



TOWN OF ELLINGTON

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**INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
MONDAY, SEPTEMBER 20, 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, Katherine Heminway, Jean Burns, Hocine Baouche and Steve Hoffman

ABSENT: Art Aube and Alternate Francis Hann

STAFF

PRESENT: In Person: John Colonese, Assistant Town Planner/Wetland 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. 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.

Time: 7:01 pm

Seated: Braga, Brown, Heminway, Burns, Baouche and Hoffman

Brian Juliano, Juliano Pools, 321 Talcott Road, Vernon, CT attended in person and James DiMeo, Juliano Associates, LLC, 405 Main Street, Yalesville, CT attended via Zoom to represent the application.

Mr. DiMeo stated the plan is to expand parking southwest of the existing parking area on the Windermere Avenue side of the building and expand parking to the northeast of the existing parking on the Lower Butcher Road side of the building. Existing impervious lot coverage is 43% and the plan proposes the 60% allowed within an Industrial Park zone upon completion of project. Mr. DiMeo added that Mr. Juliano recently purchased a piece of land to the east of 100 Windermere Avenue which will be combined into one lot.

Vice Chairman Brown asked about the detention structures. Mr. DiMeo reviewed the underground detention structures on the Windermere Avenue side of the property and the detention basin on the Lower Butcher Road side. Mr. DiMeo stated the Town Engineer had some concerns about the detention basin, therefore they are proposing to expand the footprint of the detention basin to create more separation between the bottom of the basin and the underground water table.

Chairman Braga asked about the two dumpsters shown in the basin area on the plan. Mr. Juliano explained the 10 yard dumpster will be located near the loading bay area and the 20 yard dumpster will be moved to the southern side of the detention basin.

Chairman Braga asked if the email comments by the Town Engineer dated September 16, 2021 could be met. Mr. DiMeo noted they will be able to address all of the Town Engineer's comments.

Mr. Colonese said the plan indicates that the Wetlands delineation was completed on September 20, 2006 as part of a wetlands permit granted on December 11, 2006 for an access driveway to the rear of the building. He said the Town Engineer email comments dated 9/16/2021 could be added as a condition of approval. He noted the Planning & Zoning Commission may want to consider additional screening of the storage and parking areas to the rear of the building facing Lower Butcher Road, therefore planting of trees and shrubs may be needed within the wetlands area in order to provide sufficient screening. This area appears to be currently used for growing corn. The Agency was agreeable to allowing plantings for screening within the wetlands in this area, and to allow staff to approve the plantings.

Commissioner Hoffman asked about the FEMA 100-year flood elevation. Mr. DiMeo said that the elevation for the 100-year storm is 226.5 based on the datum used on the plan.

Commissioner Baouche raised concerns about potential oil and other leaks from trucks. Mr. Juliano responded that he intends to properly maintain all his vehicles and has them sent offsite for most repairs, and added that the property would not be used as a repair facility. Mr. Juliano also agreed that since there is no tree line denoting the wetlands limits, he will install wetland placards on posts along the wetlands line.

MOVED (BURNS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A NONSIGNIFICANT ACTIVITY FOR IW202110.

MOVED (HOFFMAN) SECONDED (BAOUCHE) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW202110.

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

Conditions of Approval:

- 1) Shall comply with Town Engineer comments dated September 16, 2021 prior to construction.
- 2) Erosion and sediment bond to be posted prior to issuance of Wetlands Permit.
- 3) Detention basin may be increased in size outside of the wetlands area to address comments of Town Engineer.
- 4) Plantings to be allowed within the wetlands area for screening purposes with Planning Department staff approval.
- 5) Limit of wetlands shall be marked in the field with wetland placards every 50 feet or as advised by Planning Department staff beginning at Lower Butcher Road and ending at the southern portion of the building prior to completion of construction. Placards to be attached to posts.
- 6) Silt fence shall be installed then inspected by the wetlands agent prior to activity, and remain fully operational until the site is stabilized.

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.

Mr. Colonese stated the owners of 31 Manhattan Road are seeking to have their application delegated to the wetlands agent for review. The plan is to add a patio on the lake side of the house at the existing grade and walkways. Since the parcel is a smaller non-conforming lot, the applicants plan to use pervious pavers for the project.

MOVED (BURNS) SECONDED (BAOUCHE) AND PASSED UNANIMOUSLY TO DELEGATE AUTHORITY TO THE WETLANDS AGENT FOR – 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.

2. IW202111 - 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.

BY CONSENSUS, THE AGENCY DECIDED TO RECEIVE AND SCHEDULE A PUBLIC HEARING FOR THE NEXT REGULAR MEETING ON THE OCTOBER 18, 2021 FOR IW202111 - 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.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the August 9, 2021 Regular Meeting Minutes.

MOVED (HEMINWAY) SECONDED (BAOUCHE) AND PASSED UNANIMOUSLY TO APPROVE THE AUGUST 9, 2021 MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

- a. 84 Snipsic Lake Road – Repair of yard from rainstorm, property abuts Marsh Brook.

Mr. Colonese stated he and Chairman Braga visited the property after the owner contacted the Planning Department in order to conduct some repairs to their yard due to the damage from the recent rainstorms. Chairman Braga and Mr. Colonese advised the owner to install some sediment and control measures until the area is seeded and stabilized. The owner expects the repair work to be complete by the second week of October.

- b. 59 Pinney Street (Pinney Street Fields) – Possible dog park behind existing shed.

The Agency discussed the proposal of a dog park behind the existing shed on site and did not like the location due to the proposal being within the wetlands. They questioned if other locations on the property would work for a dog park outside of the wetlands. Mr. Colonese said he would share their comments with the Department of Public Works.

VII. ADJOURNMENT:

MOVED (BURNS) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO ADJOURN THE SEPTEMBER 20, 2021 REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:52 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk