



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187
www.ellington-ct.gov

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

**INLAND WETLANDS AGENCY
REGULAR MEETING AGENDA
MONDAY, SEPTEMBER 20, 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. 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. (*Opening tabled from the August 9, 2021 meeting*)

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. John & Mary Lou Prange, owner/applicant, request for a permit to conduct regulated activity for the construction of a patio and walkways to the rear of the house at 31 Manhattan Road, APN 149-018-0000. (*Request for delegation of authority to the wetlands agent*)
2. William & Maureen Keohane, owner/applicant, request for a permit to conduct regulated activity for the demolition and reconstruction of a single family home and associated site improvements at 2 East Shore Road, APN 149-093-0000. (*receipt only*)

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the August 9, 2021 Regular Meeting Minutes.
2. Correspondence/Discussion:

VII. ADJOURNMENT:

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) 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/84367424139>
Meeting ID: 843 6742 4139
Password: 044001

Dial by your location:
+1 646 558 8656 US (New York)
Meeting ID: 843 6742 4139
Password: 044001

Next Regular Meeting is Scheduled for October 18, 2021

Town of Ellington Inland Wetlands and Watercourses Agency Application

Application # IW 202110
Date Submitted 7/15/2021

<p>Notices associated with this application will be sent to the applicant unless otherwise requested.</p> <p>Owner's Information</p> <p>Name: <u>Juliano Family One LLC</u></p> <p>Mailing Address: <u>321 Talcottville Road</u> <u>Vernon, CT 06066</u></p> <p>Email: <u>brian@julianospools.com</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>860 729 6869</u></p> <p>Secondary Contact Phone #: _____</p> <p>Owner's Signature:  Date: <u>7/15/21</u></p> <p>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.</p>	<p>Notices associated with this application will be sent to the applicant unless otherwise requested.</p> <p>Applicant's Information (if different than owner)</p> <p>Name: <u>Brian Juliano</u></p> <p>Mailing Address: <u>321 Talcottville Rd</u> <u>Vernon, CT 06066</u></p> <p>Email: <u>brian@julianospools.com</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>860 729 6869</u></p> <p>Secondary Contact Phone #: _____</p> <p>Applicant's Signature:  Date: <u>7/15/21</u></p> <p>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.</p>
--	--

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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**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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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)

July 14th, 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

From: [Dana Steele](#)
To: [John Colonese](#); [Lisa Houlihan](#)
Cc: [Barbra Galovich](#); cjuliano@julianoassociates.com
Subject: IW202110 - Juliano Family One - 100 Windermere Ave
Date: Monday, August 02, 2021 10:58:16 AM
Attachments: [image003.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

John,

I 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@jrusso.com | www.jrusso.com

JULIANO ASSOCIATES, LLC
405 MAIN STREET
YALESVILLE, CONNECTICUT 06492
203-265-1489

STORMWATER DRAINAGE REPORT

PROPOSED IMPROVEMENTS

#100 WINDERMERE AVENUE
ELLINGTON, CONNECTICUT
AUGUST 20, 2021

STORM WATER DRAINAGE SYSTEM REPORT

HYDROLOGY & METHODOLOGY

The principal method of predicting the surface water runoff rates utilized in this report is a computer model based upon the SCS/TR-20 watershed modeling. The model forecasts the rate of surface water runoff and river flow rates based upon several factors. The input data includes information on land use, soil types, vegetation, watershed areas, time of concentrations, rainfall data, storage volumes, and hydraulic capacities of structures. The computer model predicts the amount of runoff as a function of time, including the attenuation effects due to wetlands, floodplains, bodies of water, and man made storage facilities. Runoff rates during specific rainstorms may vary due to different assumptions concerning soil moisture, water levels in ponds, snowmelt, and rainfall patterns.

The input data for rainfall with statistical recurrence frequencies of 2, 5, 10, 25, 50 and 100 years were obtained from the U.S. Weather Bureau Technical Papers. The National Weather Service developed four synthetic storms to simulate rainfall patterns around the country. For analysis within Connecticut, the type III rainfall pattern with a 24-hour distribution is valid. Years 2, 5, 10, 25, 50 and 100 year storms have been provided in the drainage report.

