



TOWN OF ELLINGTON

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**INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
MONDAY, OCTOBER 18, 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, Jean Burns, Steve Hoffman and Hocine Baouche (arrived at 7:11 pm); Via Zoom: Art Aube

ABSENT: Regular members Steve Hoffman and Katherine Heminway 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 7:01pm.

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

III. PUBLIC HEARING(S):

1. 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.

Time: 7:02 pm

Seated: Braga, Brown, Burns, Baouche and Aube

William and Maureen Keohane, 39 Windshire Drive, South Windsor, Lasse Aspelin, 44 East Main Street, Stafford Springs, and Daniel Jameson, PE, Design Professionals, 21 Jeffrey Drive, South Windsor, were present to represent the application.

Mr. Jameson stated the owners are planning to demolish the existing dwelling and build a new home. They will be erecting retaining walls along the northern and eastern portions of the property. The wood platform to the rear of the home will remain and the walkway and stairs down to the lake will be rebuilt in place. The owners are proposing pervious pavers within the driveway to offset lot coverage increases. He stated that wetlands had not been located on the property, but the proposed activity is within the 100 foot upland

review area of Crystal Lake. Mr. Jameson said they are proposing drainage piping and some manholes throughout the property to help redirect and slow stormwater runoff. As for erosion control measures, they are proposing a double row of silt fence along the lake and silt fence along the northern and southern property lines. He noted they received comments from the Town Engineer and will address the comments. Mr. Jameson said they received approval from North Central District Health Department on a revised plan showing the removal of previously proposed drain pipes within 25 feet of the well.

Mr. Aspelin showed colored renderings of the three story house. Commissioner Brown asked about the lot coverage and Mr. Jameson stated they will be using pervious pavers for the driveway and staying below the 25% maximum lot coverage requirement.

Chairman Braga asked about the 10 year stormwater design. Mr. Jameson explained that they used the same standards used by CT Department of Transportation for pipe sizing and stabilization measures.

Commissioner Brown asked about the drainage to the lake. Mr. Jameson reviewed the site plan and explained where the existing and proposed drainage systems are located. Commissioner Brown asked about the proposed riprap dimensions. Mr. Jameson said the two riprap sections were designed in accordance with the 2002 CT Erosion & Sedimentation Control Guidelines.

Matthew Skypek, 6 East Shore Road, stated his main concern is the grading of the existing road. He explained there is quite a grade difference from the top of the road down to the Keohane's property. Mr. Jameson reviewed the elevation of the road and how stormwater will flow. He reviewed the plan noting that the proposed drainage and grading prevent runoff onto any neighboring residential properties. Mr. Keohane explained the road along his property will have pervious pavers to accept the stormwater runoff.

Mr. Colonese stated the Town Engineer's comments were received via email dated 10/12/2021 and should the Agency agree with Mr. Steele's comments, they can make them a condition of approval. One concern raised by the Town Engineer is the level spreader on the north side of the property. The Town Engineer recommends grouting the riprap with concrete to protect against erosion and extending the apron beyond the toe of the slope while minimizing disturbance of established vegetation. Mr. Colonese noted he inspected this area and observed that the toe of the slope is close to the edge of the lake and there is some riprap existing along the edge of the lake, making it difficult to potentially maintain vegetation between the level spreader and the lake. He added that the Town Engineer is okay with riprap extending to the lake if the Agency agrees. Mr. Colonese also showed the Agency the revised Erosion & Sedimentation Control Plan as approved by the health department.

Mr. Colonese asked the owners if they have any plans for the area by the edge of the lake. Mrs. Koehane stated that they expect to have a removable dock at the edge of the lake. Mr. Colonese noted that four big trees will be removed according to the plans. Mr. Keohane said they will be removing the trees prior to construction and the tree removal company will drop the trees away from the lake, staying on their property.

Commissioner Brown reiterated to Mr. Keohane the importance of caution when removing trees from the site. Mr. Colonese asked the owners to forward him the site contractor's contact information when it is available.

MOVED (BURNS) SECONDED (BROWN) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A NONSIGNIFICANT ACTIVITY FOR IW202111.

MOVED (BURNS) SECONDED (BAOUCHE) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW202111.

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

Conditions of Approval:

- 1) Shall comply with Town Engineer comments dated October 12, 2021.
- 2) Shall comply with North Central District Health Department requirements.
- 3) Silt fence and any other erosion control measures 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: None

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the September 20, 2021 Regular Meeting Minutes.

MOVED (BROWN) SECONDED (BURNS) AND PASSED UNANIMOUSLY TO APPROVE THE SEPTEMBER 20, 2021 MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:
 - a. 84 Snipsic Lake Road – Mr. Colonese stated he went with Chairman Braga to the property last month to observe damage to the yard from recent rainstorms. He conducted a follow-up inspection today and the owner has stabilized the rear portion of the yard abutting Marsh Brook by adding riprap, regrading and hydroseeding.
 - b. 102 Snipsic Lake Road – Mr. Colonese inspected the property with the new owner. There is still an open wetlands permit on the property. The previous owner brought in fill to rear of house, and the new owner plans to grade, bring in topsoil and seed the area next growing season. The silt fence is installed and functioning.

VII. ADJOURNMENT:

**MOVED (BROWN) SECONDED (BAUCHE) AND PASSED UNANIMOUSLY TO
ADJOURN THE OCTOBER 18, 2021 REGULAR MEETING OF THE INLAND WETLANDS
AGENCY AT 7:36 PM.**

Respectfully submitted,

Barbra Galovich, Recording Clerk