



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, AUGUST 9, 2021, 7:00 P.M.

**TOWN HALL ANNEX MEETING ROOM, 57 MAIN STREET, ELLINGTON, CT  
REMOTE ATTENDANCE VIA ZOOM MEETING, INSTRUCTIONS PROVIDED BELOW**

#### I. CALL TO ORDER

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

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

1. IW202109 – 420 Somers Rd LLC, owner / LuAnn's Bakery, applicant request for a permit to conduct regulated activity for the installation of a sanitary sewer line at 420 Somers Road, APN 121-031-0000.
2. IW202110 – Juliano Family One LLC, owner / Brian Juliano, applicant request for a permit to conduct regulated activity to expand the pavement for a parking area at 100 Windermere Avenue, APN 018-021-0000.

#### IV. OLD BUSINESS: None

#### V. NEW BUSINESS: None

#### VI. ADMINISTRATIVE BUSINESS:

1. Approval of the July 19, 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 provider Zoom Meeting. Instructions to attend online are provided below and the agenda is 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/89396835313>

Meeting ID: 893 9683 5313

Password: 080736

#### Dial by your location:

+1 646 558 8656 US (New York)

Meeting ID: 893 9683 5313

Password: 080736

Next Regular Meeting is Scheduled for September 20, 2021

# Town of Ellington Inland Wetlands and Watercourses Agency Application

Application # IW 202109  
Date Submitted 7/2/2021

Notices associated with this application will be sent to the applicant unless otherwise requested.

**Owner's Information**

Name: 420 Somers Rd, LLC

Mailing Address: 77 West Road, Ellington

Email: josh.luannsbakery@gmail.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?  Yes  No

Primary Contact Phone #: 309-261-8623

Secondary Contact Phone #: 800-872-8073

Owner's Signature: [Signature] Date: 7-1-21

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.

Notices associated with this application will be sent to the applicant unless otherwise requested.

**Applicant's Information** (if different than owner)

Name: LuAnn's Bakery

Mailing Address: 77 West Road, Ellington

Email: josh.luannsbakery@gmail.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?  Yes  No

Primary Contact Phone #: 309-261-8623

Secondary Contact Phone #: 800-872-8073

Applicant's Signature: [Signature] Date: 7-1-21

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.

Street Address: 420 Somers Road

Assessor's Parcel Number (APN): 121 - 031 - 0000

Proposed upland review area affected in square feet: 9,300 s.f.

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): 4 l.f. watercourse

Total area of wetlands/watercourses on parcel in square feet or acres: 0.27 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*

This application proposes a temporary crossing of a  
wetland / watercourse for the installation of a sanitary  
force main where there is no feasible or prudent alternative.

**RECEIVED**  
JUL - 2 2021

TOWN OF ELLINGTON  
PLANNING DEPARTMENT

Please mail notices to: Gardner & Peterson, Mark Peterson  
178 Hartford Turnpike, Tolland, CT 06084



**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

**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)

# GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT 06084

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

TELEPHONE: (860) 871-0808

info@GardnerPeterson.com  
www.GardnerPeterson.com

June 10, 2021

RECEIVED

JUL -2 2021

TOWN OF ELLINGTON  
PLANNING DEPARTMENT

## Inland Wetland Narrative

Site: 420 Somers Road, Ellington  
Applicant: LuAnn's Bakery

LuAnn's Bakery has acquired the former Accu-Time Systems, Inc. parcel located at 420 Somers Road and will move their processing facility to this location and may offer retail services in the future. LuAnn's will make interior improvements to the buildings and install a new sanitary sewer connection to discharge waste from both buildings which will require an Inland Wetland Permit.

A sanitary pump chamber will be installed behind the rear building which will receive waste from both buildings. A sanitary force main will be installed from the pump chamber in a southerly direction running generally parallel to the rear boundary line. The force main will be within the upland review area and downgradient of small pond and then have a temporary crossing of a seasonal watercourse that is approximately 370' south of the building. The crossing will be constructed during a period when the water course is dry and no rain is expected for a few days. An excavator will trench across the approximate 4' wide seasonal watercourse, install the forcemain and backfill the trench in one day. Modified rip rap will be placed at the surface over the excavated trench. The sanitary sewer will continue in a southerly direction across 420 Somers Road and through a Sanitary Sewer Easement across the 360 Somers Road to the existing gravity sewer manhole. No site work is proposed in a wetland or upland review area to the south of the aforementioned wetland crossing.

The following is a list of proposed site disturbance areas:

Wetlands/Watercourse:	4 l.f.
Upland Review Area:	9,300 s.f.
Overall site disturbance:	0.7 acre





# Water Pollution Control Authority

## REGULAR MEETING JULY 21, 2021 MINUTES

**Members Present:** Daniel Parisi-Chairman, Leonard Descheneaux, Aaron Foster, Paul Gilbert, Shawn Koehler

**Others Present:** Tim Webb-WPCA Administrator, Marshall Gaston and Kurt Mailman-Fuss & O'Neill, Robert Grasis-Vernon WPCA, Rick Hartenstein-Stafford WPCA, Andrew Coleman-Skips Wastewater, Joshua Virkler, Lisa Rein, Abdulsalan Alsaleh

### 1. Call to Order

Chairman Daniel Parisi called the meeting to order at 7:00 PM.

### 2. Citizen's Forum (non-agenda items) - None

### 3. Approval of the June 16, 2021 Meeting Minutes

**MOVED (GILBERT) SECONDED (KOEHLER) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JUNE 16, 2021 AS WRITTEN.**

### 4. New Business

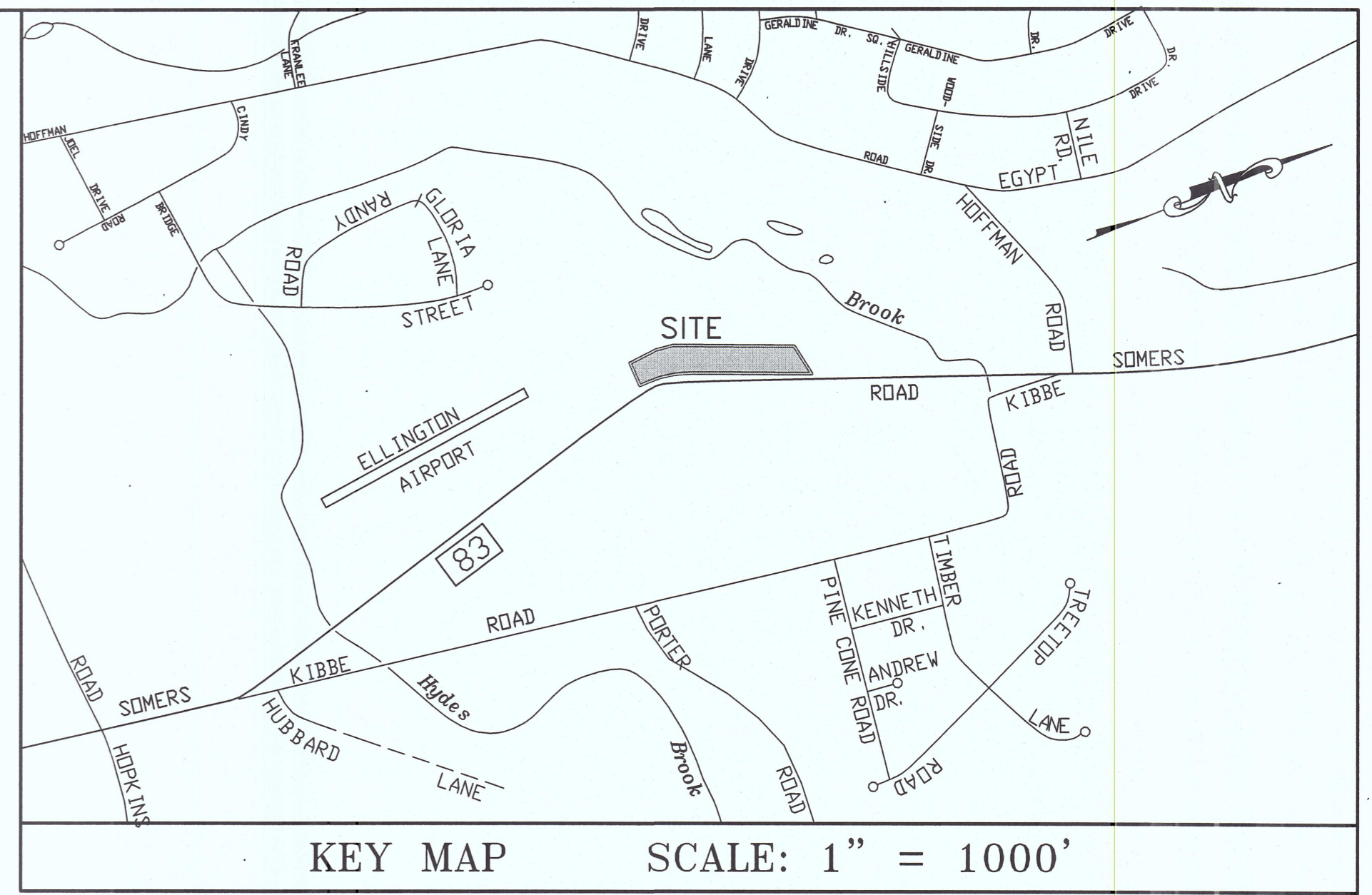
#### 1. 420 Somers Road Connection

Mr. Coleman from Skips Wastewater stated that this is the building that Accutime owned and the new owner, Mr. Virkler, is tying into the sewer. The easement has been obtained and filed. It is 2,000 feet to the manhole where they will tie in. There is a wetlands crossing and they are on the agenda for Inland Wetlands. They will have a pump and grease traps. Mr. Webb asked that the detail for the manhole core be put on the plans. The final plans will be reviewed by Fuss & O'Neill and the WPCA Administrator. The cost to do this is in the \$140,000 range, therefore, Mr. Virkler is asking for a waiver of the sewer assessment.

**MOVED (KOEHLER) SECONDED (FOSTER) AND PASSED UNANIMOUSLY TO WAIVE THE SEWER ASSESSMENT FOR 420 SOMERS RD.**

#### 2. American Rescue Funds Ordinance-August 9, 2021 Town Meeting

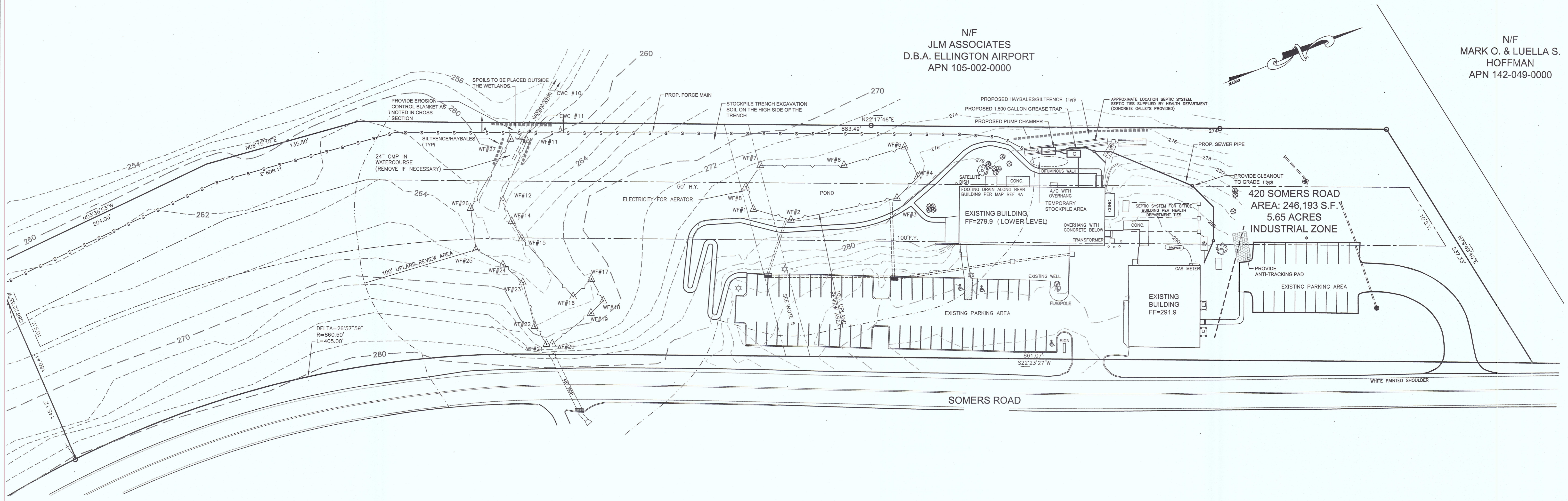




KEY MAP SCALE: 1" = 1000'

N/F  
JLM ASSOCIATES  
D.B.A. ELLINGTON AIRPORT  
APN 105-002-0000

N/F  
MARK O. & LUELLA S.  
HOFFMAN  
APN 142-049-0000



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

RICHARD ZULICK C.S.S.

- WETLAND CROSSING NOTES:
1. THE CONSTRUCTION OF THE FORCE MAIN CROSSING AT THE WETLANDS SHALL BE CONDUCTED DURING A PERIOD WHEN THE SEASONAL WATERCOURSE IS DRY AND RAIN IS NOT EXPECTED FOR THE NEXT WEEK.
  2. FINAL STABILIZATION OF THE DISTURBED EMBANKMENTS SHALL CONSIST OF MODIFIED RIP RAP.