SITE SPECIFIC NARRATIVE

The subject site is a 149,428 Sq. Ft. (3.43 Acre) parcel located at the intersection of windermere avenue and lower butcher road in Ellington Connecticut. The property is in the industrial park (IP) Zone. The existing site consists of commercial building with outdoor vehicle and material storage. This property was analyzed using a conservative approach and attempted to only compare the areas being modified. Other areas such as the building where not included.

The existing site is comprised of an existing 24,499 Sq Ft Building along with a 895 Sq Ft house. The parking areas are broken up into two sections on the property. There is the front of the property which is comprised of some grass and a parking lot along windermere avenue. This parking area is constructed of bituminous concrete. We are proposing an expansion of this parking area of 3,340 Sq Ft. of bituminous concrete. There will be a proposed catch basin at the southern corner of the parking lot which will have a top of frame elevation of 228.10. this catch basin will have a pipe leaving it at elevation 225.00 and be 30 LF of 12" RCP @ 0.6%. This will discharge into the proposed underground detention system. This system has been designed to capture, retain, and infiltrate the 100-year storm for the 3,340 Sq. Ft. of impervious area. This detention system will be comprised of 12 Cultec R-330XLHD. The system will have the following characteristics are:

the bottom of stone will be at 224.00, bottom of gullies at 224.83, top of system at 227.37, minimum finished grade over the top of the system is 228.37, invert in to the system at 226.25 and have 21 LF of 4" PVC @ 2.6% out at elevation 226.80.

The rear of the property is comprised of an existing parking lot that is 18,533 Sq. Ft. of Gravel and 19,088 Sq Ft. of Bituminous concrete that currently sheet flows over a small strip of grass and off the property. The proposed activity will rearrange the parking lot to be comprised of 5,385 Sq. Ft. of Gravel, 37,2078 Sq. Ft. of bituminous concrete and reducing the amount of grass by 4,972 Sq. Ft. The proposed area will be graded to predominantly sheet flow into a shallow proposed detention basin. This detention basin will be predominantly grass lined except for the overflow weir. This weir will be 6' wide and will be lined with 10' of stone. The bottom of the basin will be at 221.0, have a top/berm elevation of 224.0 and a weir elevation of 222.25. The sides of the basin will be graded at a 4'H:1'V slope. During the 100 year storm the water elevation reaches 222.98' which will leave over 1' of freeboard on the berm. The test pit revealed soils that would drain quickly, however, a conservative infiltration rate of 1inch/hr was used.

Proposed Underground Storage – Front of Property

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (cubic-feet)
1-Year	0.23	0.00	224.88	186
2-Year	0.27	0.00	225.02	245
5-Year	0.34	0.00	225.26	342
10-Year	0.40	0.00	225.49	435
25-Year	0.50	0.00	225.89	594
50-Year	0.60	0.00	226.29	747
100-Year	0.70	0.00	226.83	935

Existing Rear of Property

Event	Runoff (cfs)
1-Year	2.29
2-Year	3.24
5-Year	4.73
10-Year	6.15
25-Year	8.51
50-Year	10.71
100-Year	13.31



Proposed Rear Of Property

Event	Primary (cfs)
1-Year	1.06
2-Year	2.75
5-Year	4.33
10-Year	5.61
25-Year	7.74
50-Year	9.64
100-Year	11.96

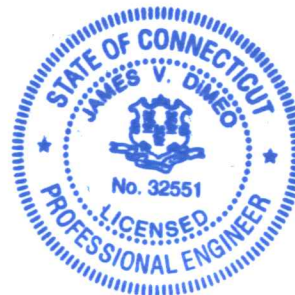
Proposed Rear Detention Basin

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (cubic-feet)
1-Year	2.58	1.06	222.39	1,992
2-Year	3.57	2.75	222.52	2,269
5-Year	5.11	4.33	222.62	2,490
10-Year	6.55	5.61	222.69	2,657
25-Year	8.94	7.74	222.80	2,919
50-Year	11.14	9.64	222.88	3,141
100-Year	13.75	11.96	222.98	3,406

In summary,

As indicated within the previous tables, the post construction flows leaving the site will be less than existing conditions flows for all storm events up to and including the 100-year design storm thereby confirming that the project's storm water handling plan meets the Town and State requirements for storm water management.


