area. The existing gravel apron will be removed and sedimentation and erosion controls and details are shown.



**Applicant shall provide certification in accordance with Wetlands Regulation, Section 7.4e, Application Requirements:**

Whether or not any portion of the property on which the regulated activity is proposed is located within 500 feet of an adjoining town.  Yes  No

Whether or not a significant portion of the traffic to the completed project will use streets within an adjoining town to exit or enter the site.  Yes  No

Whether or not a significant portion of the sewer or water drainage from the project will flow through and significantly impact the sewer or water drainage system of an adjoining town.  Yes  No

Whether water run-off from the improved site will impact streets or other municipal/private property within an adjoining town.  Yes  No

**FOR OFFICE USE ONLY**

**If YES to any of the above, the Agency shall**, in accordance with CGS 8-7d(f) notify the clerk of any adjoining municipality of the pendency of any application, petition, appeal, request or plan concerning any project on any site. Notice of the pendency of such application shall be made by certified mail, return receipt requested, and shall be mailed within seven (7) days of the date of receipt of the application, petition, appeal, request or plan. **(See Agency requirements Section 8.4)**

**Type of Project: (check one)**

Commercial/Industrial     Residential     Mixed Use     Timber     Agricultural  
 Other, explain: \_\_\_\_\_

**Type of Application: (check one)**

- Notification for Non-Regulated Use (Section 4.2)
- Notification of Permitted Use as of Right (Section 4.1)
- Administrative Permit (Section 6.4)
- Agency Permit (**TWELVE COPIES REQUIRED**)
- Permit Modification
- Permit Extension
- Regulation Amendment
- Map Amendment
- Appeal of Administrative Permit

**RECEIVED**

**JUN 11 2021**

**TOWN OF ELLINGTON  
PLANNING DEPARTMENT**

**Application Submittals:**

- Completed Application Form (Section 7.4a)
- Application Fee (Section 7.4b)
- Abutters List (Section 7.4c)
- Certification as to Adjacent Towns (See above)
- Certification as to Connecticut Water Company & Commissioner of Public Health (See above)
- Notification Narrative and Supporting Documentation (If applicable, Appendix D)
- Project Narrative and Supporting Documentation (Section 7.4g, 1-11 inclusive, as deemed applicable)
- Project Site Plan - circle one: Administrative (Section 7.4h1) / Agency (Section 7.4h2)
- Supplemental Information (Section 7.5a-j, inclusive, as deemed applicable)

## Barbra Galovich

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**From:** Barbra Galovich  
**Sent:** Tuesday, July 06, 2021 11:47 AM  
**To:** cloverconstruction@comcast.net; David J. Markowitz  
**Cc:** John Colonese  
**Subject:** FW: Staff Review - IW202108 - 42 Crane Road

Hi,

Hope you had a good holiday weekend. Please see the below comment from Tim Webb from Public Works/WPCA.

Thank you,  
Barbra

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

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**From:** Timothy Webb  
**Sent:** Tuesday, July 06, 2021 10:51 AM  
**To:** Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>; James York <JYork@ELLINGTON-CT.GOV>; Kim Bechard <KBechard@ELLINGTON-CT.GOV>; Lori Spielman <lspielman@ELLINGTON-CT.GOV>; Mike Caronna <mcaronna@ncdhd.org>; Raymond Martin <Rmartin@ELLINGTON-CT.GOV>; Sydney Kern <skern@ELLINGTON-CT.GOV>; Westford Lirot <wlirot@ncdhd.org>  
**Cc:** John Colonese <jcolonese@ELLINGTON-CT.GOV>  
**Subject:** RE: Staff Review - IW202108 - 42 Crane Road

Good morning, a drive way permit will be required and based upon the current topo a pipe under the apron may also be required

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**From:** Barbra Galovich  
**Sent:** Friday, July 02, 2021 9:07 AM  
**To:** James York <JYork@ELLINGTON-CT.GOV>; Kim Bechard <KBechard@ELLINGTON-CT.GOV>; Lori Spielman <lspielman@ELLINGTON-CT.GOV>; Mike Caronna <mcaronna@ncdhd.org>; Raymond Martin <Rmartin@ELLINGTON-CT.GOV>; Sydney Kern <skern@ELLINGTON-CT.GOV>; Timothy Webb <twebb@ELLINGTON-CT.GOV>; Westford Lirot <wlirot@ncdhd.org>  
**Cc:** John Colonese <jcolonese@ELLINGTON-CT.GOV>  
**Subject:** Staff Review - IW202108 - 42 Crane Road

