



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 SPECIAL MEETING AGENDA MONDAY, FEBRUARY 14, 2022, 6:00 P.M.

**IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 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. IW201803 – Cathy Pinard owner/applicant, request for modification to a permit to conduct regulated activity for two retaining walls at 12 East Shore Road, APN 149-098-0000.

### IV. OLD BUSINESS:

### V. NEW BUSINESS:

1. IW201019 – Request for renewal and transfer of a permit to construct single family home, related utilities, and associated activity at property located on Fairview Avenue, APN 019-120-0001.

### VI. ADMINISTRATIVE BUSINESS:

1. Approval of the January 24, 2022 Special Meeting Minutes.
2. Correspondence/Discussion:
  - a. CT DEEP Municipal Inland Wetlands Agency Comprehensive Training Program

### VII. ADJOURNMENT:

Next Regular Meeting is scheduled for March 14, 2022

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Instructions to attend remotely via Zoom Meeting listed below. The agenda is posted on the Town's webpage ([www.ellington-ct.gov](http://www.ellington-ct.gov)) under Agenda & Minutes, Inland Wetlands Agency.

**Join Zoom Meeting:**  
<https://us06web.zoom.us/j/83699926898>  
**Meeting ID: 836 9992 6898**  
**Passcode: 943263**

**Dial by your location:**  
**+1 646 558 8656 US (New York)**  
**Meeting ID: 836 9992 6898**  
**Passcode: 943263**

Cathy Pinard  
65 Sandy Beach Road  
Ellington, CT 06029

January 6, 2022

Ellington Inland Wetlands Agency  
55 Main Street  
Ellington, CT 06029

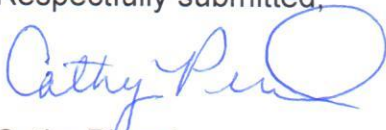
RE: 12 East Shore Road

I am requesting a modification to my existing permit granted on February 12, 2018 and subsequently modified on May 17, 2021, File #IW201803 regarding demolition and reconstruction of my single family home and associated improvements on the property.

Please refer to the attached plans for the following items I am seeking approval for:

1. Retaining wall – base of existing/proposed dock area  
Construct a 4' high by approximately 40' long retaining wall along the slope side base of my existing/proposed dock. The wall will be constructed with the Stone Strong block wall system which consists of hollow blocks filled with crushed stone providing an integrated built in drainage system (see attached pictures). This wall is intended to provide uniformity and stability to the existing slope.
2. Retaining wall – stair and basement walk out area  
Construct a tapered retaining wall along the base of the basement walk out area using the Stone Strong block wall system. Wall will start at 4' high on the north corner of the house and taper down as needed to tie into the stair and basement walk out area. Wall is expected to be approximately 40' long .

Respectfully submitted,



Cathy Pinard



## Interior Block Design – built in drainage system



## Exterior Wall Design





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## INLAND WETLANDS AGENCY PERMIT

**PERMIT NUMBER:** IW201803

**DATE OF ACTION:** February 12, 2018  
**DATE OF MODIFICATION:** May 17, 2021

**OWNER OF RECORD:** Cathy Pinard  
65 Sandy Beach Road  
Ellington, CT 06029

**GRANTED TO:** SAME

**LOCATION OF PROPERTY:** 12 East Shore Road, APN 149-098-0000

**ACTIVITY:** Request for modification to a permit to conduct regulated activity for a deck expansion at lake edge, relocation of existing paved water runoff area, and site improvements associated the demolition and reconstruction of a single family home.

**CONDITIONS:**

1. Silt fence shall be installed then inspected by the Wetlands Agent prior to activity, and remain fully operational until the site is stabilized.
2. Subject to compliance with Town Engineer comments dated May 7, 2021.
3. Conditions of prior permit approval still apply.

This Permit is valid for five (5) years unless otherwise specified in the permit or extended by the Agency. Permit renewal and extension shall be at the discretion of the Agency and may be subject to the calling of an additional Public Hearing. All permits shall expire upon the completion of the acts specified herein.