Juliano Associates, LLC
James DiMeo, PE



From: [Dana Steele](#)
To: [John Colonese](#); [Lisa Houlihan](#)
Cc: [Barbra Galovich](#); cjuliano@julianoassociates.com; jdimeo@julianoassociates.com
Subject: RE: IW202110 - Juliano Family One - 100 Windermere Ave
Date: Thursday, September 16, 2021 5:40:16 PM
Attachments: [image003.png](#)
[image002.png](#)
[100 Windermere Ave E&S Bond Estimate.xlsx](#)

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 revised plans for IW202110, 100 Windermere Ave by Juliano Associates including 3 sheets revised through 8/25/21 and Stormwater Drainage Report dated 8/20/21. My updated comments related to the wetland application are as follows:

1. Show the pipe under the building which will service as the overflow for the front infiltration system.
2. Provide sediment protection at catch basin inlet in front of building.
3. Provide an existing spot grade at the rear infiltration basin outlet to demonstrate positive drainage from the site.
4. Note mottling depth on the test pit data. The engineer's opinion is that the groundwater depth is the seasonal high water table. Typically a 36" separation to the water table is recommended but that does not appear to be feasible. The provision of some treatment and separation is an improvement over the existing conditions which provide no treatment. The engineer should propose a spill cleanup procedure and stormwater system maintenance schedule on the plans to protect water quality and downstream resources.
5. Update the Stormwater Report to address the water quality volume requirement for the site. The infiltration BMP's appear to exceed DEP minimum standards.
6. Provide a Drainage Area Map with the Stormwater Report demonstrating areas routed through and bypassing the infiltration BMP's.
7. Provide a construction sequence on the plans.
8. It appears that the northeast corner of the site is within a 100-year flood zone. The FEMA map includes a detailed study with a flood elevation of approximately 225.5 (NGVD29). The flood limits should be depicted on the plans and confirm no decrease in flood storage capacity due to fill or stored supplies.
9. Move the trash containers out of the infiltration area and beyond the flood limits.
10. I recommend an E&S bond in the amount of \$5,700. See attached calculation.

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

**TOWN OF ELLINGTON
BOND ESTIMATE FORM**

Project: Juliano Pools
 Street: 100 Windermere Ave
 Job No.: 2021-909
 By: Dana Steele
 Date: 9/16/2021

E&S Bond (Roadway)					
Item	Description	Unit	Quantity	Unit Price	Cost
1	Silt Fence	LF	830	\$4	\$3,320
2	Seeding	SY	800	\$2	\$1,600
3	Inlet Protection	Ea.	1	\$130	\$130
4	Riprap Volume	CY	2	\$70	\$140
Subtotal					\$5,190
10% Contingency					\$519
TOTAL					\$5,700

\$110.00

Town of Ellington Inland Wetlands and Watercourses Agency Application

Application # _____
Date Submitted 9/17/2021

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

Owner's Information

Name: John + Mary Lou Prange
Mailing Address: 13 Jacobs Hill Rd.
Ellington, CT 06029
Email: carly133@comcast.net

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

Primary Contact Phone #: (860) 428-2150

Secondary Contact Phone #: (860) 558-4844

Owner's Signature: Mary Lou Prange Date: 8/1/21

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: _____
Mailing Address: _____
Email: _____
Same as owner

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

Primary Contact Phone #: _____

Secondary Contact Phone #: _____

Applicant's Signature: _____ Date: _____

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.

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TOWN OF ELLINGTON
PLANNING DEPARTMENT

Street Address: 31 Manhattan Road

Assessor's Parcel Number (APN): 149 - 018 - 0000

Proposed upland review area affected in square feet: 994

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: approx 90 linear ft. of lake-front

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 project involves installing a bluestone patio and walkway at our cottage on Crystal Lake. There will be a buffer of lawn and sand remaining between the patio and the lakeshore. See attached description from contractor.

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

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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:

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- 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)

Hi,
Here are the answers to the missing questions.
Best,
Darlene

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SEP - 7 2021

TOWN OF ELLINGTON
PLANNING DEPARTMENT

From: Justin Wolf <justin@eaquinn.com>
Sent: Tuesday, August 24, 2021 10:17 AM
To: dumaine@cox.net
Subject: prange narrative for wetlands application.