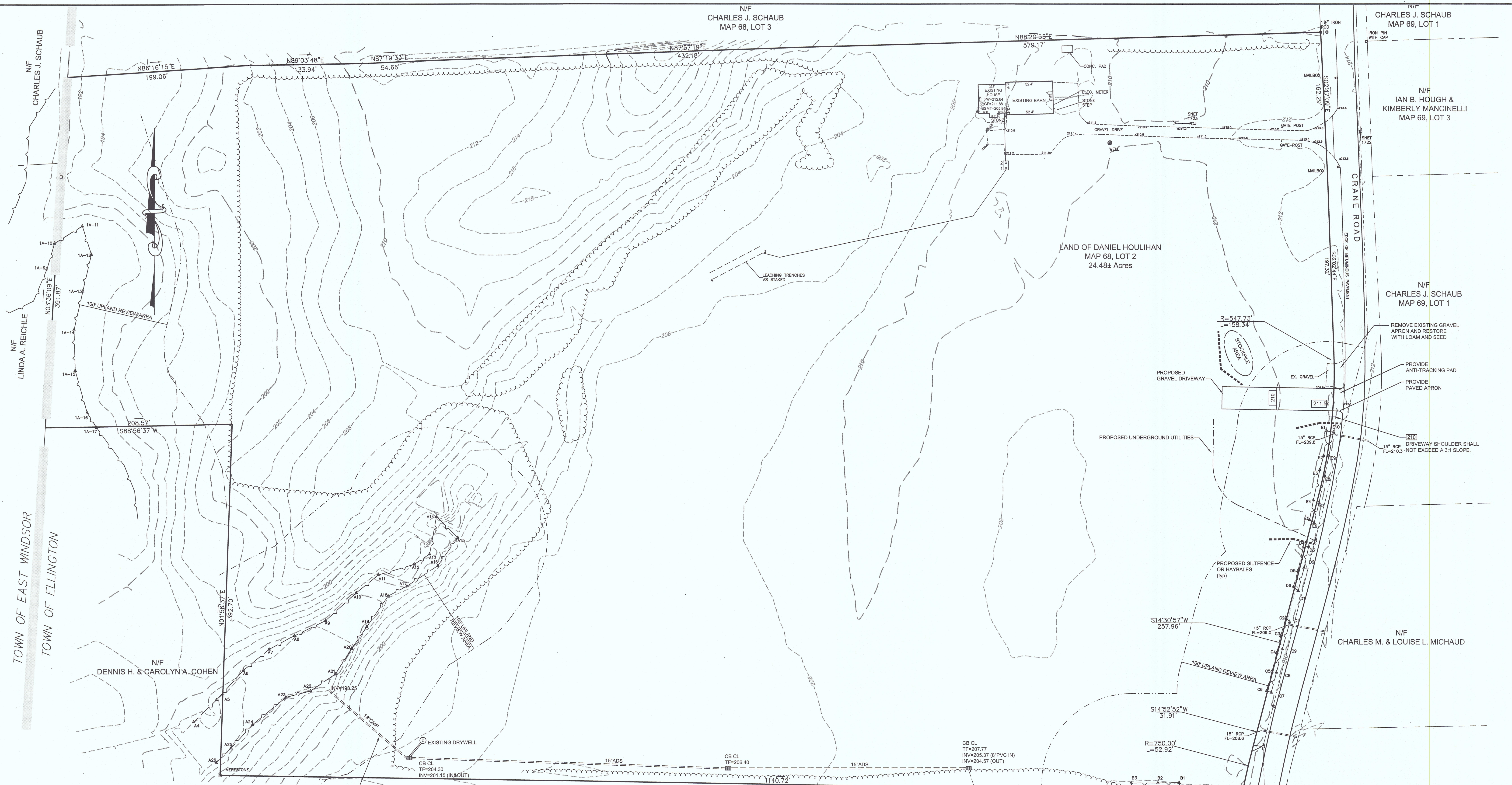
Hi,

Hope you are doing well. Please see the attached documentation with Staff Review Sheet. This application will be discussed at the IWA meeting on Monday, July 19, 2021.

Please provide your comments/concerns on or before July 9, 2021.

Thank you in advance for your review.