The following General Provisions shall apply to all permits:

a. In evaluating applications in which the Agency or its Agent relied in whole or in part on information provided the applicant, if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the permit may be modified, suspended or revoked. b. All permits issued by the Agency or its Agent are subject to and do not derogate any present or future rights or powers of the Agency or the Town of Ellington, and are further subject to any and all public and private rights and to any federal, state, and municipal laws or regulations pertinent to the property or activity. c. If the activity authorized by the Inland Wetland Permit also involves an activity or a project which requires zoning or subdivision approval, special permit, variance or special exception, no work pursuant to the wetland permit may begin until such approval is obtained. d. The permittee shall employ construction management practices, consistent with the terms and conditions of the permit, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses.

**Signed:**

\_\_\_\_\_  
Steve Hoffman, Acting Chairman – Inland Wetlands Agency



THERE ARE RIGHTS OF ACCESS OF UNDETERMINED WIDTH TO OTHERS OVER SO-CALLED EAST SHORE RD.

NOTE:  
SANITARY M.H.'s ARE FIELD-LOCATED. CONNECTING SEWER LINES ARE APPROXIMATED.

LOCATION OF 20' SEWER EASEMENT IS APPROXIMATE.

PHYLIS R. MILLER  
14 EAST SHORE ROAD  
APN. 149-099-0000

PHYLIS R. MILLER  
14 EAST SHORE ROAD  
APN 149-099-0000

CRYSTAL LAKE

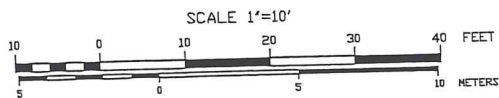
SANDRA GOTTIER  
14 EAST SHORE ROAD  
APN 149-099-0000

APN 149-089-0000  
TOTAL LOT AREA =  
20,375 S.F. ± OR 0.47 ± ACRES  
ORIGINAL PARCEL CONTAINED:  
17,475 ± S.F. OR 0.40 ± ACRES

NOTES:

- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS AN IMPROVEMENT LOCATION SURVEY BASED UPON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED IN PART ON THE FOLLOWING SURVEYS:
  - "MAP OF RUBY PARK DIVIDED INTO 17 LOTS SURVEY AND MAP BY E.Y. FISK, SURVEYOR AUG. 12, 1887 SCALE OF MAP 120' PER INCH".
  - "SUBDIVISION OF TRACT OF LAND FORMERLY CONTAINING LOTS NO. 14, 15, 16 AND 17 AND HEREAFTER TO CONTAIN LOTS NO. 14A, 15A, 16A, AND 17A SURVEYED AUG. 1945 FOR RALPH LIPMAN JOSEPH HOMELSON SURVEYOR".
  - "MAP OF PROPERTY OF CAROL L. GOTTIER ELLINGTON, CONNECTICUT ALFRED E. SCHINDLER LAND SURVEYOR ELLINGTON, CONNECTICUT DRAWN BY A.E.S. SCALE 1"=20' DATE 8/21/92 JOB NO. 928-2 REVISIONS 7/14/93 PARCELS 'A' & 'B' DEFINED 7/27/93 EASEMENT REVISED."
  - "PROPERTY SURVEY PREPARED FOR CATHY W. PINARD ELLINGTON, CONNECTICUT SCHINDLER SURVEYS DRAWN BY A.E.S. SCALE 1"=20' DATE 6/19/00 REVISED TO 4/10/02 SEWER ESMT REVISED"
- PARCEL IS IN ZONE R.
- IMPERVIOUS AREA. ORIGINAL PARCEL = 6,350 S.F. OF 17,475 S.F. OR 36.3% PROPOSED IMPROVEMENTS: 7,396 S.F. OF 20,375 S.F. OR 36.3%
- LOCATION OF SEWER IS SCALED FROM SEWER MAPS.
- VEGETATION INSIDE THE CLEARING LIMITS/SILT FENCE WILL BE REMOVED FOR CONSTRUCTION.
- SEEDING SCHEDULE- 4" TOPSOIL, LOAM AND SEED.