We will be using a mini excavator to aid in the site prep for patio space.
Approximately 3 week duration
Silt fence will be used as needed to aid in erosion and run off controls
Bob cat mini excavator and bob cat skid steer
Access will be off of homeowners driveway and around the side of house to rear work space.
No stock piles, excess material will be removed from site.
As needed, the following could be used- clean fill, 3/4 " clean gravel, 3/8" clean gravel
No trees or stumps to be removed in our scope
Water diversion will not be an issue, final grade will be restored to current conditions.

Let me know if you have any questions.

Thanks.

Justin Wolf
Estimator – Project Manager
E. A. Quinn Landscape Contracting, Inc.
860-633-0115 ext 237
www.eaquinn.com
Follow us on Facebook
AA/EOE

Check out our new website and get ideas
for the backyard of your dreams
www.eaquinn.com

From: dumaine@cox.net <dumaine@cox.net>
Sent: Friday, August 20, 2021 8:39 AM
To: 'JOHN PRANGE' <carly133@comcast.net>
Cc: Justin Wolf <justin@eaquinn.com>
Subject: RE: EA Quinn Estimate

Hi,
We will work on this next week for you. I noticed they are requiring a soil scientist to get involved.



Property Information

Property ID 149 018 0000
 Location 31 MANHATTAN RD
 Owner PRANGE JOHN + MARY LOU



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.

Geometry updated 7/23/2020
 Data updated 7/23/2020

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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SEP -7 2021

**TOWN OF ELLINGTON
 PLANNING DEPARTMENT**







John Colonese

31 Manhattan Rd

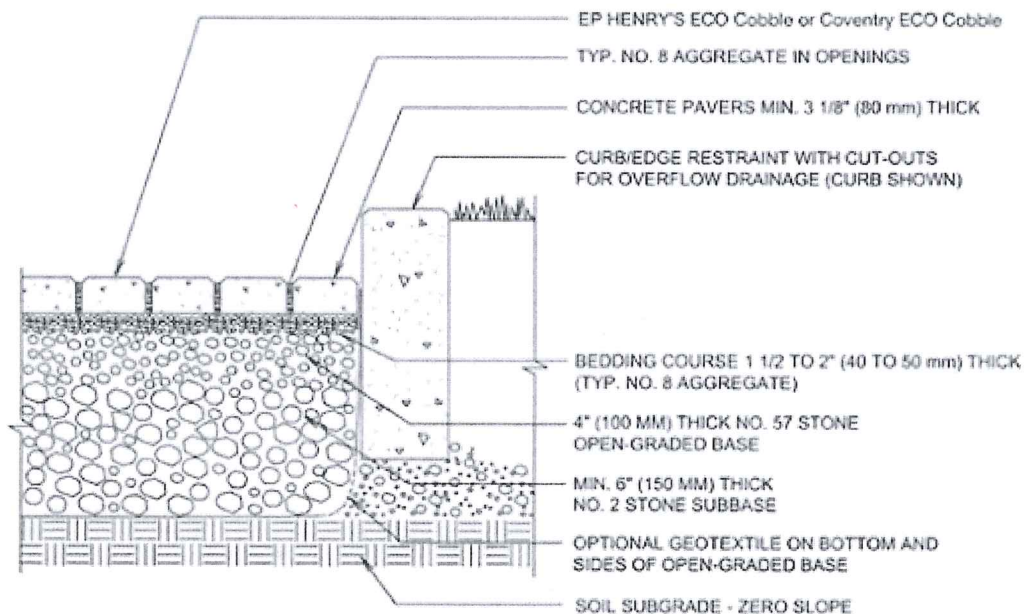
From: JOHN PRANGE <carly133@comcast.net>
Sent: Wednesday, September 08, 2021 11:33 AM
To: John Colonese
Subject: Fwd: RE: prange narrative for wetlands application.