- NOTES:
1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-D.
  2. BEARINGS DEPICTED ON THIS PLAN ARE BASED ON THE CONNECTICUT COORDINATE GRID SYSTEM N.A.D. 83 DATUM BASED ON PUBLISHED VALUES OF MONUMENT CTGS 1117, CTGS 1118, CTGS 5556X & CTGS 5558.
  3. ELEVATIONS DEPICTED ON THIS PLAN NEAR THE BUILDINGS ARE BASED ON THE 1988 NORTH AMERICAN DATUM BASED ON THE PUBLISHED VALUE OF MONUMENT CTGS 1118 & CTGS 5556X. OTHER TOPOGRAPHY IS BASED ON TOWN OF ELLINGTON MAPPING.
  4. REFERENCE IS MADE TO THE FOLLOWING MAPS:  
A. IMPROVEMENT LOCATION SURVEY MAP -- PROPOSED FOR ACCU-TIME SYSTEMS, INC. 420 SOMERS ROAD ELLINGTON, CONNECTICUT DATE: JUNE, 1988 REVISED TO JULY 31, 1998 BY JC SOMMERS ASSOCIATES, INC.  
B. IMPROVEMENT LOCATION SURVEY MAP -- FOR ACCU-TIME SYSTEMS, INC. 420 SOMERS ROAD ELLINGTON, CONNECTICUT DATE: JUNE, 1988 REVISED TO FEBRUARY 22, 1999 "AS-BUILT" BY PELLETTIER BUILDERS INC.  
C. REVISED SUBDIVISION PLAN SOME LAND OF E. FOSTER HYDE ELLINGTON CONN. DATE: 12-4-81. BY GARDNER & PETERSON ASSOCIATES. MAP NO.: 1641.  
D. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY TOWN OF ELLINGTON - THE ROCKVILLE SOMERS ROAD FROM VERNON TOWN LINE TO SOMERS TOWN LINE ROUTING NO. 108. DATE: 12-6-27. NUMBER 129. SHEETS 4 & 5 OF 8.
  5. AS PER REFERENCED MAP: LOT 7 MAY BE SUBJECT TO AND/OR HAVE INTEREST IN THE FOLLOWING:  
A. A 20'-FOOT WIDE ELECTRIC POWER LINE EASEMENT IN FAVOR OF E. FOSTER HYDE PER VOLUME 74 PAGE 171.  
B. RIPARIAN RIGHTS AND DRAINAGE RIGHTS ASSOCIATED WITH BROAD BROOK

6. PARCEL IS DEPICTED AS ASSESSORS PARCEL 121-031-0000 & PARCEL IS LOCATED IN AN INDUSTRIAL ZONE. ALL ADJUTING PARCELS ARE ALSO LOCATED IN THE INDUSTRIAL ZONE EXCEPT FOR PARCELS ON THE EAST SIDE OF SOMERS ROAD WHICH ARE IN THE "A" ZONE.
7. INLAND WETLANDS WERE FIELD DELINEATED BY RICHARD ZULICK, C.S.S.
8. THIS PARCEL IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP TOWN OF ELLINGTON, CONNECTICUT TOLLAND COUNTY - PANEL 5 OF 15, COMMUNITY PANEL NUMBER 090158 0005 C MAP REVISED FEBRUARY 5, 1997.
9. 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, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

**LEGEND**

—	BOUNDARY
—	ZONING SETBACK
○	IRON PIN FOUND
□	MONUMENT FOUND
—	EXISTING CONTOUR
200	EXISTING ELEVATION
202.2	EXISTING SIGN
—	EXISTING UTILITY POLE
—	EXISTING OVERHEAD WIRES
—	PROPOSED FORCEMAIN
—	PROPOSED SILT FENCE/HAYBALES

**OWNER:**  
420 SOMERS RD, LLC  
77 WEST ROAD  
ELLINGTON, CONNECTICUT 06029

**APPLICANT:**  
LUANN'S BAKERY  
77 WEST ROAD  
ELLINGTON, CONNECTICUT 06029

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS ACCURATELY CORRECT AS NOTED HEREON.

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

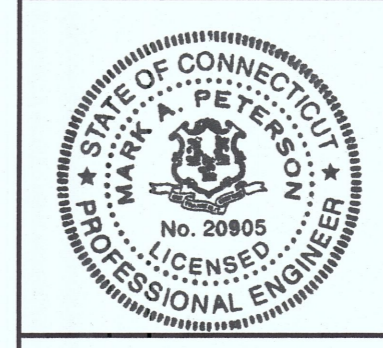
GRAPHIC SCALE 1"=40'

**IMPROVEMENT LOCATION SURVEY**

**SANITARY SEWER DESIGN**  
PREPARED FOR  
**LUANN'S BAKERY**  
APN 121-031-0000  
420 SOMERS ROAD - ROUTE 83  
ELLINGTON, CONNECTICUT

**GARDNER & PETERSON ASSOCIATES, LLC**  
178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

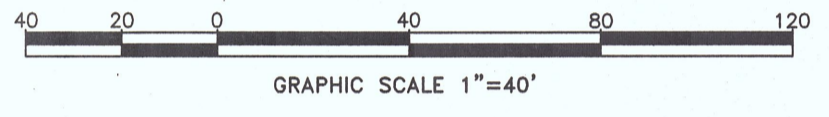
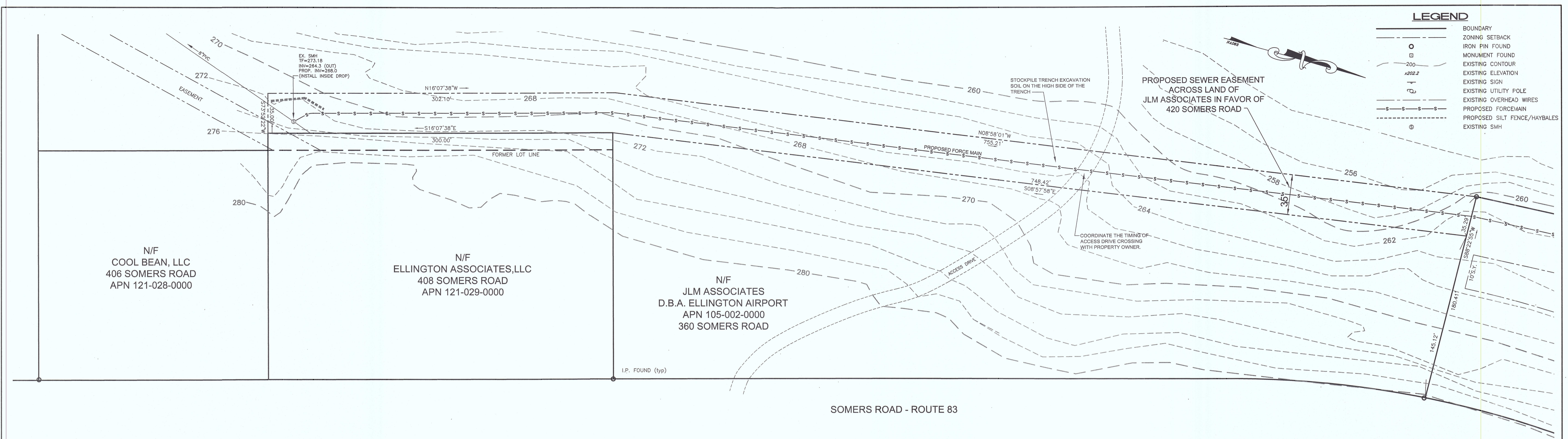
PROFESSIONAL ENGINEERS LAND SURVEYORS



REVISIONS  
07-14-2021  
07-22-2021 DETAILS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=40'	06-07-2021	1 of 2	10189W



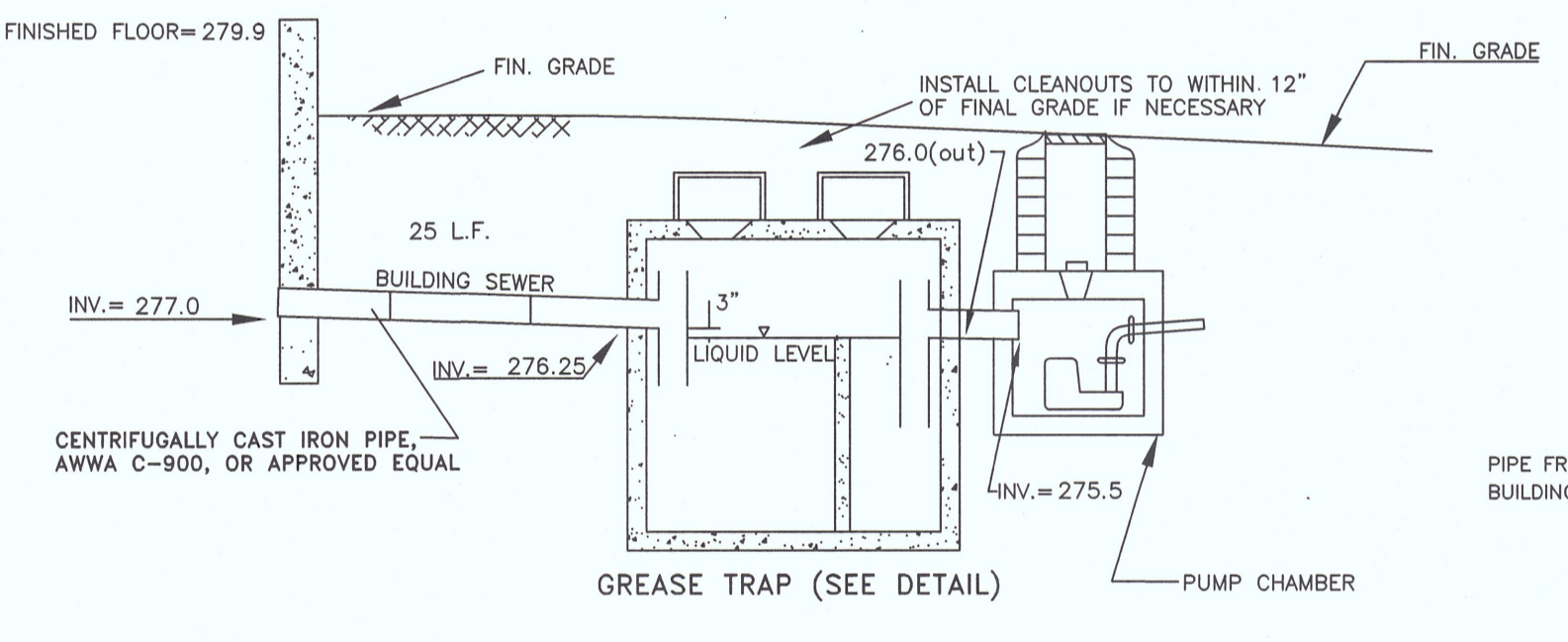


- GENERAL EROSION AND SEDIMENT CONTROL NOTES**
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
  - ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.
  - TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
  - AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBSTRUCTIONABLE MATERIAL.
  - ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SLIPPAGE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
  - FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL, AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
  - FROZEN MATERIAL OR SOFT MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
  - FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
  - ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
  - SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE.
  - ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE IS COMPLETE, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL RECEIVE TEMPORARY SEEDING WITHIN THE FIRST 15 DAYS.
  - SITE IS TO BE GRADED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
  - CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTHS. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
  - APPLY SEED UNIFORMLY BY HAND, CYCLOPAC SEEDER, DRILL, CULTIPACKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SOIL SURFACE.
  - WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
  - FERTILIZER AND LIME ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ALONG THE CONTOUR.
  - REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE MATERIALS.
  - INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE.
  - WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO SOIL ANALYSIS, OR SPREAD 300 POUNDS OF 10-10-10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1000 S.F.).
  - CALCIUM CHLORIDE WILL BE AVAILABLE FOR DUST CONTROL ON GRAVEL TRAVEL SURFACES.

**CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST**

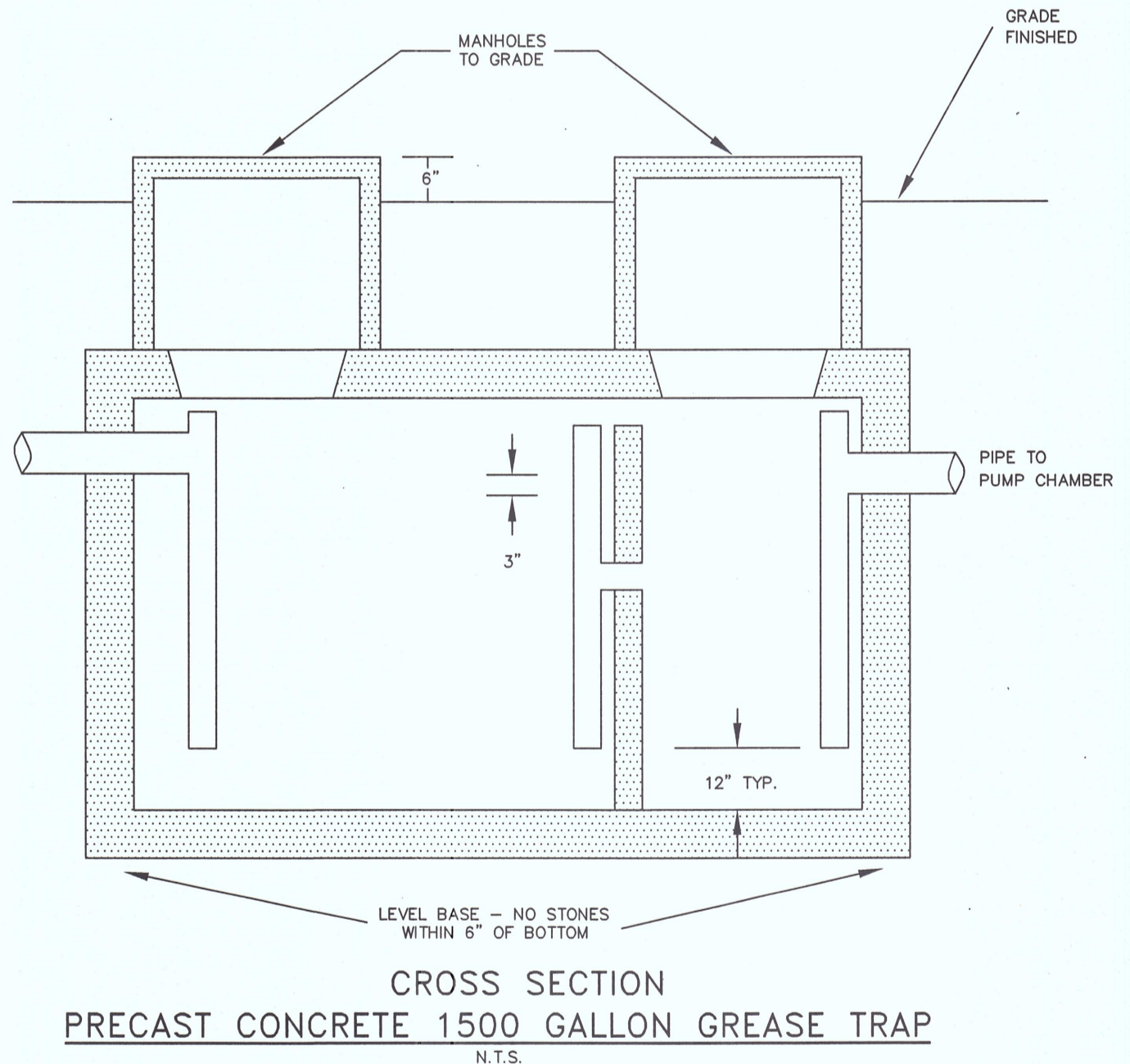
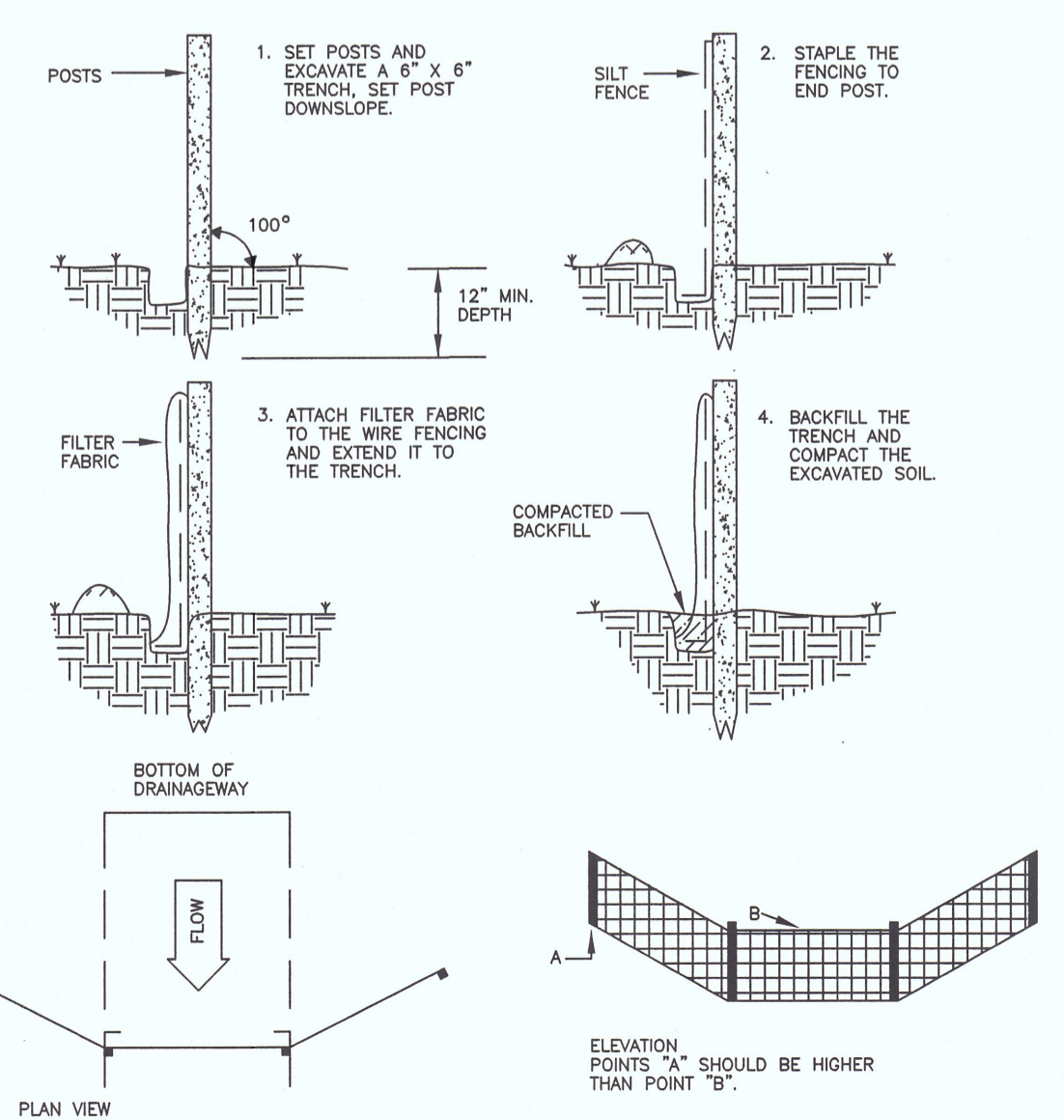
PROJECT NAME: SITE PLAN - LUANN'S BAKERY  
 LOCATION: 420 SOMERS ROAD - ELLINGTON, CT  
 PROJECT DESCRIPTION: SANITARY SEWER CONNECTION  
 PARCEL AREA: 5.85 ACRE SITE  
 RESPONSIBLE PERSONNEL: SITE CONTRACTOR

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
SITE CONTRACTOR TO CONTACT CBYD			
COORDINATE WORK AT 360 SOMERS ROAD WITH JLM ASSOCIATES			
LAND SURVEYOR TO MARK OUT BOUNDARY LINE/FORCE MAIN			
CLEAR TREES AND BRUSH FOR SEWER INSTALLATION	INSTALL ANTI-TRACKING PAD		
PUMP EXISTING SEPTIC TANKS	INSTALL HAYBALES OR SILTFENCE		
REMOVE REAR TANK AND LEACHFIELD			
INSTALL PUMP STATION, GREASE TRAP AND FORCE MAIN			
CONNECT EXISTING SEWER TO PUMP STATION			
PUMP EXISTING SEPTIC TANKS			
ABANDON EXISTING TANKS AND LEACHFIELD PER CTPHC	LOAM AND SEED ALL DISTURBED AREAS		
REPAVE BITUMINOUS WALK AT SEWER CROSSING	REMOVE HAYBALES/SILTFENCE WHEN SITE IS STABILIZED		
FINAL GRADE ALL DISTURBED AREAS			

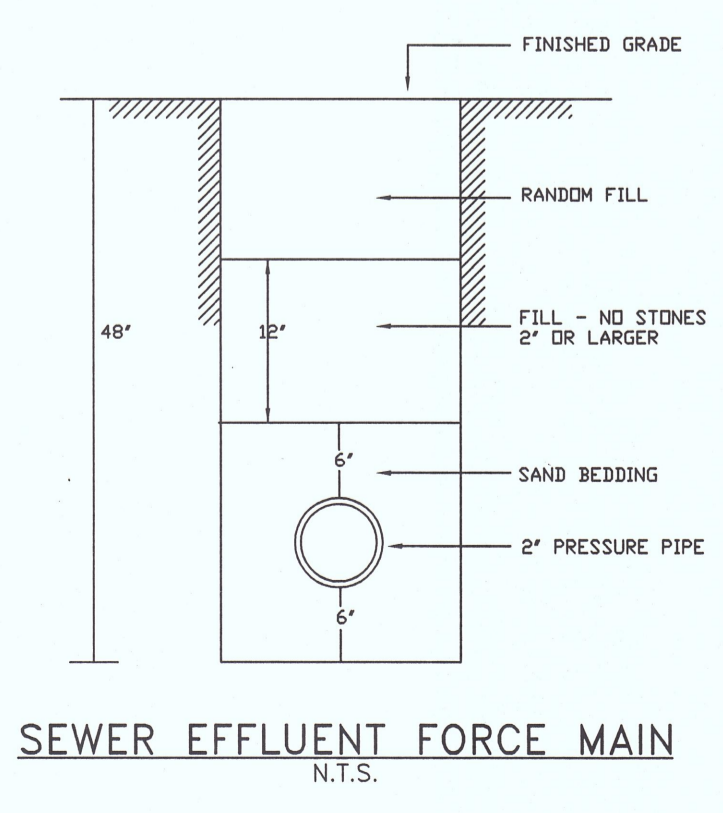
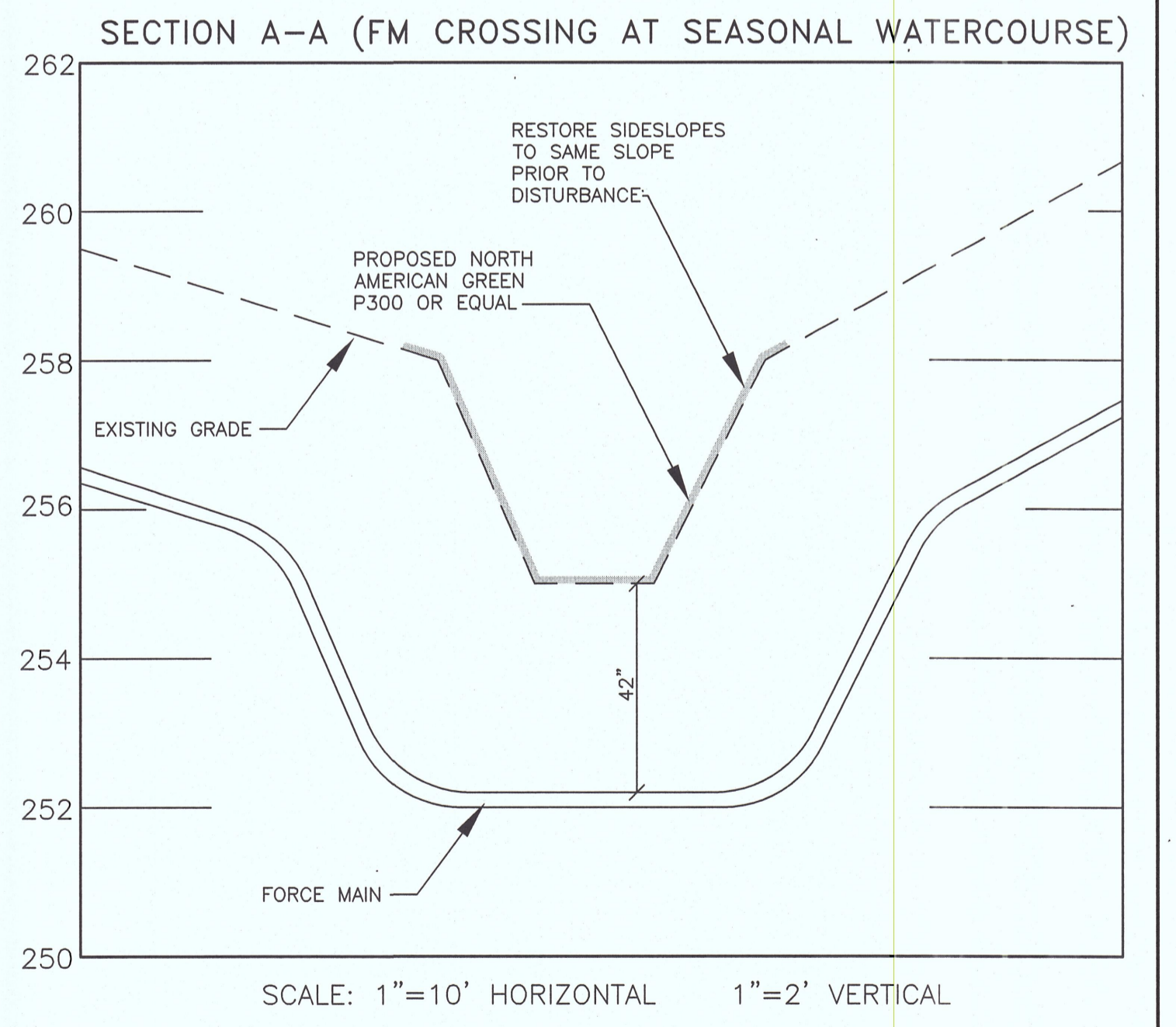


**SUBSURFACE DISPOSAL DISTRIBUTION**  
NOT TO SCALE

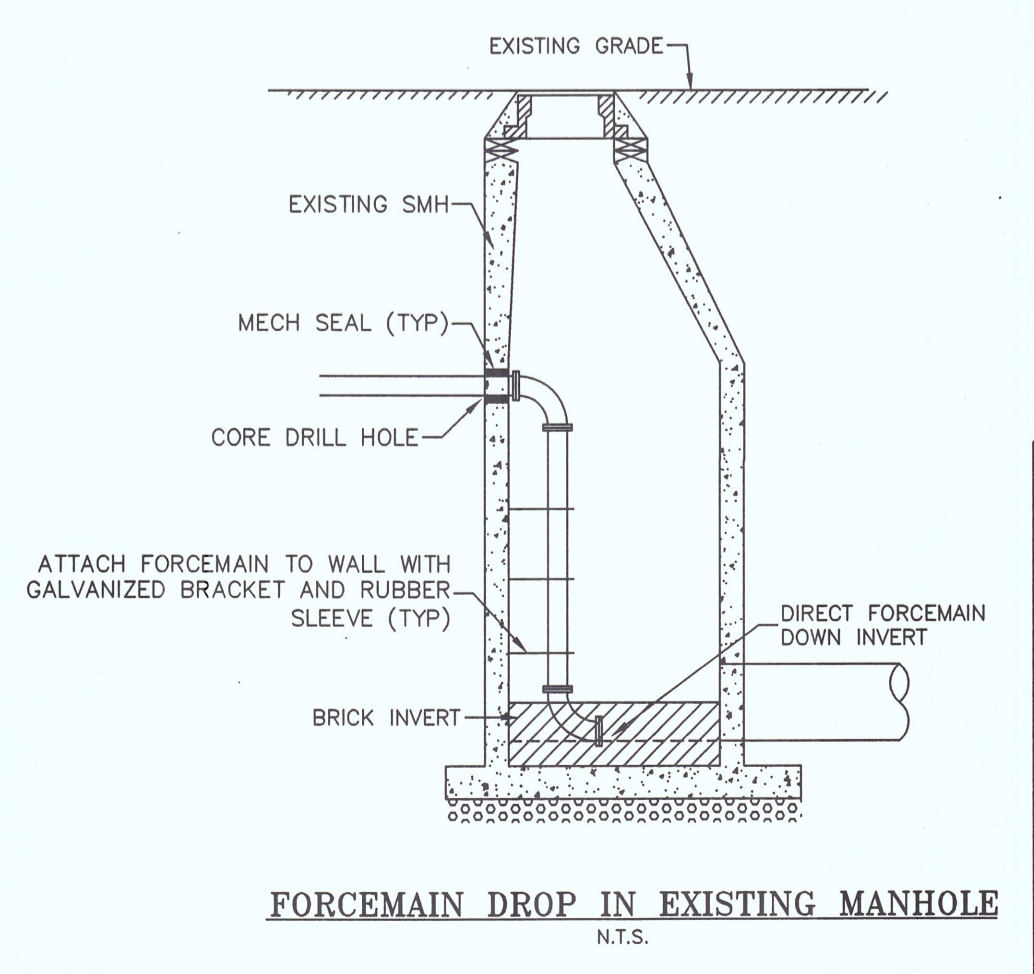
**PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER**