N/F MYRA STEELE  
10 EAST SHORE ROAD  
APN 149-097-0000



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

RACHEL L. DEARBORN, LICENSED LAND SURVEYOR DATE \_\_\_\_\_ LICENSE NO. L.S. 70295

REVISIONS  
1/9/18 PER ZBA, WELL  
2/13/18 PER COMMENTS  
5/8/18 HOUSE, DECKS  
6/27/18 PER COMMENTS  
3/25/21 PER CLIENT  
4/27/21 PER COMMENTS  
1/6/22 PER CLIENT

IMPROVEMENT LOCATION SURVEY  
PREPARED FOR  
CATHY W. PINARD  
12 EAST SHORE ROAD  
ELLINGTON, CONNECTICUT

LANDMARK SURVEYS, LLC  
62 LOWER BUTCHER RD ~ 860-875-8204  
ELLINGTON, CONNECTICUT

|                    |                 |                  |                    |
|--------------------|-----------------|------------------|--------------------|
| DRAWN BY<br>R.L.D. | SCALE<br>1"=10' | DATE<br>12/12/17 | JOB NO.<br>2006-1P |
|--------------------|-----------------|------------------|--------------------|

## John Colonese

---

**From:** Joe Carnemolla <joecarnemolla@aol.com>  
**Sent:** Tuesday, February 01, 2022 2:42 PM  
**To:** John Colonese  
**Cc:** Barbra Galovich; jpcarnemolla@gmail.com  
**Subject:** Re: Wetlands Permit IW201019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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.

Hi John,

I am writing to confirm our request for renewal of the Wetlands Permit IW201019.

The new grantees would be John and Katlyn Carnemolla (They are purchasing the land so I believe they would be the proper Grantees. Please let me know if otherwise).

Is there a form for the current owner to provide consent? Of do you just need an email or letter?

Please let me know.

Thanks,

Joe

Joe Carnemolla  
Campbell-Keune Realty Inc.  
License RES0761212  
JMC Homes LLC  
License NHC0016183  
860-402-6215

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

**From:** John Colonese <jcolonese@ELLINGTON-CT.GOV>  
**To:** Joe Carnemolla <joecarnemolla@aol.com>  
**Cc:** Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>  
**Sent:** Tue, Feb 1, 2022 12:08 pm  
**Subject:** Wetlands Permit IW201019

Hello Joe,

As a follow-up to our discussion please find attached wetlands permit IW201019 for the construction of a single family home and associated activity at property located on Fairview Ave, APN 019-120-0001. The permit must be renewed by the Wetlands Agency in accordance with the Agency's regulations and state statute, as well as updated with the new grantee. Please confirm your request for renewal and provide the new grantee information, and we will add it to the Agency's February 14<sup>th</sup> meeting agenda. Also, please provide consent from the current owner to make this request.

Feel free to contact me with any questions.

Regards,

John D. Colonese, CZEO  
Assistant Town Planner/Zoning & Wetlands Enforcement Officer





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TOWN PLANNER'S OFFICE

(860) 870-3122

### INLAND WETLANDS AGENCY PERMIT FOR REGULATED ACTIVITY

PERMIT NUMBER: #IW201019

DATE OF ACTION: December 20, 2010

GRANTED TO: First Evangelical Lutheran Church, Inc.  
154 Orchard Street  
Ellington, CT 06029

OWNER: Same

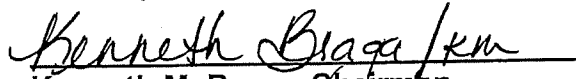
LOCATION OF PROPERTY: Fairview Avenue

ACTIVITY: To construct a single family home, related utilities and associated activity.