TEMPORARY SEEDING SCHEDULE:

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	1.0	3/1-6/15, 8/1-10/15
WINTER RYE	120	3.0	4/15-7/1, 8/15-10/15
SUDANGRASS	30	0.7	8/15-8/1

TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

STRAW MULCH IS TO BE APPLIED TO SEEDING AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

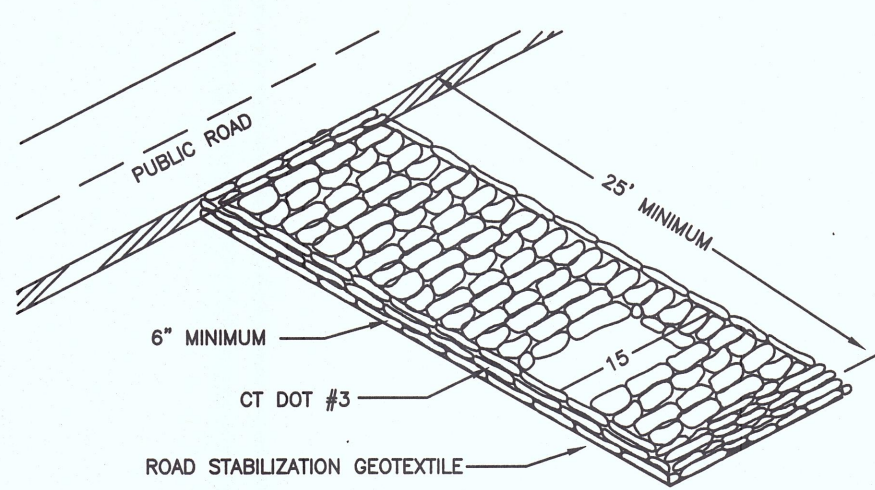
FINAL SEEDING SCHEDULE:

PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBSTACLES.

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	20	0.45	4/1-6/15, 8/15-10/1
CREeping RED FESCUE	20	0.45	4/1-6/15, 8/15-10/1
PERENNIAL RYEGRASS	5	0.10	4/1-6/15, 8/15-10/1
TOTAL	45	1.00	

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

*George T. Logan*  
 GEORGE T. LOGAN, MS, PWS  
 Registered Soil Scientist  
 DATE: NOVEMBER 7, 2019



CONSTRUCTION ENTRANCE

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

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

*William R. Palmberg*  
 WILLIAM R. PALMBERG  
 KENNEDY SURVEYORS  
 L.S. 10839  
 REGISTRATION NO.

LEGEND

- PROPERTY BOUNDARY
- IRON ROD/PIPE FOUND
- WELL
- UTILITY POLE
- DRAINAGE CULVERT
- WETLAND BOUNDARY
- EXISTING SPOT ELEVATION
- TREELINE
- WETLAND REGULATED AREA
- PROP. SILTFENCE OR HAYBALES
- PROPOSED DRIVEWAY
- PROPOSED UTILITIES
- PROPOSED GRADING
- PROPOSED SPOT ELEVATION

GRAPHIC SCALE 1" = 50'

RECEIVED  
 JUN 11 2021  
 TOWN OF ELLINGTON  
 PLANNING DEPARTMENT

COMPILATION PLAN  
 EXISTING CONDITION PLAN  
 LAND OF  
 DANIEL HOULIHAN  
 APN 068-002-0000  
 42 CRANE ROAD  
 ELLINGTON, CONNECTICUT  
 GARDNER & PETERSON ASSOCIATES, LLC  
 178 HARTFORD TURNPIKE  
 TOLLAND, CONNECTICUT  
 PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS 11-19-2019 WETLANDS 06-07-2021 PROPOSED DRIVEWAY AND UTILITIES	BY M.A.P.	SCALE 1"=50'	DATE 12-13-2018	SHEET NO. 1 of 1	MAP NO. 10709 E
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Barbra Galovich

IW201811

**From:** Colleen DiFiore <chdifiore@comcast.net>  
**Sent:** Thursday, June 10, 2021 1:58 PM  
**To:** Barbra Galovich  
**Subject:** Agency permission

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.

Hello Barb,

Thank-you for your assistance earlier!

I would like to ask the agency for permission to grant an additional two year from date of acceptance-IW21811 for a small barn @ 120 Crystal Lake Road Ellington. Clearing trees, stump removal, imported fill, and grading for pasture land is completed.

Thank-you again for your help!