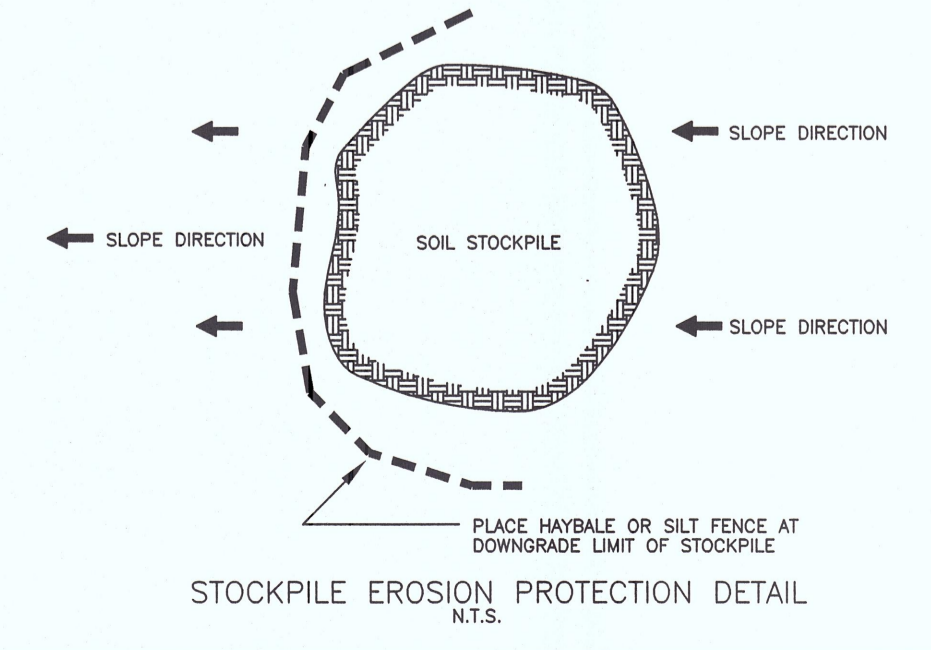
**CROSS SECTION PRECAST CONCRETE 1500 GALLON GREASE TRAP**  
N.T.S.



**SEWER EFFLUENT FORCE MAIN**  
N.T.S.



**FORCEMAIN DROP IN EXISTING MANHOLE**  
N.T.S.



**STOCKPILE EROSION PROTECTION DETAIL**  
N.T.S.

**TEMPORARY SEEDING SCHEDULE:**

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	0.9	3/1-5/15, 8/1-10/1
WINTER RYE	40	0.9	4/15-5/15, 8/15-10/1
SUDANGRASS	11	0.25	5/15-8/15

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 SEEDED AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

**FINAL SEEDING SCHEDULE:**

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	40	0.90	4/15-5/15, 8/15-9/15
CREeping RED FESCUE	120	2.75	
PERENNIAL RYEGRASS	40	0.90	

**IMPROVEMENT LOCATION SURVEY**  
**SANITARY SEWER DESIGN**  
 PREPARED FOR  
**LUANN'S BAKERY**  
 APN 121-031-0000  
 420 SOMERS ROAD - ROUTE 83  
 ELLINGTON, CONNECTICUT

**GARDNER & PETERSON ASSOCIATES, LLC**  
 178 HARTFORD TURNPIKE  
 TOLLAND, CONNECTICUT  
 PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS	07-14-2021	07-22-2021	DETAILS
BY	M.A.P.	SCALE	1"=40'
DATE	06-07-2021	SHEET NO.	2 of 2
MAP NO.	10189W		



# Town of Ellington Inland Wetlands and Watercourses Agency Application

Application # JW 202110  
Date Submitted 7/15/2021

Notices associated with this application will be sent to the applicant unless otherwise requested.

**Owner's Information**

Name: Juliano Family One LLC  
Mailing Address: 321 Talcottville Road  
Vernon, CT 06066  
Email: brian@julianospools.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?  Yes  No

Primary Contact Phone #: 860 729 6869  
Secondary Contact Phone #: \_\_\_\_\_

Owner's Signature:  Date: 7/15/21

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.

Notices associated with this application will be sent to the applicant unless otherwise requested.

**Applicant's Information (if different than owner)**

Name: Brian Juliano  
Mailing Address: 321 Talcottville Rd  
Vernon, CT 06066  
Email: brian@julianospools.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?  Yes  No

Primary Contact Phone #: 860 729 6869  
Secondary Contact Phone #: \_\_\_\_\_

Applicant's Signature:  Date: 7/15/21

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.

Street Address: 100 Windermere Avenue

Assessor's Parcel Number (APN): 018 - 021 - 0000

Proposed upland review area affected in square feet: 0

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

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*

expand pavement for parking

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JUL 15 2021

TOWN OF ELLINGTON  
PLANNING DEPARTMENT



**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

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**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)

July 14<sup>th</sup>, 2021

Town of Ellington Inland Wetlands & Watercourses Agency

Subject: Expanding pavement for parking at 100 Windermere Avenue

To Whom It May Concern,

The information below pertains to the wet-lands application for 100 Windermere Avenue. The application is being filed per the request of the Town of Ellington to ensure wetlands compliance.

At A Glance

**Owner:** Juliano Family One LLC

**Address:** 100 Windermere Avenue

**Phone:** 860-729-6869

**Description of proposed activity:** Expand pavement for parking. See attached plan. There will be no disturbance within the wetland designation.

**Materials:** Disposed of in dumpsters shown on plan. Hauled off site

Significant Event Q/A

- The amount of upland review area affected: None
- The amount of inland wetlands & watercourses affected: None
- The overall area affected: None
- The amount of permanent versus temporary impact: N/A
- General characteristics of regulated areas being affected: Flat grass, gravel area
- Proposed erosion and sediment controls: Silt fence to be erected before expansion project
- Type of business: Swimming Pool Construction
- Handling and disposition of wastewaters: Storm drains with underground infiltrators
- Type of materials stored on site: Pool construction supplies

Construction Approach

Method of construction: Machines excavating, paving new parking area

Duration of construction: Approximately 30 Days

Erosion controls: Silt fence erection; catch basins with infiltrators

Type of equipment being used: Excavator; Skidsteer

Storage and disposal of materials: Hauled off site

Type and composition of fill material: Gravel

No tree removal

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JUL 15 2021

TOWN OF ELLINGTON  
PLANNING DEPARTMENT



## Barbra Galovich

---

**From:** Barbra Galovich  
**Sent:** Monday, August 02, 2021 12:00 PM  
**To:** cjuliano@julianoassociates.com; Brian@julianospools.com  
**Cc:** Nadia Wright; John Colonese  
**Subject:** FW: IW202110 - Juliano Family One - 100 Windermere Ave

Hi,

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

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, August 02, 2021 10:58 AM  
**To:** John Colonese <jcolonese@ELLINGTON-CT.GOV>; Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>  
**Cc:** Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>; cjuliano@julianoassociates.com  
**Subject:** IW202110 - Juliano Family One - 100 Windermere Ave

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 plans for IW202110, 100 Windermere Ave by Juliano Associates including 3 sheets dated 7/21/21. My comments related to the wetland application are as follows:

1. The plans propose increasing impervious surface to the front and rear of the property. The front expansion drains into the Windermere drainage system. The rear expansion sheet flows to the adjacent wetlands on n/f Carlson to the east. Increase in impervious coverage will result in increased runoff which may cause erosion impacts within downstream resources. The plans should provide mitigation for increased runoff supported by hydrologic pre & post-development calculations demonstrating no increase in peak rate of runoff for the SCS 24-hour 2, 10 and 50 year storm events. If possible, the 2-year rate should be reduced to avoid prolonging duration of peak flow rates within downstream resources.
2. In addition to peak flow attenuation, the plans should mitigate polluted runoff from increased impervious surfaces. In accordance with State MS4 requirements, there should be no increase in directly connected impervious coverage to a municipal storm drainage system such as the system in Windermere Ave. Ideally, disconnection should include routing runoff from expanded impervious areas through an infiltration best management practice (BMP) as recommended in the 2004 CT Stormwater Quality Manual. Due to the proximity of wetland soils, I recommend test holes be performed and observed by the engineer to confirm suitable soils and depth of water table for infiltration BMP's.

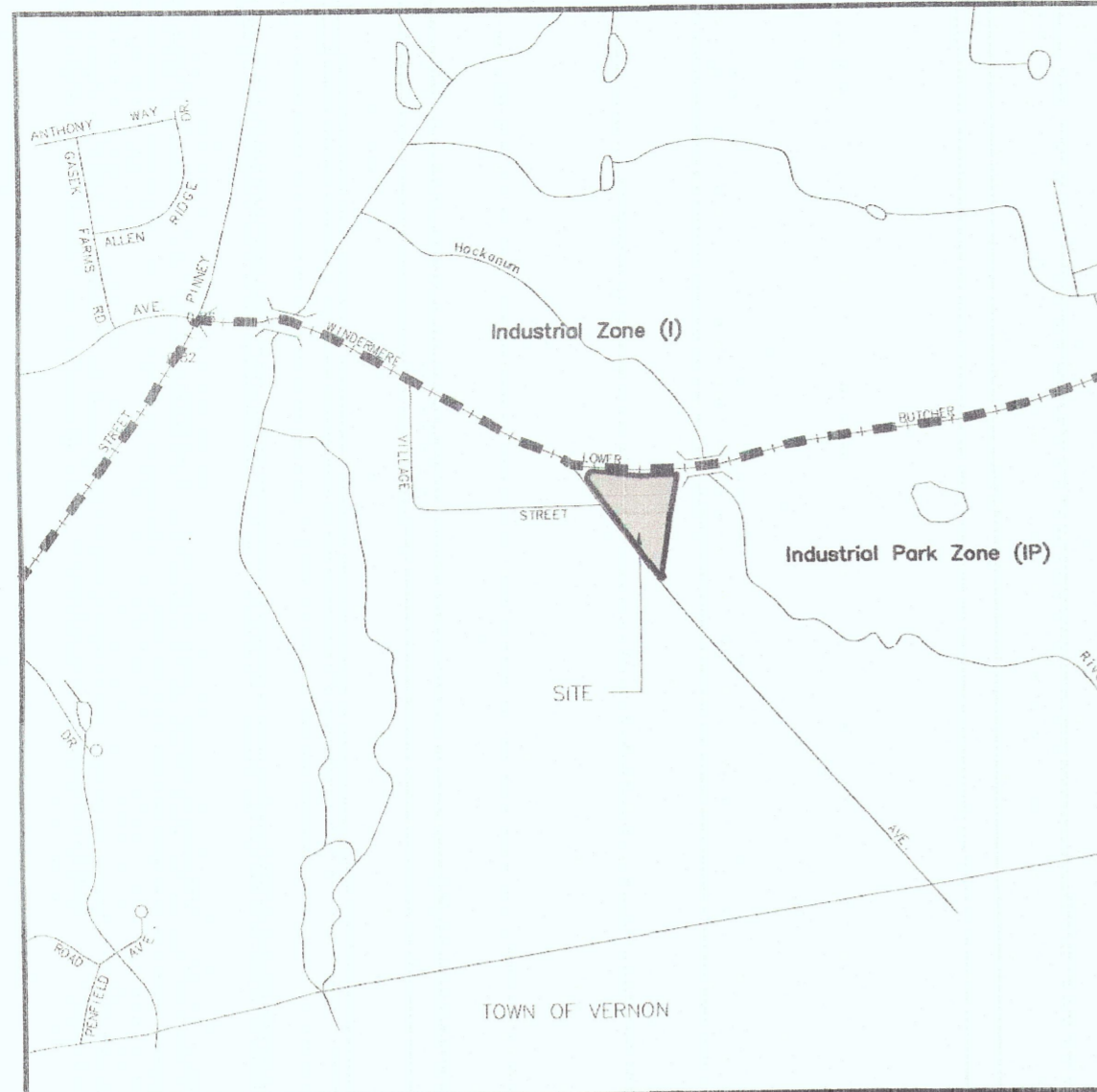
I recommend these items be addressed and resubmitted for my review prior to wetland approval.