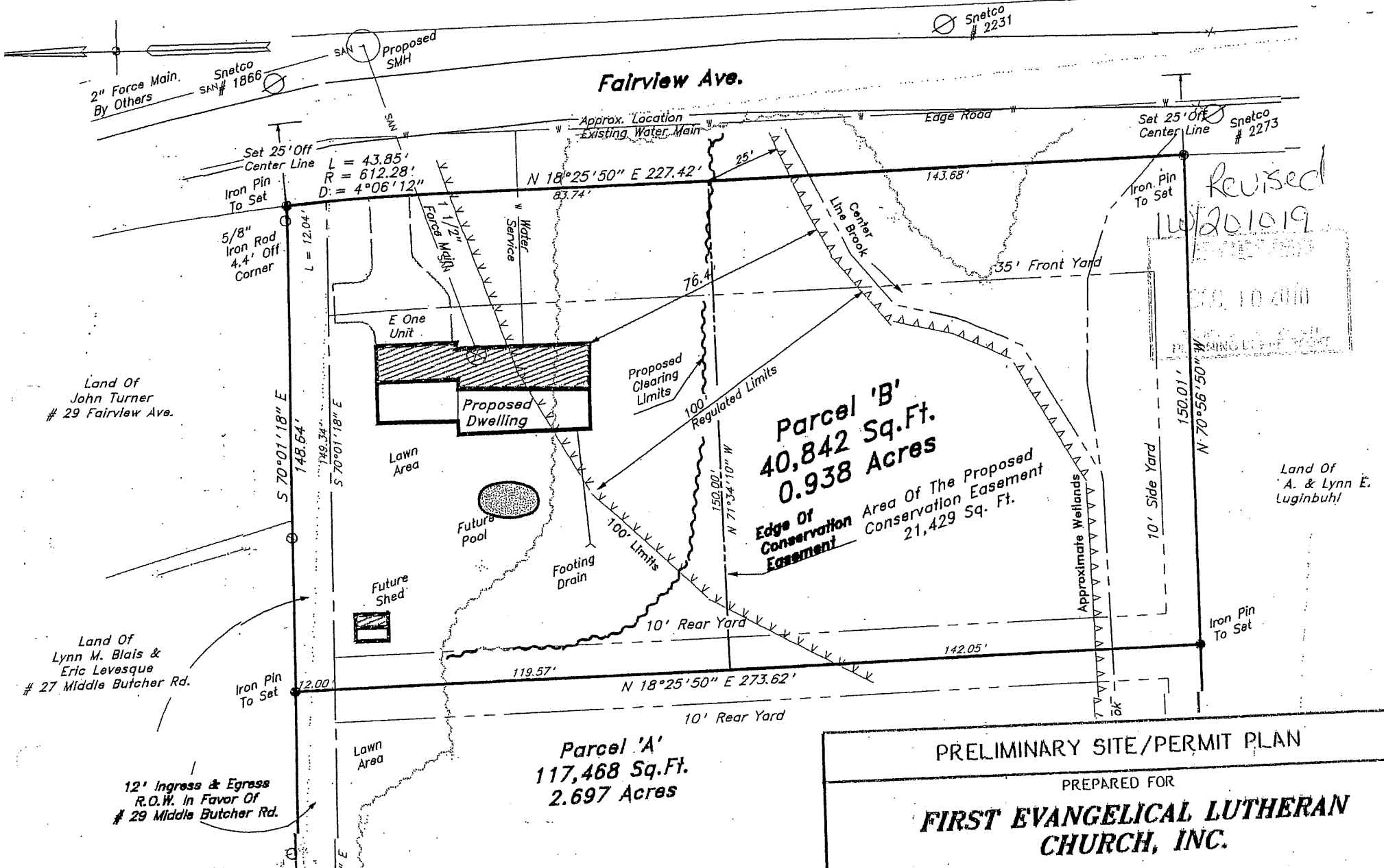
CONDITIONS: THE CONSERVATION EASEMENT IS ACCEPTED AS PROPOSED AND SHALL BE RECORDED IN THE LAND RECORDS.

This Permit is valid for five (5) years unless otherwise specified in the permit or extended by the Agency. Permit renewal and extension shall be at the discretion of the Agency and may be subject to the calling of an additional Public Hearing. All permits shall expire upon the completion of the acts specified herein.

Signed:

  
Kenneth M. Braga, Chairman  
Inland Wetlands Agency

Date of Issuance: December 29, 2010

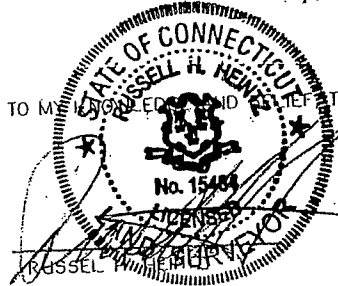


Land Of  
John Turner  
# 29 Fairview Ave.

Land Of  
Lynn M. Blais &  
Eric Levesque  
# 27 Middle Butcher Rd.

12' Ingress & Egress  
R.O.W. In Favor Of  
# 29 Middle Butcher Rd.

Revised  
11/20/19



L.S. 15464  
REGISTRATION NO.