Sincerely,

Colleen DiFiore

(860)209-4228





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](http://www.ellington-ct.gov)

TEL. (860) 870-3120

TOWN PLANNERS OFFICE

FAX (860) 870-3122

June 18, 2018

Certified Mail# 7013 0600 0001 2476 5479

Mr. Don DiFiore  
120 Crystal Lake Road  
Ellington, CT 06029

RE: IW201811 - Collen DiFiore, owner / Don DiFiore, applicant, request for acceptance to clear trees, remove stumps, import fill, and grade for pastureland and barn as permitted uses as of right on property located at 120 Crystal Lake Road, APN 096-006-0000.

Dear Mr. DiFiore:

The Ellington Inland Wetlands Agency, at their meeting on Monday, June 11, 2018, accepted your request for notification with the following motion:

**MOVED (O'NEILL) SECONDED (BAOUCHE) AND PASSED UNANIMOUSLY TO ACCEPT WITH CONDITIONS FOR IW201811 - Collen DiFiore, owner / Don DiFiore, applicant, request for acceptance to clear trees, remove stumps, import fill, and grade for pastureland and barn as permitted uses as of right on property located at 120 Crystal Lake Road, APN 096-006-0000.**

**Condition(s):**

1. Wetlands Agent to inspect erosion and sedimentation control measures for duration of project.

In accordance with Appendix D of the Ellington Inland Wetlands and Watercourses Regulations, please note the following:

- Notification is granted for two (2) years from the date of acceptance.
- 48-hour notice shall be submitted to the Ellington Planning Department prior to the scheduled start date.
- Name, address, and phone number of any private contractor(s) hired shall be provided.
- Notifications are non-transferable.
- The acceptance of this notification does not absolve an owner/applicant from seeking any state or federally required permits.

In addition, please note that there is a 15-day appeal period for any decision rendered by the Inland Wetlands Agency. The appeal period begins on the date of publication of the enclosed Legal Notice (Thursday, June 14, 2018). Please also ensure all necessary permits and approvals have been issued by other governing agencies that may have oversight over this activity. This approval does not preclude you from any other applicable federal, state, or local laws or regulations. If you have any questions, please contact the Ellington Planning Department at 860-870-3120.

Sincerely,

Kenneth Braga, Chairman - Inland Wetland Agency  
KB/bg

Connecticut Water Company  
93 West Main Street  
Clinton, CT 06413-1600

Customer Service: 800.286.5700



Office: 860.669.8636  
Fax: 860.669.9326

VIA EMAIL

July 9, 2018

John D. Colonese, CZEO  
Assistant Town Planner/Zoning & Wetlands Enforcement Officer  
P.O. Box 187  
57 Main Street  
Ellington, CT 06029

**Re: 120 Crystal Lake Rd, Agricultural Use**

Dear Mr. Colonese,

The Connecticut Water Company received notification for the above proposed application for the placement of fill, regrading of pasture, and future construction of a livestock barn. The site is located within the watershed area of our Shenipsit Lake public drinking water supply reservoir and therefore we are concerned with potential impacts to the water quality of this important drinking water supply source from the proposed activities.

It is our understanding that fill will be brought to the site for regrading the pasture. We are concerned with the suitability of the fill and request only certified clean fill be deposited on the site.

An erosion and sediment control plan should be developed and measures shown on the plan should be installed and maintained to protect the wetland both during and after development activities.

The application of any fertilizers, pesticides or herbicides used to reestablish and/or maintain the pasture should be minimized to prevent excess chemicals from washing into the wetlands.

We recommend a buffer area (minimum 25') be established adjacent to the wetlands. All agricultural activities, including tree clearing/mowing, should be prohibited within the buffer area. Fencing should be installed to prevent livestock from entering the wetland and wetland buffer areas.

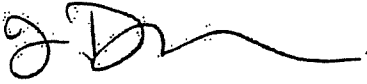
The spreading of manure on the property as a means of disposal should be prohibited. Manure should be stored in a containment structure, be kept covered, be located in an area where runoff will not enter into any wetland areas, and be disposed of off-site on a regular basis.