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



**J.R. RUSSO & ASSOCIATES, LLC**  
P.O. Box 938, 1 Shoham Road  
East Windsor, CT 06088  
(CT) 860.623.0569 (MA) 413.785.1158  
[dsteele@jrrusso.com](mailto:dsteele@jrrusso.com) | [www.jrrusso.com](http://www.jrrusso.com)

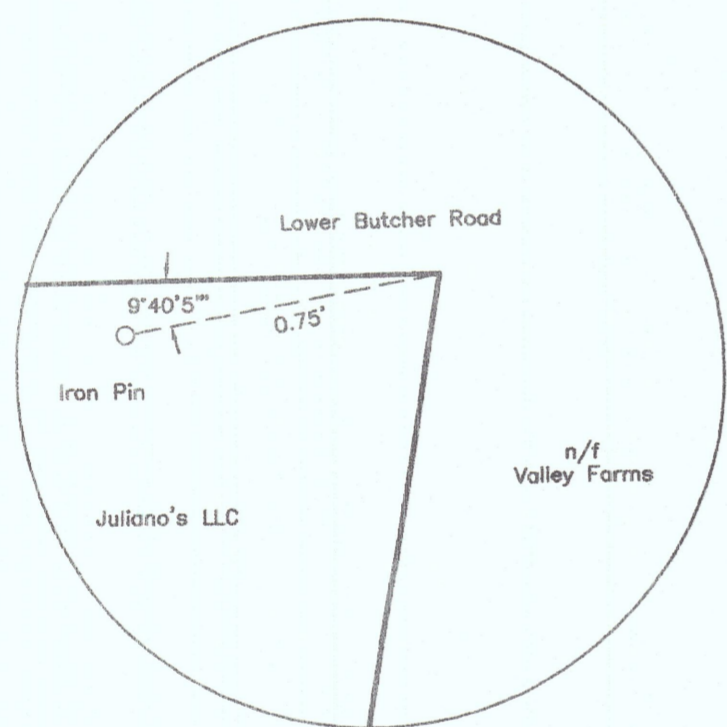




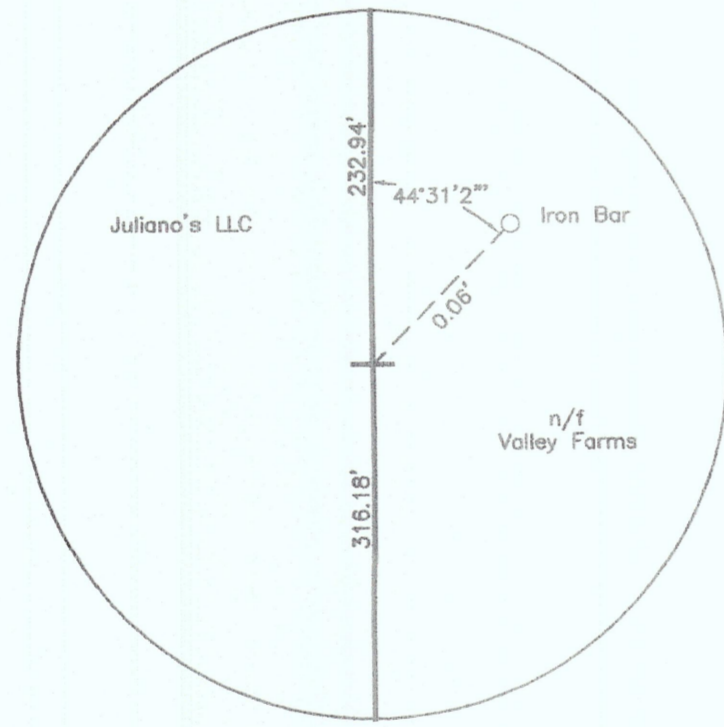
Site Location Plan  
Scale: 1" = 1,000'

LEGEND

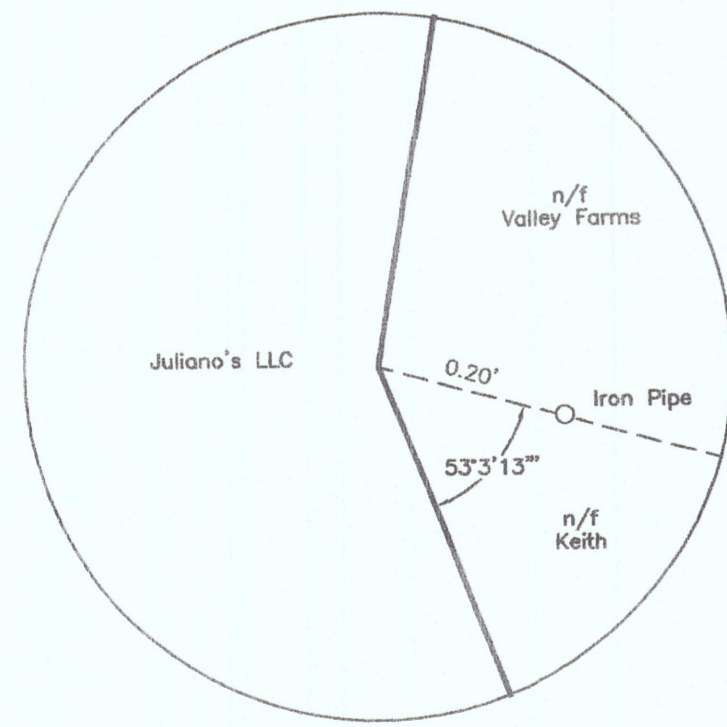
○ IRON PIN/PIPE RECOVERED	— PROPERTY LINES
□ MONUMENT RECOVERED	— EXISTING PAVEMENT (NO CURB)
↑ TRAFFIC SIGN	— EXISTING PAVEMENT (CURBED)
○ UTILITY POLE	— LIMIT OF LAWN AREA
• DOWNSPOUT	— EXISTING BUILDING
□ CATCH BASIN	— EXISTING CHAIN LINK FENCE
• GUY WIRE ANCHOR	— EXISTING OVERHEAD ELECTRIC SERVICE
• SANITARY SEWER MANHOLE	— INLAND WETLANDS
○ BUSH	— UPLAND REVIEW LINE
○ TREE/TREE CLUSTER	— 2' CONTOUR
○ EXISTING SPOT GRADE	— 10' CONTOUR



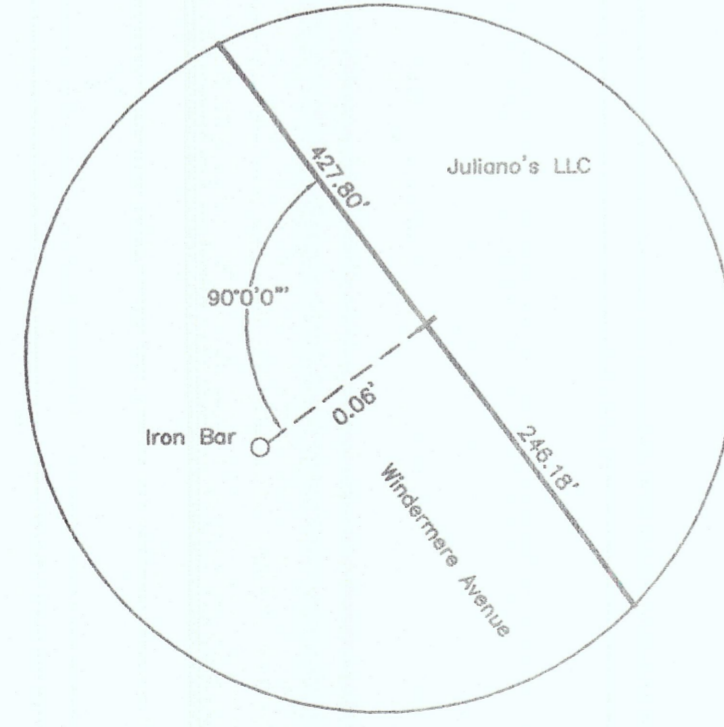
Detail 'A'  
nts



Detail 'B'  
nts



Detail 'C'  
nts



Detail 'D'  
nts

IMPORTANT! READ!  
WARNING AND DISCLAIMER OF LIABILITY  
UNDERGROUND UTILITIES

The user of this document is WARNED NOT TO RELY on the purported accuracy, scale, dimension, measurement, descriptions, or elevations of any underground structure.

The underground structures depicted hereon are for informational purposes only. The Preparer of this document DISCLAIMS ANY LIABILITY whatsoever to the user. There are no warranties or representations, expressed or implied and any use other than for informational purposes is excessive, unintended and an impermissible misuse of this document.

Before Excavating Call Toll Free 1-800-922-4455 for Underground Utility Information.

Zone Table Data		
Zone:	Required/Permitted	Existing
Lot Area	4 Acres	3.43 Acres ■
Width	200 Ft.	> 200 Ft.
Front Setback	100 Ft.	57.6± Ft. ■■
Side Setback	10 Ft.	n/a
Rear Setback	50 Ft.	20.2± Ft. ■■
Building Height	38 Ft.	< 38 Ft.
Lot Coverage	60%	49%±

\* Pre-existing, nonconforming lot  
\*\* 50 feet permitted on local roads  
\*\*\* Variance granted. Refer to note 10.2

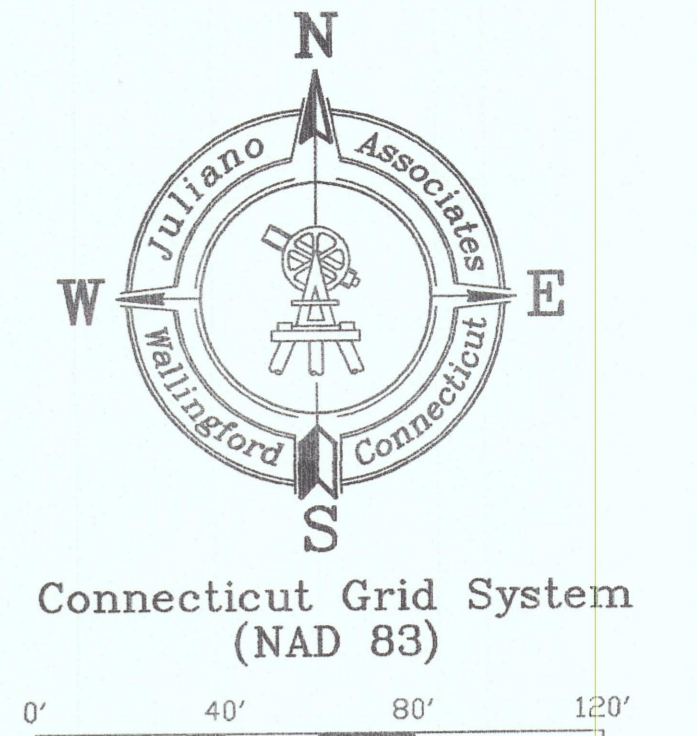
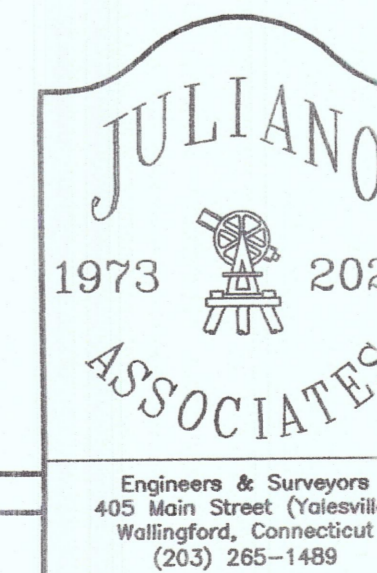
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Christopher S. Juliano PELS #19725

This document is valid only if it bears an original signature and embossed seal of the designated licensed professional. If this document is stamped with a colored ink seal it has been issued for land use permitting purposes and is not to be used for any other purpose. Any alterations render this document null and void.



DATE	DESCRIPTION
7/21/21	ADD EXISTING CONTOURS
	REVISIONS



SURVEYOR'S NOTES:

- THIS SURVEY AND MAP HAVE BEEN PREPARED IN CONFORMANCE WITH REGULATIONS AS DEFINED IN THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20, AS AMENDED OCTOBER 26, 2018.
- THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY WHICH IS INTENDED TO DEPICT BOUNDARIES, EASEMENTS, RIGHTS AND PRINCIPAL IMPROVEMENTS (ONLY) ON AND ADJACENT TO THE PROPERTY.
- THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY.
- THIS SURVEY CONFORMS TO A HORIZONTAL ACCURACY STANDARD OF CLASS A-2 AND A VERTICAL ACCURACY OF CLASS V-2.
- AZIMUTHS AND COORDINATES AS DEPICTED HEREON ARE BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- THE PROPERTY IS LOCATED WITHIN AN INDUSTRIAL PARK (IP) ZONE.
- THE PROPERTY IS DESIGNATED ON THE ELLINGTON ASSESSOR'S RECORDS AS PARCEL 018-021-0000.
- THE PROPERTY AREA IS 149,428± SQUARE FEET (3.43± ACRES).
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
  - PROPERTY & TOPOGRAPHIC SURVEY, LAND OF JULIANO'S LLC, #100 WINDERMERE AVENUE, ELLINGTON, CONNECTICUT, SCALE: 1" = 40' DATE: 01/03/07, REVISED TO: 03/15/07, MAP PREPARED BY JULIANO ASSOCIATES.
  - THE PROPERTY IS SUBJECT/PRIVILEGED TO THE FOLLOWING:
    - EFFECT OF AN AGREEMENT WITH THE ROCKVILLE-WILLIMANTIC LIGHTING COMPANY RECORDED IN VOLUME 35 AT PAGE 594 OF THE ELLINGTON LAND RECORDS.
    - A REAR YARD VARIANCE TO ACROWOLD PRODUCTS CORP., DATED JULY 11, 1980 AND RECORDED IN VOLUME 115 AT PAGE 548 OF THE ELLINGTON LAND RECORDS.
    - EASEMENT FROM MOSER FARMS DAIRY, INC. RECORDED IN VOLUME 71 AT PAGES 11-12 OF THE ELLINGTON LAND RECORDS.
    - OTHER RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS THE RECORD MAY APPEAR.
  - WINDERMERE AVENUE AND LOWER BUTCHER ROAD ARE ACCEPTED TOWN HIGHWAYS.
  - INLAND WETLANDS WERE FIELD DELINEATED ("FLAGGED") BY KENNETH C. STEVENS, JR., SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC. ON SEPTEMBER 20, 2006. INLAND WETLANDS WERE FIELD LOCATED AND MAPPED BY JULIANO ASSOCIATES ON SEPTEMBER 21, 2006.
  - INLAND WETLAND PERMIT W200637 GRANTED BY THE ELLINGTON INLAND WETLANDS AGENCY DECEMBER 11, 2006.
  - THE PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE(S): ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 060156 0015C, MAP REVISED FEBRUARY 5, 1997.
  - THIS BOUNDARY OPINION WAS MADE AND SURVEY MAP PREPARED FROM INFORMATION CONTAINED IN DEEDS AND MAPS OF RECORD ALONG WITH PHYSICAL EVIDENCE LOCATED DURING THE FIELD SURVEY JULY 25 AND AUGUST 1, 2006. THE PROPERTY WAS RESURVEYED ON MAY 25, 2021.