REV-12-10-10

**PRELIMINARY SITE/PERMIT PLAN**

PREPARED FOR  
**FIRST EVANGELICAL LUTHERAN CHURCH, INC.**  
FAIRVIEW AVE.  
ELLINGTON, CONNECTICUT

**TARBELL, HEINTZ & ASSOC., INC.**  
CIVIL ENGINEERS - LAND SURVEYORS  
1227 BURNSIDE AVE. SUITE 31, EAST HARTFORD, CT (860) 528-1810

|                |                  |                   |                     |
|----------------|------------------|-------------------|---------------------|
| JOB NO.<br>609 | DATE<br>11-09-10 | SCALE<br>1" = 40' | DRAWN BY<br>RHH     |
|                |                  |                   | SHEET NO:<br>1 OF 1 |

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





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## INLAND WETLANDS AGENCY SPECIAL MEETING MINUTES MONDAY, JANUARY 24, 2022, 6:00 P.M.

**IN PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**  
**REMOTE ATTENDANCE: ZOOM MEETING**  
**(ATTENDEES BELOW WERE IN PERSON UNLESS OTHERWISE NOTED)**

**PRESENT:** Chairman Ken Braga, Vice Chairman Ron Brown (remote), Regular members Jean Burns, Katherine Heminway, Hocine Baouche and Alternate Francis Hann (remote)

**ABSENT:** Regular members Art Aube and Steve Hoffman

### STAFF

**PRESENT:** 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 6:02 pm.

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

### III. PUBLIC HEARING(S):

1. IW202115 – 74 West Road LLC, owner/applicant, request for a wetlands map amendment at 74 West Road, APN 028-002-0000.

**Time:** 6:02 pm

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

Eric Peterson, Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT, was present to represent the application.

Mr. Peterson stated there is a pending site plan modification application with the Planning & Zoning Commission for Ellington Agway, which is located on Route 83. He explained that Richard Zulick, Certified Soil Scientist, flagged the wetlands on the property and the delineation was included on the survey map provided with the wetlands map amendment application. Mr. Peterson showed on the survey where the wetland soils were located versus where the wetlands boundary is located according to the town map.

Mr. Peterson noted the elevation of the boundary on the town map is roughly 10 to 15 feet higher than the location of the flagged wetlands. He also stated the flagged wetlands are consistent with the wetlands located on the abutting property, Bolles Motors. Mr. Peterson explained the recent wetlands delineation shows that the proposed construction on the site will not be within the wetlands or the upland review area.

No one from the public spoke regarding the application.

**MOVED (BURNS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW202115.**

**MOVED (HEMINWAY) SECONDED (BURNS) AND PASSED UNANIMOUSLY TO APPROVE IW202115** – 74 West Road LLC, owner/applicant, request for a wetlands map amendment at 74 West Road, APN 028-002-0000.

**Map Amendment Effective Immediately, January 24, 2022**

**Approval based on map by Gardner & Peterson Associates, LLC known as, “Property Survey Land of 74 West Road, LLC & KUP Enterprises, LLC 74 & 80 West Road – Route 83 Ellington, Connecticut, Date 12-07-2021 Sheet No. 1 of 1 Map No. 10975”**

**IV. OLD BUSINESS: None**

**V. NEW BUSINESS: None**

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the December 13, 2021 Regular Meeting Minutes.

**MOVED (HEMINWAY) SECONDED (BURNS) AND PASSED UNANIMOUSLY TO APPROVE THE DECEMBER 13, 2021 MEETING MINUTES AS WRITTEN.**

2. Correspondence/Discussion:

- a. CT DEEP – Notice of tentative decision for a permit to discharge into the waters of the state for Oakridge Dairy, LLC.

The Agency briefly discussed the notification from the Connecticut Department of Energy & Environmental Protection.

- b. Timber Harvest Update.

Mr. Colonese noted the timber harvest at 79 Kibbe Road has been completed and the harvest on Green Road started recently.

**VII. ADJOURNMENT:**

**MOVED (BURNS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO  
ADJOURN THE JANUARY 24, 2022 SPECIAL MEETING OF THE INLAND WETLANDS  
AGENCY AT 6:10 PM.**

Respectfully submitted,

---

Barbra Galovich, Recording Clerk





## Training

### CT DEEP Training/Certificate Courses

#### CT DEEP Municipal Inland Wetlands Agency Comprehensive Training Program

**Who should take this course:** Municipal inland wetlands agency members & staff; anyone interested in learning about Connecticut's Inland Wetlands and Watercourses Act (IWWA), the municipal inland wetlands agency permitting process, and the functions and values of inland wetland and watercourse resources.