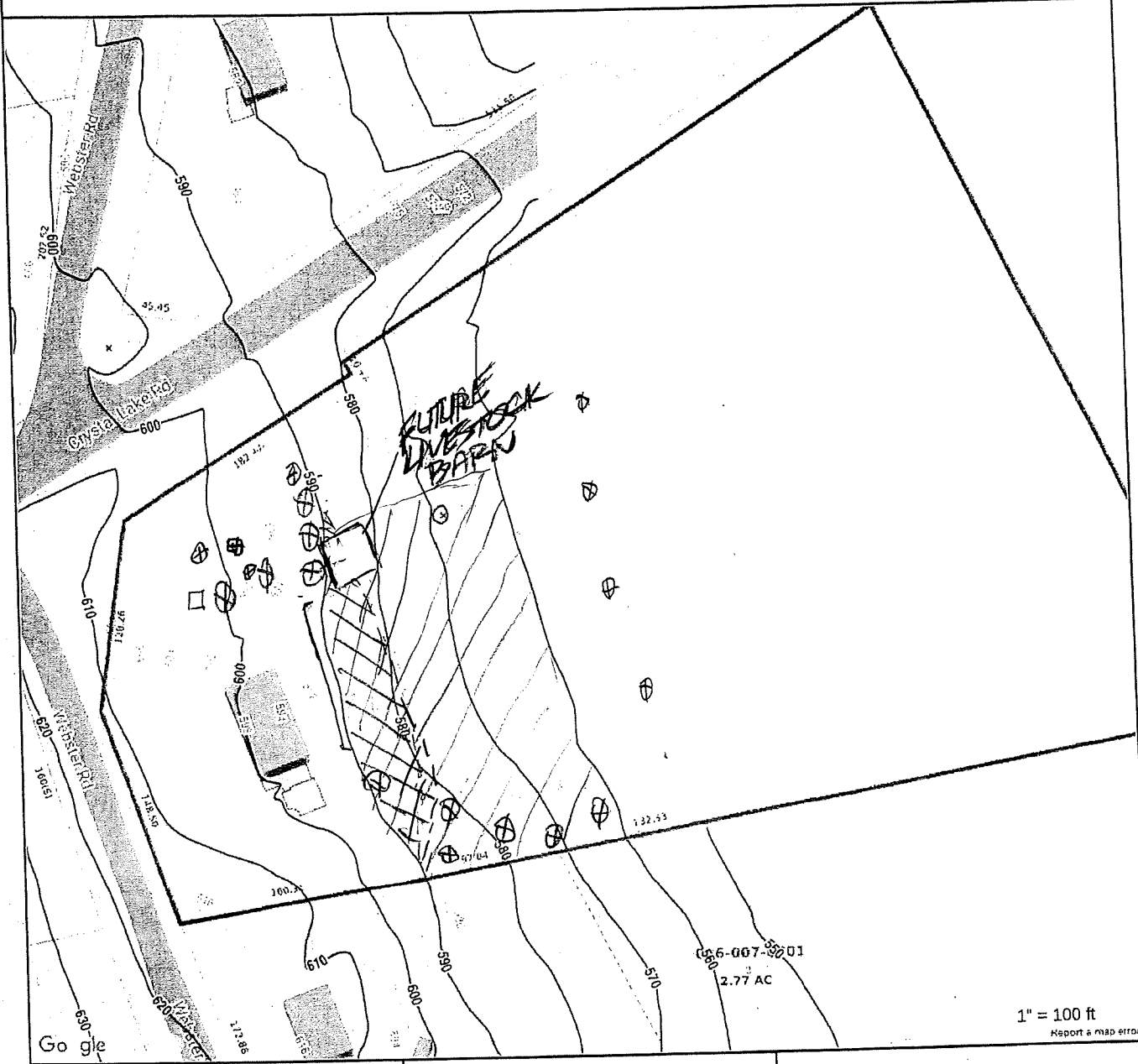
Areas where animals are to be located should be cleaned regularly to prevent manure from washing into any wetland areas.

Source protection is a vital concern of the Connecticut Water Company and we appreciate the opportunity to comment on proposals that may affect our sources of supply.

Sincerely,




A handwritten signature in black ink, appearing to read 'JD', with a long horizontal flourish extending to the right.

Jessica Demar  
Environmental & Regulatory Compliance Coordinator



Property Information

Property ID 096-006-0000  
 Location 120 CRYSTAL LAKE RD  
 Owner DIFIORE COLLEEN