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JUL 26 2021  
TOWN OF ELLINGTON  
PLANNING DEPARTMENT

IW 202110

Property Survey

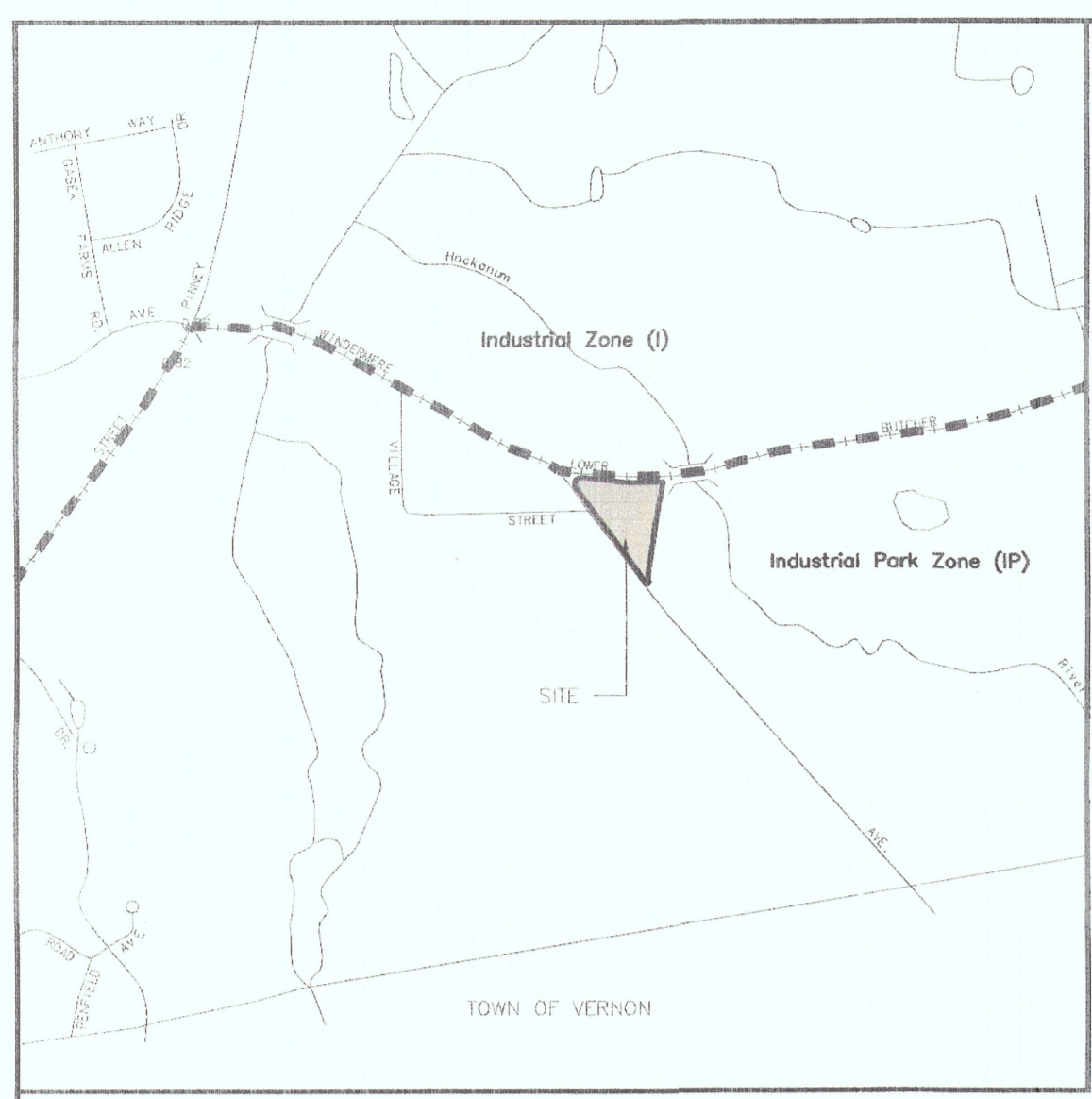
Land of  
Juliano Family One LLC  
#100 Windermere Avenue  
Ellington, Connecticut

Drawn: CJULIANO	Date: 05/26/21	Scale: 1" = 40'
Designed: CJULIANO	Project no.: 21-161	Sheet: 1 of 3
Checked: JDIMEO	Released: JDIMEO	Revision: A

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MA SUBMITTED 2021\161001-1-ADWG 7/22/2021 10:08 AM JD



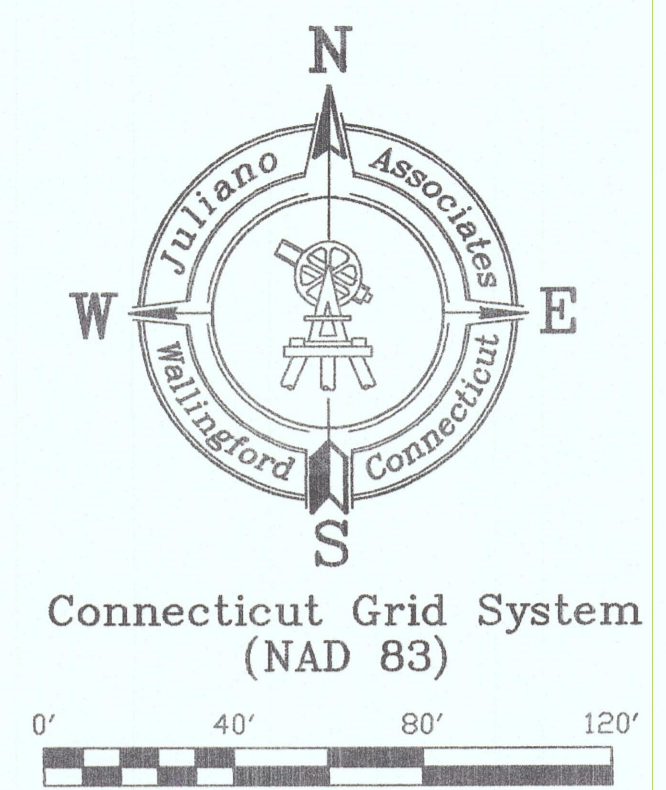
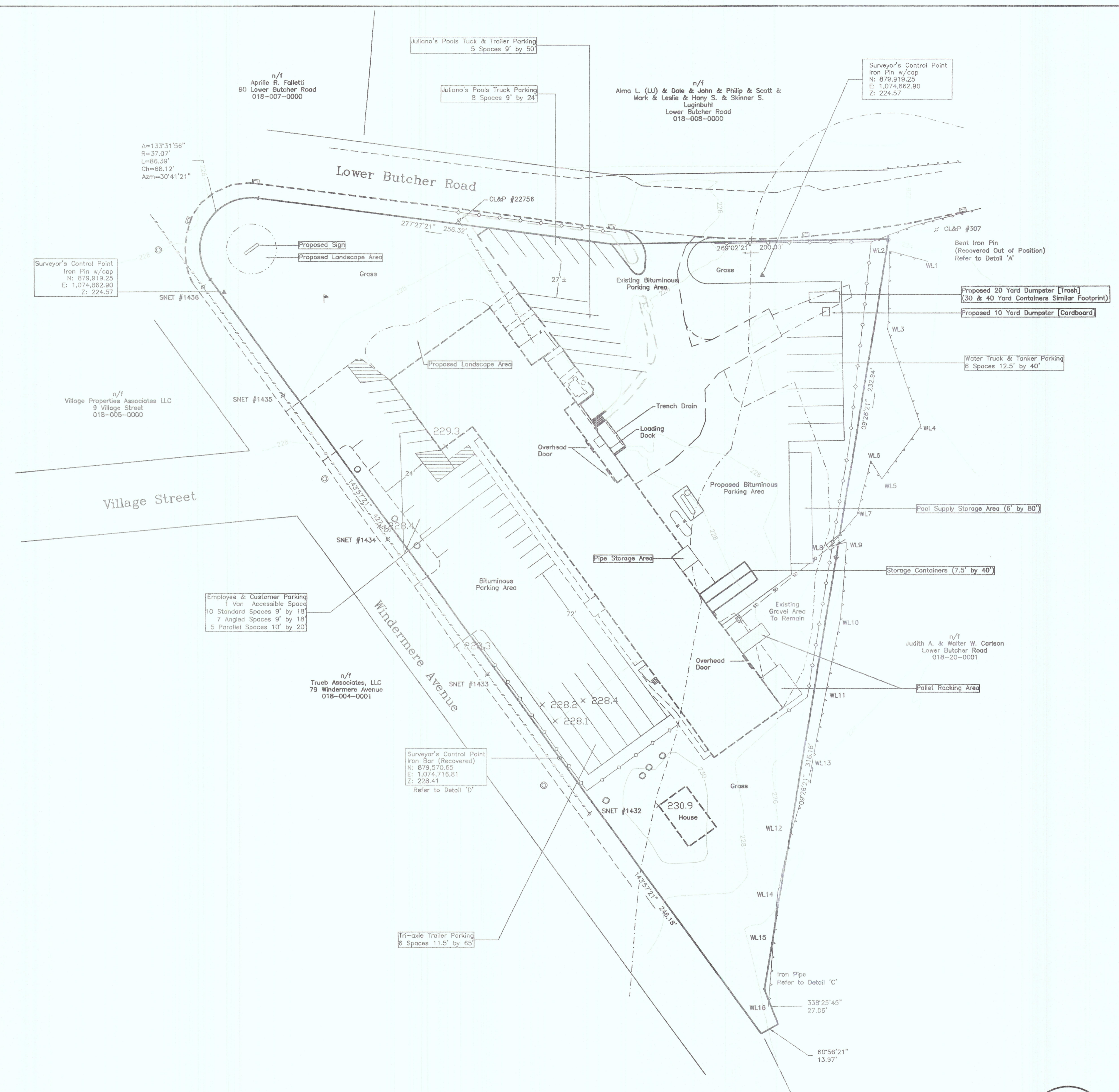


Site Location Plan  
Scale: 1" = 1,000'

**LEGEND**

○ IRON PIN/PIPE RECOVERED	— PROPERTY LINES
□ MONUMENT RECOVERED	- - - EXISTING PAVEMENT (NO CURB)
↑ TRAFFIC SIGN	- - - EXISTING PAVEMENT (CURBED)
⊕ UTILITY POLE	- - - LIMIT OF LAWN AREA
• DOWNSPOUT	- - - EXISTING BUILDING
⊞ CATCH BASIN	- - - EXISTING CHAIN LINK FENCE
⊕ GUY WIRE ANCHOR	- - - EXISTING OVERHEAD ELECTRIC SERVICE
⊙ SANITARY SEWER MANHOLE	- - - INLAND WETLANDS
⊙ BUSH	- - - EXISTING WALK/CONCRETE PAD
○ TREE/TREE CLUSTER	- - - PAVEMENT/CURBING TO BE REMOVED
× EXISTING SPOT GRADE	- - - PROPOSED EDGE OF PAVEMENT (NO CURB)
	- - - PROPOSED CURBING
	- - - PROPOSED PARKING/LINE STRIPING
	- - - PROPOSED STRUCTURE
	- - - PROPOSED SILT FENCE

Grading Notes:  
Final Topography to Match Existing Topography



**IMPORTANT! READ!**  
**WARNING AND DISCLAIMER OF LIABILITY**  
**UNDERGROUND UTILITIES**

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Before Excavating Call Toll Free 1-800-922-4455 for Underground Utility Information.

**Zone Table Data**

Zone: IP	Required/Permitted	Existing	Proposed
Lot Area	4 Acres	3.43 Acres *	No Change
Width	200 FL.	> 200 FL.	No Change
Front Setback	100 FL.	57.6 ± FL. **	No Change
Side Setback	10 FL.	n/a	No Change
Rear Setback	50 FL.	20.2 ± FL. ***	No Change
Building Height	38 FL.	< 38 FL.	No Change
Lot Coverage	60%	49%.	59.4%

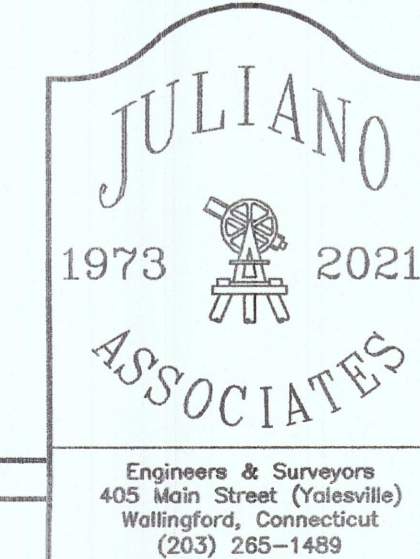
\* Pre-existing, nonconforming lot.  
\*\* 50 feet permitted on local roads  
\*\*\* Variance granted. Refer to note 10.2

THIS DOCUMENT HAS BEEN PREPARED AS PART A MUNICIPAL (HEALTH DEPARTMENT/DISTRICT, IWWC, TPZ, OR ZBA) LAND USE APPLICATION PROCESS. THIS DOCUMENT CAN NOT BE CONSIDERED FINAL NOR USED FOR ANY CONSTRUCTION PURPOSES UNTIL ALL NECESSARY LOCAL, STATE, AND FEDERAL APPROVALS HAVE BEEN SECURED.

Christopher S. Juliano PELS #19725  
Matthew M. Niski PE #31777 James V. DiMeo PE #32551



DATE	DESCRIPTION
7/21/21	ADDED EXISTING CONTOURS
	REVISIONS



**Site Plan**

Land of  
**Juliano Family One LLC**  
#100 Windermere Avenue  
Ellington, Connecticut

Drawn: CJULIANO	Date: 05/26/21	Scale: 1" = 40'
Designed: CJULIANO		
Checked: JDIMEO	Project no.: 21-161	Sheet: 2 of 3
Released: JDIMEO		Revision: A

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MA\SUBMITTED\2021\161001-2-ADWG 7/22/2021 10:08 AM JD



**SEDIMENT BARRIERS**

1. **DEFINITION**  
A temporary barrier installed across or at the toe of a slope.
2. **PURPOSE**  
To intercept and retain small amounts of sediment from disturbed or unprotected areas of limited extent.
3. **APPLICABILITY**  
The sediment barrier is used where:  
a. Sedimentation can pollute or degrade adjacent wetland and/or watercourses.  
b. Sedimentation will reduce the capacity of storm drainage systems or adversely affect adjacent areas.  
c. Contributing drainage area is less than 1 acre and the length of slope above the barrier is less than 150 feet. If the slope length is greater, other measures such as diversions may be necessary to reduce slope length.