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,
Is this what you are looking for?
Let me know,
Thanks
John

----- Original Message -----

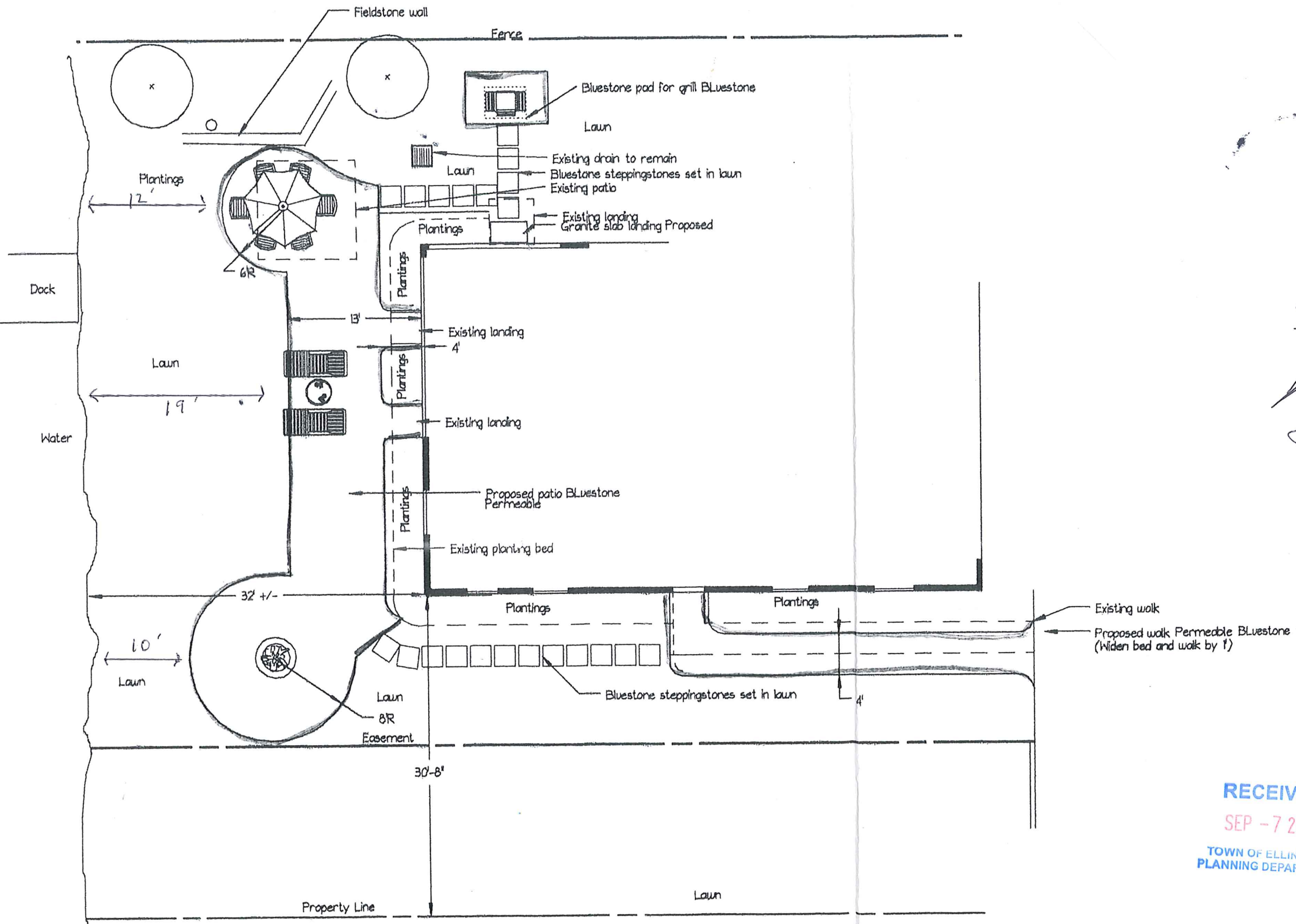
From: Justin Wolf <justin@eaquinn.com>
To: JOHN PRANGE <carly133@comcast.net>
Cc: "dumaine@cox.net" <dumaine@cox.net>
Date: 09/07/2021 4:09 PM
Subject: RE: prange narrative for wetlands application.