- KEY**
-  TREES TO BE REMOVED
  -  AREA TO BE FILLED
  -  AREA TO BE SMOOTHED, TOP SOIL ADDED & PLANTED FOR PASTURE



MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT

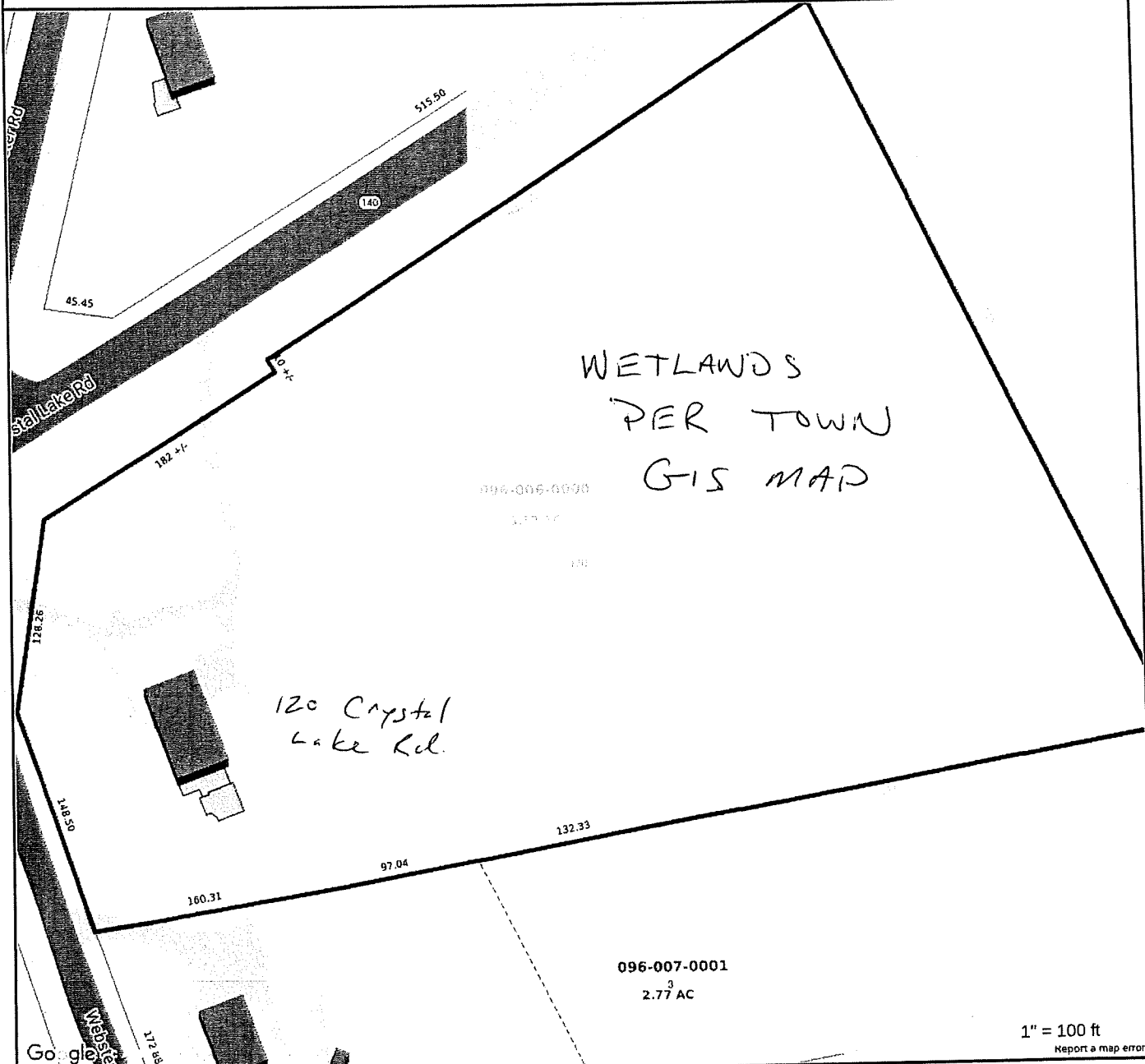
Town of Ellington, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 10/1/2016  
 Properties updated 06/01/2018

1" = 100 ft  
 Report a map error



120 Crystal Lake Road



1" = 100 ft  
Report a map error

Property Information	
Property ID	096-006-0000
Location	120 CRYSTAL LAKE RD
Owner	DIFIORE COLLEEN



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

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

Parcels updated 10/1/2016  
Properties updated 06/05/2018



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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**INLAND WETLANDS AGENCY  
REGULAR MEETING MINUTES  
MONDAY, JUNE 14, 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:** In person: Chairman Ken Braga, Vice Chairman Ron Brown, Steve Hoffman and Katherine Heminway; via Zoom: Jean Burns and Art Aube

**ABSENT:** Hocine Baouche, and Alternate Francis Hann

**STAFF**

**PRESENT:** In person: John Colonese, Assistant Town Planner/Zoning & Wetlands Enforcement Officer; via Zoom: Barbra Galovich, Land Use Assistant/Recording Clerk

**I. CALL TO ORDER:** Chairman Ken Braga called the Ellington Inland Wetlands Agency meeting to order at 7:04 pm.

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

By consensus, the Agency decided to go out of agenda order to New Business item 1.