4. **PLANNING CONSIDERATIONS**  
Sediment barriers may consist of filter fence, straw, hay bales, stone berms, or other filter materials. Planned lifespan of sediment barriers varies. Straw or hay bales shall only be used as a temporary barrier for no longer than 60 days. Synthetic filter fences can be used for 60 days or longer depending on their stability and manufacturer's recommendations. Stone barriers can be used for longer periods of time.

5. **INSTALLATION REQUIREMENTS**
- a. **Straw/Hay Bales**
- (1) **Sheet Flow Applications**
- (a) Bales shall be placed in a single row, lengthwise on the contour, with ends of adjacent bales tightly abutting one another.
  - (b) Bales shall be wire-bound only and shall be installed so that binding does not contact the earth.
  - (c) The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of 4 inches. After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfilled soil shall conform to the ground level on the downhill side and shall be built up to 4 inches against the uphill side of the barrier. Ideally, bales shall be placed 10 feet away from toe of slope.
  - (d) Each bale shall be securely anchored by at least two stakes driven through the bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes shall be driven deep enough into the ground to securely anchor the bales.
  - (e) Gaps between bales shall be chinked (filled by wedging) with straw to prevent water from escaping between bales. (Loose straw scattered over the area immediately uphill from a straw bale barrier tends to increase barrier efficiency.)
- In sloping areas where surface flow follows the bale line, perpendicular bale checks shall be installed at appropriate intervals (100 feet maximum).
- (f) Inspection, repair and/or replacement shall be made on a continuing basis.
  - (g) Bale barriers shall be removed when they have served their usefulness, but not before construction areas have been permanently stabilized.
- (2) **Channel Flow Applications**
- (a) Bales shall be placed in a single row, lengthwise, oriented perpendicular to the channel, with ends of adjacent bales tightly abutting one another.
  - (b) Specifications for installing a bale barrier for sheet flow applications apply here with the following addition:  
1) The barrier shall be extended to such a length that the bottoms of the end bales are higher in elevation than the top of the lowest middle bale to assure that sediment laden runoff will flow either through or over the barrier, but not around it.
- (3) **Catch Basin Application**
- (a) Bales shall be placed in a square or rectangular shape around depressed catch basin inlets. Catch basins constructed on sloping areas should not be encircled by bales, but shall have downhill side left open.
  - (b) The areas immediately around the catch basin may be excavated slightly to increase ponding of runoff water around catch basin.
  - (c) Remaining specifications for installing a bale barrier for sheet flow applications apply here.

- (4) **Maintenance**
- (a) Inspection shall be made weekly and after each storm and repair or replacement shall be made promptly as needed.
  - (b) Cleanout of accumulated sediment behind the bales is necessary if 1/2 of the original height of the bales becomes filled in with sediment.

b. **Filter Fences**

(1) **Materials**

(a) **Synthetic Filter Fabric**  
Synthetic filter fabric shall be a pervious sheet of polypropylene, nylon, polyester or ethylene filaments and certified by the manufacturer or supplier as conforming to the following requirements:

Physical Property	Requirements
Filtering Efficiency	75% (min.)
Tensile Strength at 20% (max.) Elongation	Extra Strength 50 lbs./lin. inch (min.) Standard Strength 30 lbs./lin. inch (min.)
Flow Rate	0.3 gal./sq. ft./min (min.)

- (b) Burlap shall be 10 ounce per square yard fabric.
- (c) Stakes for filter fences shall be 1" x 2" wood or equivalent metal with a minimum length of 3 feet.  
Where additional strength is required, posts for filter fences shall be either 2 x 3 or 2 x 4 inch wooden studs or 0.5 (min.) pounds/linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire.
- (d) Wire fence reinforcement for silt fences using standard strength filter cloth shall be a minimum of 42 inches in height, a minimum of 14 gauge and shall have a maximum mesh spacing of 6 inches.  
Some silt fences do not require a wire backing. Consult manufacturer's instructions for proper installation requirements.

(2) **Installation Requirements**  
This sediment barrier utilizes burlap, standard or extra strength synthetic filter fabrics. It is designed for situations in which only sheet or overland flows are expected. In special cases burlap may be used in drainageways.

- (a) The height of the barrier shall not exceed 36 inches. (Higher barriers may impound volumes of water sufficient to cause failure of the structure.) Ideally the filter fence shall be placed 10 feet away from the toe of slope.
- (b) When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum 6 inch overlap, and securely sealed. See manufacturer's recommendations.
- (c) Posts shall be spaced a maximum of 10 feet apart at the barrier location and driven securely into the ground (minimum of 12 inches). When extra strength fabric is used without the wire support fence, space posts as manufacturer recommends.
- (d) A trench shall be excavated approximately 6 inches wide and 6 inches deep along the line of posts as manufacturer recommends.
- (e) When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1 inch long, tie wires or hog rings. The wire shall extend into the trench a minimum of 2 inches and shall not extend more than 36 inches above the original ground surface.
- (f) The standard strength filter fabric shall be stapled, wired or tied to the wire fence, and 8 inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
- (g) When extra strength filter fabric or burlap and closer post spacing are used, the wire mesh support fabric is stapled, wired or tied directly to the posts with all specifications of (f) above applying.
- (h) The trench shall be backfilled and the soil compacted over the filter fabric.
- (i) Filter barriers shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.

- (3) **Maintenance**
- (a) Filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
  - (b) Should the fabric decompose or become ineffective, the fabric shall be replaced promptly.
  - (c) Sediment deposits shall be removed when they reach approximately one-half the height of the barrier.
  - (d) Any sediment deposits remaining in place after the silt fence or filter barrier is not longer required shall be dressed to conform to the existing grade, prepared and seeded.

c. **Stone Barrier**  
The stone shall meet ASTM C-33 size no. 2 or 3 (3" or 2-1/2").

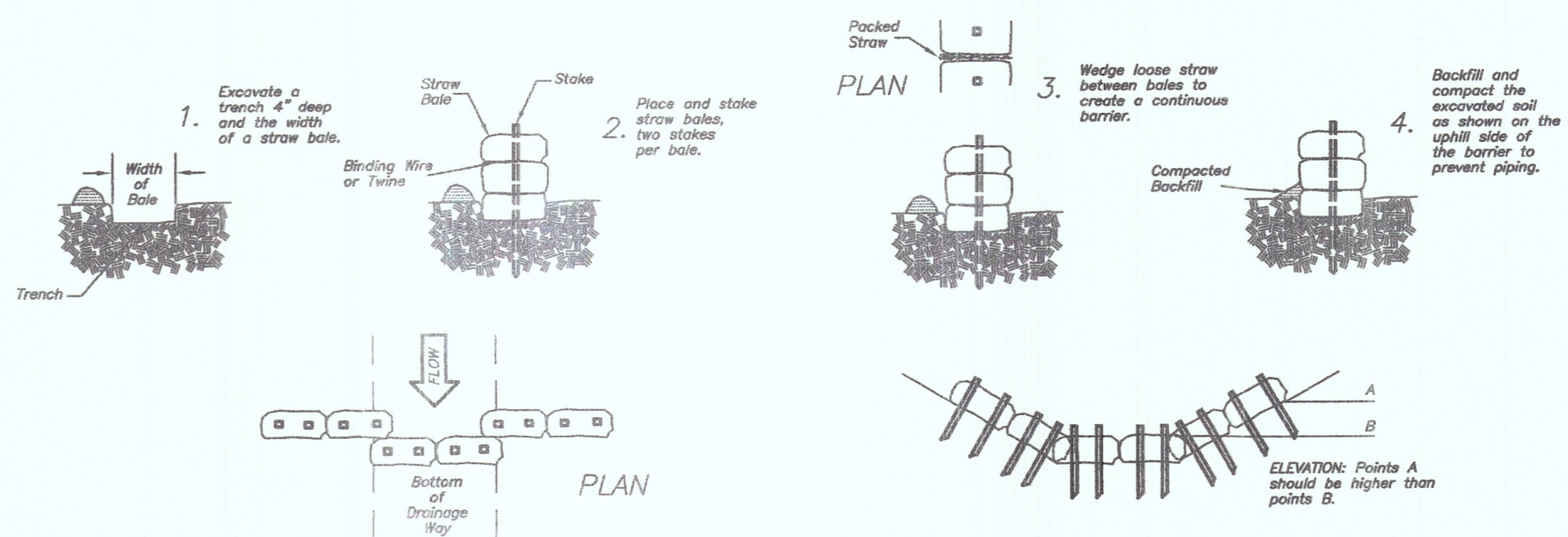
- (1) **Installation Requirements**
- (a) The stone shall be piled to a natural angle of repose with a height of at least 2 feet.
  - (b) The barrier shall be constructed so water cannot bypass the barrier around the ends.
- (2) **Maintenance**
- (a) Inspection shall be frequent and repair and/or replacement made promptly as needed.
  - (b) The barrier shall be removed when it has served its usefulness so as not to block or impede storm flow or drainage.

d. **Vegetative Filter**  
Vegetative filters shall be used to filter sediment from overland flow only where concentrations of sediment and rates of runoff are low.

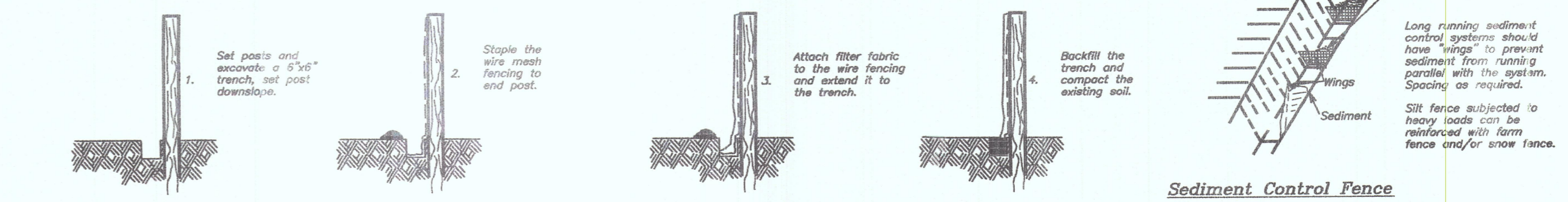
- (1) **Installation Requirements**  
The minimum width of the filter strip shall be at least 15 feet.  
The width of the filter strip shall be increased proportionately for slopes longer than 150 feet or for higher sediment concentrations. When using filter strips at inlets to storm sewers, as large an area as possible shall be provided. Filters shall be placed along the contours whenever possible. No construction shall be allowed within filter strip areas.

Vegetation must be adapted to sediment producing areas. Either existing or established vegetation must be healthy and have a vigorous growth habit. Establishing vegetation by seed or sodding shall be done in accordance with the specifications for Permanent Vegetative Cover or Sodding and shall be established prior to land disturbance.

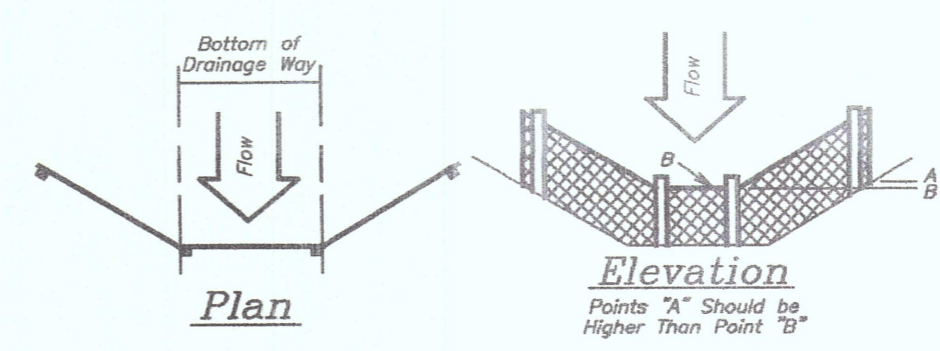
- (2) **Maintenance**  
Maintenance of vegetative filter strips is the same as that recommended for any vegetation as specified in Permanent Vegetative Cover. A healthy growth of vegetation can best be maintained by fertilizing, removing sediment when the filter becomes clogged, and by preventing construction traffic from driving upon or across filter strips.