Justin Wolf

Estimator – Project Manager

E. A. Quinn Landscape Contracting, Inc.



Submitted by
John Franze
 John Franze
 9/7/21

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 TOWN OF ELLINGTON
 PLANNING DEPARTMENT



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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**INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
MONDAY, AUGUST 9, 2021, 7:00 P.M.
TOWN HALL ANNEX MEETING ROOM, 57 MAIN ST, ELLINGTON, CT
REMOTE MEETING ATTENDANCE PROVIDED WITH ZOOM MEETING**

PRESENT: In Person: Chairman Ken Braga, Vice Chairman Ron Brown, Art Aube, Katherine Heminway, Jean Burns, and Hocine Baouche; via Zoom: Alternate Francis Hann

ABSENT: Steve Hoffman

STAFF

PRESENT: John Colonese, Assistant Town Planner/Wetland Enforcement Officer and Acting 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):

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.

Time: 7:01 pm

Seated: Braga, Brown, Aube, Heminway, Burns, Baouche, and Hann

Mark Peterson, P.E., Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT and Richard Zulick, C.S.S., 400 Nott Highway, Ashford, CT were present to represent the application.

Mr. Peterson noted the notice had been made to the abutters in accordance with the public hearing requirements. He stated the application is for the activity associated with the installation of a sewer force main. He reviewed the plans submitted as part of the application. The force main will be along the rear boundary line of the property. The property is within the sewer service area but the existing sewer manhole which they plan to connect to is about 2,000 feet away on the abutting property. The force main will be on the downhill side of the pond and then will cross a seasonal watercourse. They intend

to conduct the activity at the wetlands during a period when the seasonal watercourse is dry and rain is not expected for a week. The plans show the seeding schedule and silt fence details.

Chairman Braga questioned the location of the sewer line in relation to Hyde's Brook. Mr. Peterson reviewed the key map on the plan and noted the proposed sewer line will be well north of the brook.

Mr. Zulick reviewed the wetlands delineation he completed on the property. He flagged the pond and a separate wetlands area that crosses the property and extends to an intermittent watercourse at the rear of the property. He stated that he believes there will not be any negative impacts to the wetlands or watercourse from the proposed project.

Vice Chairman Brown asked if the pond will be disturbed. Mr. Zulick responded that the pond will not be disturbed.

Mr. Peterson reviewed the Town Engineer's comments and stated that they agree to address the comments and will revise the plans accordingly.

Vice Chairman Brown asked specifically about the removal of the 24" corrugated metal pipe in the wetlands and why it was located there. Mr. Peterson said he agrees with the Town Engineer and feels the pipe can be removed. Mr. Zulick felt that the pipe was put there a long time ago to enable a watercourse crossing.

MOVED (BROWN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A SIGNIFICANT ACTIVITY FOR IW201909 – 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.

MOVED (HEMINWAY) SECONDED (BAOUCHE) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING 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.

MOVED (BROWN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS 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. FINDING THAT A FEASIBLE AND PRUDENT ALTERNATIVE DOES NOT EXIST. THE ENVIRONMENTAL IMPACT TO THE WETLANDS AND WATERCOURSE WILL BE LESSENERED FROM THE USE OF EROSION CONTROL MEASURERS.

CONDITION(S) OF APPROVAL:

- 1) SHALL COMPLY WITH TOWN ENGINEER COMMENTS DATED AUGUST 4, 2021**

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.

Mr. Colonese noted the applicant sent an email today requesting to table the opening of the public hearing in order to address the comments from the Town Engineer.

BY CONSENSUS, THE AGENCY TABLED THE OPENING OF THE PUBLIC HEARING TO THE REGULAR MEETING ON SEPTEMBER 20, 2021 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. OLD BUSINESS: None

V. NEW BUSINESS: None

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the July 19, 2021 Regular Meeting Minutes.

MOVED (BAUCHE), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE THE JULY 19, 2021 MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

- a. 39 Webster Road

Mr. Colonese reviewed the status of the project at the property. He stated the owner regraded the rear yard to remove rocks and installed retaining walls next to the house and driveway. Mr. Colonese said he inspected the silt fence and hay bales today and they are functioning correctly as the activity is next to the brook. The owner plans to have the yard seeded and stabilized this fall. The Agency requested that Mr. Colonese monitor the project until the yard is stabilized.

VII. ADJOURNMENT:

MOVED (AUBE), SECONDED (BURNS) AND PASSED UNANIMOUSLY TO ADJOURN THE AUGUST 9, 2021 REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:18 PM.

Respectfully submitted,

John Colonese, Acting Recording Clerk