**V. NEW BUSINESS:**

1. IW202107 – Edward & Alice Wysocki and James Wysocki owners/ James Wysocki, applicant, request for acceptance to harvest timber as a use permitted as of right on properties located off of Jobs Hill Road, Elderberry Lane, Lanz Lane, and Egypt Road, APNs 160-056-0000, 179-022-0000, 179-023-0000, 179-025-0000, 180-003-0000, 180-004-0000, 180-005-0000, 180-006-0000, 180-007-0000, 188-002-0000, 189-004-0000, 188-001-0000, 180-017-0000, and 181-015-0000.

Edward Wysocki, 337 Jobs Hill Road, was present to represent the application.

Chairman Braga stated the applicant is looking for acceptance to conduct timber harvesting at various properties. Upon review of the submitted documentation, none of the commission members had any questions for the applicant.



**MOVED (BURNS) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ACCEPT IW202107** – Edward & Alice Wysocki and James Wysocki owners/ James Wysocki, applicant, to harvest timber as a use permitted as of right on properties located off of Jobs Hill Road, Elderberry Lane, Lanz Lane, and Egypt Road, APNs 160-056-0000, 179-022-0000, 179-023-0000, 179-025-0000, 180-003-0000, 180-004-0000, 180-005-0000, 180-006-0000, 180-007-0000, 188-002-0000, 189-004-0000, 188-001-0000, 180-017-0000, and 181-015-0000.

By consensus, the Agency decided to go back to regular agenda order.

### **III. PUBLIC HEARING(S):**

1. IW202106 – Brooks Crossing Developers LLC owner/applicant, request for a permit to conduct regulated activity to construct an eleven (11) lot subdivision (known as Highfield Estates Phase 4), roadways, drainage facilities, and associated site improvements on property located off of Jobs Hill Road between Brook Crossing and Brook Crossing Extension, APN 119-004-0000.

**Time:** 7:07 pm

**Seated:** Braga, Brown, Hoffman, Burns, Aube, and Heminway

Rashid Hamid, Brooks Crossing Developers, LLC, 164 Dockerel Road, Tolland, CT, David Ziak, P.E., FA Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, CT, and Chris Allan, Landtech, 518 Riverside Avenue, Westport, CT, were present to represent the application.

Mr. Ziak stated the 55.94 acres is Phase IV of the Highfield Estates subdivision. The land is moderately wooded with several cleared open areas scattered throughout the site. The owner is proposing 11 lots and 3 lots of open space. He explained Phase IV is located between Birch View Drive and Brook Crossing Extension. Mr. Ziak explained back in 2002-2003 Phases II and III were approved and granted approval for a temporary emergency access. The developer started constructing the roadway as an emergency drive according to plans provided by Tarbell, Heintz & Associates, and proceeded to install the storm drainage. Mr. Ziak noted the owner was issued a Notice of Violation from the Army Corp of Engineers, due to infrastructure work being done without a permit. The owner started working with the Army Corp of Engineers (Corps) in 2005, then the housing market declined in 2008-2010. The owner hired FA Hesketh & Associates to work with the Army Corp of Engineers and Department of Energy and Environmental Protection (DEEP) on a new permit application.

Mr. Ziak noted the Army Corp of Engineers is ready to issue permits based on the plans provided by FA Hesketh & Associates, revised date of 02/15/2021, which are part of application IW#202106. He stated the drainage was previously installed in accordance with Town of Ellington's standards for subdivisions. Mr. Ziak reviewed the four (4) wetlands areas and where the culverts were installed on the site. The wetlands were flagged around 2011-2013 by George Logan, his report was submitted with the application. DEEP verified the wetland flags on site.

Mr. Ziak said the developer has set aside 27.74 acres of open space for the project. In the areas of impact the contractor at the time installed 36" culvert and never finished the intermittent watercourse, which the design for this area of disturbance has been accepted. In area "C", as noted on the plan, there is a 48" culvert installed, which they will be looking to shorten, reconstruct the inlet and add a concrete headwall. In area "D" across Muddy Brook the pipe was installed reversed and does not meet the criteria. They are planning on installing a box culvert, which will be 50' in length, 5x8 foot piping with concrete headwalls, according to the DEEP specifications.