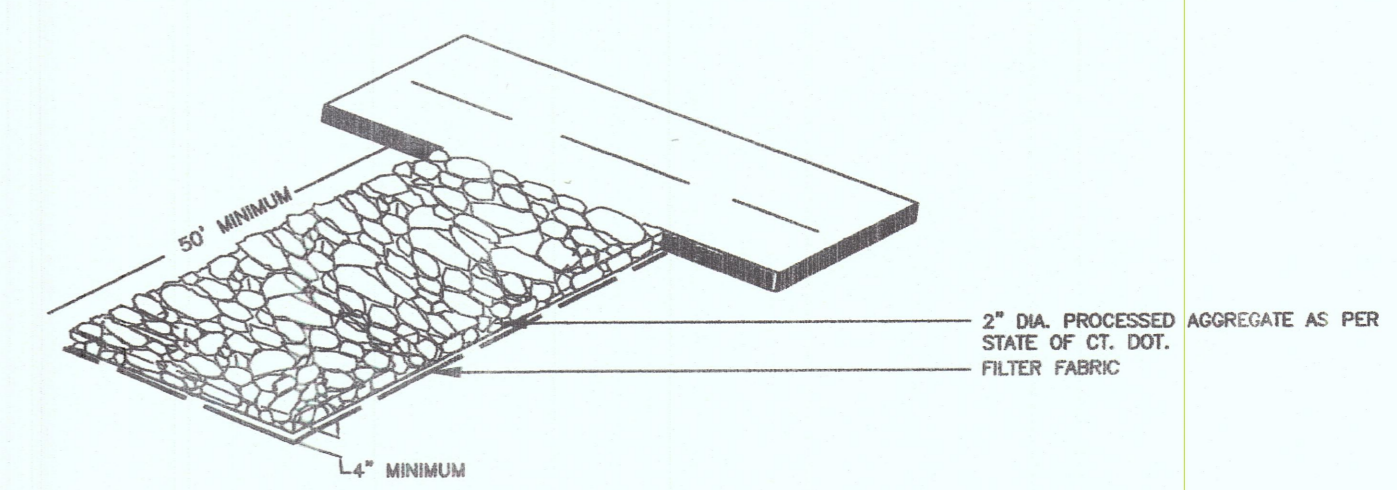
Placement and Construction of a Hay Bale Barrier



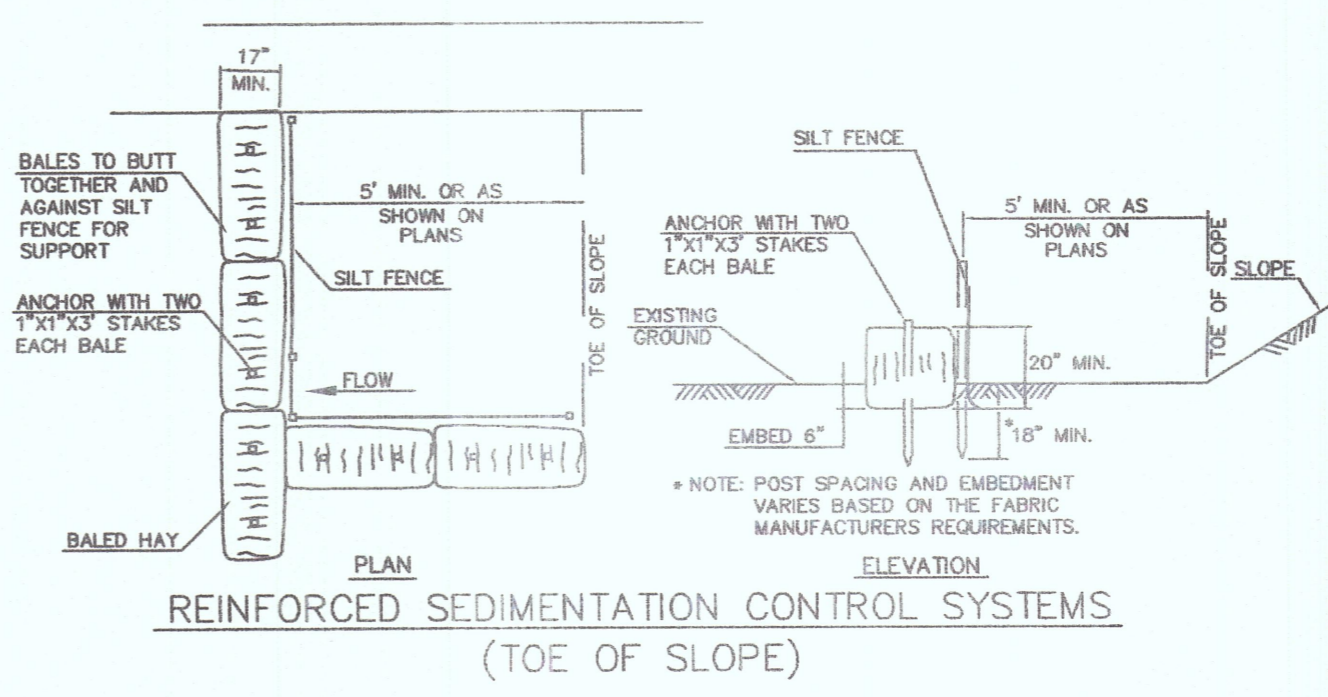
Sediment Control Fence



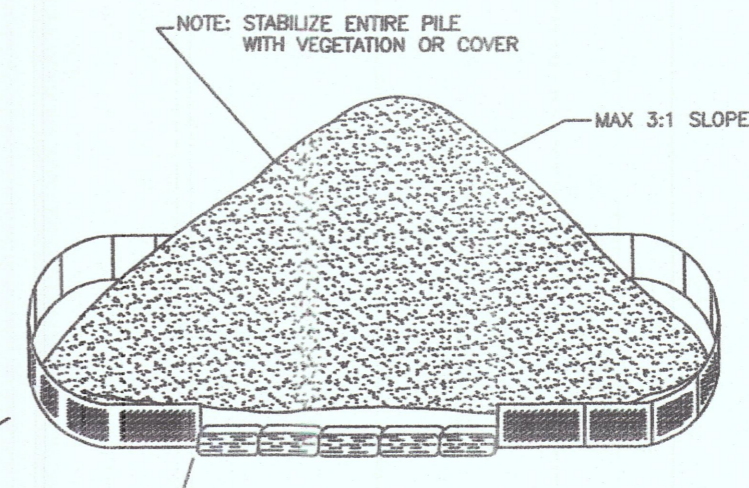
Placement and Construction of a Synthetic Filter Barrier



CONSTRUCTION ENTRANCE



REINFORCED SEDIMENTATION CONTROL SYSTEMS (TOE OF SLOPE)



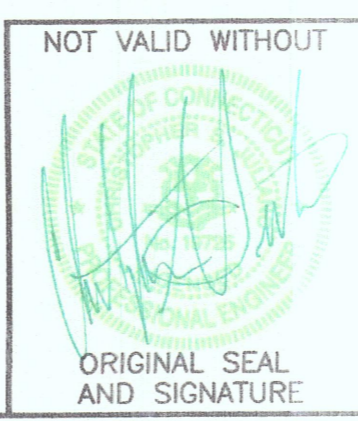
TEMPRARY SOIL STOCKPILE

- INSTALLATION NOTES:**
1. AREA CHOSEN FOR STOCKPILE OPERATION SHALL BE DRY AND STABLE.
  2. THE GROUND SURFACE SHALL SLOPE AWAY FROM THE STOCKPILE.
  3. IF NECESSARY, PLACE TARP OR IMPERVIOUS MATERIAL BENEATH STOCKPILE TO PREVENT MIXING OF SOIL.
  4. COVER STOCKPILE WITH FABRIC OR VEGETATION AS DIRECTED.
  5. MAX SLOP OF STOCKPILE SHALL BE 3:1 (H:V) UNLESS OTHERWISE APPROVED.

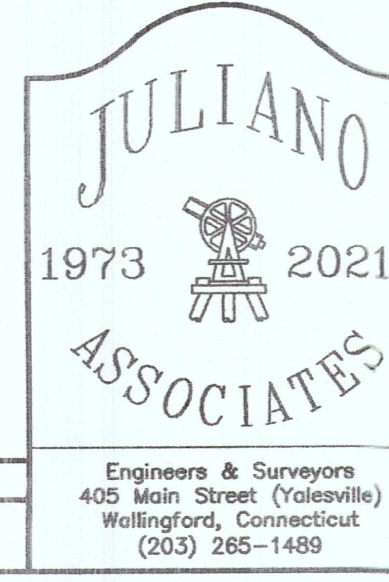
DURING CONSTRUCTION THERE SHALL BE A SUPPLY OF SILT FENCE AND/OR HAY BALES STORED ON SITE FOR EMERGENCY SEDIMENT AND EROSION CONTROL PURPOSES.

THIS DOCUMENT HAS BEEN PREPARED AS PART A MUNICIPAL (HEALTH DEPARTMENT/DISTRICT, IWWC, TPZ, OR ZBA) LAND USE APPLICATION PROCESS. THIS DOCUMENT CAN NOT BE CONSIDERED FINAL NOR USED FOR ANY CONSTRUCTION PURPOSES UNTIL ALL NECESSARY LOCAL, STATE, AND FEDERAL APPROVALS HAVE BEEN SECURED.

Christopher S. Juliano PELS #19725  
Matthew M. Niski PE #31777 James V. DiMeo PE #32551



DATE	DESCRIPTION



Erosion Control Specifications and Details

Land of  
Juliano Family One LLC  
#100 Windermere Avenue  
Ellington, Connecticut

Drawn: ZGEORGINA	Date: 06/18/21	Scale: N.T.S
Designed: ZGEORGINA		
Checked: CJULIANO	Project no.: 21-161	Sheet: 3 of 3
Released: CJULIANO		Revision : 0

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HA\SUBMITTED\2021\161001-3-0.DWG 7/22/2021 1006 AM JD





# TOWN OF ELLINGTON

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TOWN PLANNER'S OFFICE

FAX (860) 870-3122

**INLAND WETLANDS AGENCY  
REGULAR MEETING MINUTES  
MONDAY, JULY 19, 2021, 7:00 P.M.  
TOWN HALL ANNEX MEETING ROOM, 57 MAIN ST, ELLINGTON, CT**

**REMOTE MEETING ATTENDANCE PROVIDED WITH ZOOM MEETING**

**PRESENT:** Chairman Ken Braga, Vice Chairman Ron Brown, Art Aube and Katherine Heminway; via Zoom: Hocine Baouche

**ABSENT:** Steve Hoffman, Jean Burns and Alternate Francis Hann

**STAFF**

**PRESENT:** John Colonese, Assistant Town Planner/Zoning Enforcement Officer and Barbra Galovich, Land Use Assistant/Recording Clerk

**I. CALL TO ORDER:** Chairman Ken Braga called the Ellington Inland Wetlands Agency meeting to order at 7:00 pm.

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

**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.

**Time:** 7:02 pm

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

Rachel Dearborn, Landmark Surveyors, LLC, 62 Lower Butcher Road, Ellington was present to represent the application.

Ms. Dearborn stated the application is for the construction of a watercourse crossing to access a rear portion of the property because an existing crossing was partially on property that the owner previously didn't own. The owner created the new crossing by installing two 24 inch pipes. She added the owner would also like to clean out and maintain the brook by removing sediment, debris and brush.

Vice Chairman Brown asked what the significance of the activity is. Ms. Dearborn said the owner is requesting to remove debris and the overgrowth around the brook.

No one from the public commented on the application.

**MOVED (AUBE) SECONDED (BROWN) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A SIGNIFICANT ACTIVITY FOR IW201904.**

**MOVED (AUBE) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW201904.**

**MOVED (AUBE) SECONDED (BAOUCHE) AND PASSED UNANIMOUSLY TO APPROVE 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.

Attorney David Markowitz, Hassett & George, P.C., 945 Hopmeadow Street #1, Simsbury, CT was present to represent the application.

Attorney Markowitz said the property is located at 42 Crane Road and is 23.78 acres. There will be no wetlands disturbance but there will be approximately 7,000 sf of activity within the upland review area. The owner is proposing to construct a driveway and install utilities. The plan submitted to the agency prepared by Gardner & Peterson Associates also shows the existing gravel apron to be removed and restored with loam and grass.

Vice Chairman Brown asked how the wetlands area would be protected. Attorney Markowitz explained they will install erosion and sediment control measures downhill from the two areas of disturbance as shown on the plan.

Mr. Colonese noted the Planning Department received comments from Tim Webb, Director of Public Works, which states that a driveway permit will be required and based upon the current topography a pipe under the apron may also be required. A follow-up email received today from Mark Peterson states he reviewed the plan and doesn't feel a culvert is necessary under the proposed driveway as the surface runoff north of the proposed driveway sheds to the west and the water at the toe of the slope south of the driveway drains to the south. Mr. Colonese said Mr. Peterson's comments were forwarded to Tim Webb and should be addressed with the Department of Public Works.

**MOVED (BROWN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A NONSIGNIFICANT ACTIVITY FOR IW202108.**

**MOVED (HEMINWAY) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE 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.

Chairman Braga stated he doesn't see an issue with granting an extension for the barn. Mr. Colonese clarified with the Agency that this will be a two year extension from today.

**MOVED (AUBE) SECONDED (BAUCHE) AND PASSED UNANIMOUSLY TO ACCEPT 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.

3. IW202109 – 420 Somers Rd LLC, owner / LuAnn's Bakery, applicant request for a permit to conduct regulated activity for the installation of a sanitary sewer line at 420 Somers Road, APN 121-031-0000.

**BY CONSENSUS, THE AGENCY ADDED TO THE AGENDA, RECEIVED, AND SCHEDULED A PUBLIC HEARING FOR THE NEXT REGULAR MEETING AUGUST 9, 2021 FOR IW202109** – 420 Somers Rd LLC, owner / LuAnn's Bakery, applicant request for a permit to conduct regulated activity for the installation of a sanitary sewer line at 420 Somers Road, APN 121-031-0000.

4. IW202110 – Juliano Family One LLC, owner / Brian Juliano, applicant request for a permit to conduct regulated activity to expand the pavement for a parking area at 100 Windermere Avenue, APN 018-021-0000.

**BY CONSENSUS, THE AGENCY ADDED TO THE AGENDA, RECEIVED, AND SCHEDULED A PUBLIC HEARING FOR THE NEXT REGULAR MEETING FOR IW202110** – Juliano Family One LLC, owner / Brian Juliano, applicant request for a permit to conduct regulated activity to expand the pavement for a parking area at 100 Windermere Avenue, APN 018-021-0000.

#### **IV. ADMINISTRATIVE BUSINESS:**

1. Approval of the June 14, 2021 Regular Meeting Minutes.

**MOVED (AUBE) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE THE JUNE 14, 2021 MEETING MINUTES AS WRITTEN.**

2. Correspondence/Discussion:

Mr. Colonese shared with the Agency a letter he received from Cynthia Richey, 18 West Shore Road, dated June 26, 2021. The letter states that she intended to address the Agency tonight under public comments regarding storm water from the town's culvert draining onto her property and into the wetlands. Mr. Colonese explained that Ms. Richey had litigation against the town on this matter which was dismissed by the court. The Agency agreed to listen to her concerns during public comments if she attends a meeting in the future.

**VII. ADJOURNMENT:**

**MOVED (AUBE) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ADJOURN THE JULY 19, 2021 REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:22 PM.**

Respectfully submitted,

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Barbra Galovich, Recording Clerk