**Format:** Online, at your own pace, 8 modules with text and video content, interactive activities, and module assessments.

**Estimated time to complete:** 8 hours (Course must be completed within 60 days)

**Completion reward:** Certificate of Achievement issued by CT DEEP

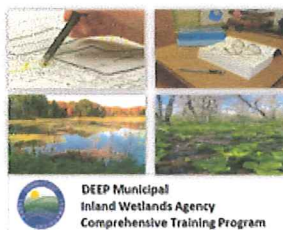
**Cost:** Free

**Description:** This online training program allows municipal inland wetlands agencies and their staff to meet the regulatory and training requirements of the Connecticut Inland Wetlands and Watercourses Act (IWWA). This program instructs and guides agency members and staff on (1) the law they are implementing and enforcing and (2) the resources they are charged with protecting. Municipal inland wetlands agencies have the daunting task of balancing support for their community's economy with the need to protect and restore inland wetland and watercourse resources. This course assists agencies with their responsibilities by examining key sections of the IWWA, important procedures and critical legal concepts for conducting agency business, stream crossing guidelines, habitat enhancement and restoration techniques, maps and site plans, and more! It is strongly recommended that all new municipal inland wetlands agency members and staff complete this training program. Veteran members and staff can benefit from taking the course as it provides a good review of fundamental subject matter.

**REGISTRATION** (<https://uconn.geniussis.com/registration.aspx>) *Look for Municipal Inland Wetlands Agency Training in the list of courses*

For questions regarding course content, please email [darcy.winther@ct.gov](mailto:darcy.winther@ct.gov). In the email subject line, please indicate: *IW Online Course Content Question*.

**Technical support:** [jean.madden-hennessey@uconn.edu](mailto:jean.madden-hennessey@uconn.edu)



## John Colonese

---

**From:** Winther, Darcy <Darcy.Winther@ct.gov>  
**Sent:** Wednesday, January 12, 2022 4:20 PM  
**To:** Winther, Darcy  
**Subject:** AVAILABLE! Municipal Inland Wetlands Agency Comprehensive Training Program

**Importance:** Low

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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.

To Municipal Inland Wetlands Agencies and Staff:

I am happy to announce the DEEP's Municipal Inland Wetlands Agency Comprehensive Training Program has been reactivated after a long recess!

This **free**, online training program was custom built to allow municipal inland wetlands agencies and their staff to carry out the regulatory and training requirements of the Connecticut Inland Wetlands and Watercourses Act (IWWA). The course examines several important subjects including: key sections of the IWWA, important procedures and critical legal concepts for conducting agency business, stream crossing guidelines and habitat restoration and enhancement techniques, maps and site plans, and more!

The training program consists of 8 modules and is designed with text and video content, interactive activities, and module assessments to allow you to review and digest the material at your own pace. A generic program certificate is available from the course platform, however, this is **not** an official certificate of completion. DEEP will mail an official certificate approximately 4-6 weeks following successful conclusion of the program.

It is strongly recommended that all new municipal inland wetlands agency members and staff complete the training program. Veteran members and staff can benefit from taking this course as it provides a good review of fundamental subject matter. The DEEP encourages participation by anyone interested in learning about the IWWA and the roles and responsibilities of municipal inland wetlands agencies. Please feel free to share this announcement.

The training program is being offered through a partnership with UConn CLEAR. To register, please see "[CT DEEP Municipal Inland Wetlands Agency Comprehensive Training Program](#)" posted under the "Training" section on CLEAR's web page. Please contact me if you have questions.

Celebrate 50 years of the CT Inland Wetlands and Watercourses Act (1972 – 2022) and register for this important training program!

*Darcy Winther*

Inland Wetlands Management Program  
Land and Water Resources Division  
Bureau of Water Protection and Land Reuse  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3019 | F: 860.424.4054 | E: [darcy.winther@ct.gov](mailto:darcy.winther@ct.gov)  
[www.ct.gov/deep/inlandwetlands](http://www.ct.gov/deep/inlandwetlands)