In response to Commissioner Hoffman, Mr. Ziak confirmed each lot will have its own well and septic system. Mr. Ziak stated all the mitigation areas will be under one permit and will be following the proposed mitigation measures as noted in the project narrative provided with the application. Chairman Braga requested the mitigation areas be larger than what is on the plans and wetland placard be posted at designated areas.

Mr. Allen stated he is an Environmental Scientist with LandTech. He explained they will be following Best Management Practices for the project. They will maintain the streams elevations through the process and maintain at least a three year monitoring program along with final report to be submitted to the Town, DEEP and Army Corp of Engineers.

Mr. Ziak noted they received the Town Engineer's comments via an email dated June 14, 2021, concerning minor design changes that will be addressed. Commission Hoffman asked how long the project will take. Mr. Ziak said they would like to resume the project late summer and complete before winter in order to meet the Army Corp of Engineers requirements.

The commission members reviewed the proposed conditions of approval with the applicant.

Ed Swindelles, 5 Brook Crossing, asked if the proposed construction would have any drainage impact on the existing homes in the area. Mr. Ziak noted there will be no change.

**MOVED (BURNS) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A SIGNIFICANT ACTIVITY FOR IW202106.**

**MOVED (BURNS) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW202106.**

**MOVED (BROWN) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS IW202106** – Brooks Crossing Developers LLC owner/applicant, request for a permit to conduct regulated activity to construct an eleven (11) lot subdivision (known as Highfield Estates Phase 4), roadways, drainage facilities, and associated site improvements on property located off of Jobs Hill Road between Brook Crossing and Brook Crossing Extension, APN 119-004-0000. **FINDING THAT A FEASIBLE AND PRUDENT ALTERNATIVE DOES NOT EXIST.**

**Conditions of Approval:**

1. Subject to compliance with Town Engineer comments dated 6/14/2021.

2. Sheet AC-7 of the submitted plans to be revised to include the Inland Wetlands Agency as a recipient of the required Army Corps of Engineers reports on success of Wetland Mitigation Areas and Invasive Species Control.
3. Additional 10,000sf mitigation area to be established and designed similar to mitigation areas 1 and 2.
4. Wetlands placards to be installed along wetland areas where lot development is proposed. Locations to be determined by Planning Department.

#### **IV. OLD BUSINESS: None**

#### **V. NEW BUSINESS:**

2. IW202108 – Daniel Houlihan owner/applicant, request for a permit to conduct regulated activity to construct a driveway and utilities within the upland review area at 42 Crane Road, APN 068-002-0000.

**BY CONSENSUS, THE AGENCY DECIDED TO ADD TO THE AGENDA, RECEIVE, AND SET FOR THE JULY 19, 2021 REGULAR MEETING AS NEW BUSINESS IW202108** – Daniel Houlihan owner/applicant, request for a permit to conduct regulated activity to construct a driveway and utilities within the upland review area at 42 Crane Road, APN 068-002-0000.

3. IW201904 – Chauncey Real Estate, LLC, owner/applicant, request to modify a permit to conduct regulated activity for a watercourse crossing and maintenance of the watercourse at 21 Courtney Drive, APN 018-015-0002.

**BY CONSENSUS, THE AGENCY DECIDED TO ADD TO THE AGENDA, RECEIVE, AND SET FOR A PUBLIC HEARING FOR THE JULY 19, 2021 REGULAR MEETING IW201904** – Chauncey Real Estate, LLC, owner/applicant, request to modify a permit to conduct regulated activity for a watercourse crossing and maintenance of the watercourse at 21 Courtney Drive, APN 018-015-0002.

#### **VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the May 10, 2021 Regular Meeting Minutes.

**MOVED (BROWN) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE THE MAY 10, 2021 MEETING MINUTES AS WRITTEN.**

2. Correspondence/Discussion:
  - a. 32 Upper Butcher Road, request for a proposed driveway entrance.

By consensus, the Agency decided to delegate authority to the wetlands agent for permit application review for 32 Upper Butcher Road.

- b. 120 Crystal Lake Road, request to extend agricultural notification.



By consensus, the Agency agreed to add the request to next month's agenda under New Business.

**VII. ADJOURNMENT:**

**MOVED (BROWN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ADJOURN THE JUNE 14, 2021 REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 8:12 PM.**

Respectfully submitted,

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Barbra Galovich, Recording Clerk