



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, MARCH 14, 2022, 7:00 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. IW202201 – Minor LLC, owner/applicant, request for a wetlands map amendment at 50 East Shore Road, APN 169-045-0000.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. IW202202 – Glenn & Erika Bahler, owner/applicant, request to accept notification for construction of a barn and reconstruction of a farm pond dam as of right at 48 Meadow Brook Road, APN 091-002-0000.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the February 14, 2022 Special Meeting Minutes.
2. Election of Officers.
3. Correspondence/Discussion:

VII. ADJOURNMENT:

Next Regular Meeting is scheduled for April 11, 2022



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

Join Zoom Meeting:
<https://us06web.zoom.us/j/86823016609>
Meeting ID: 868 2301 6609
Passcode: 637604

Dial by your location:
+1 646 558 8656 US (New York)
Meeting ID: 868 2301 6609
Passcode: 637604

Town of Ellington Inland Wetlands and Watercourses Agency Application

Application # IW202201
Date Submitted 2/11/2022

<p>Notices associated with this application will be sent to the applicant unless otherwise requested.</p> <p>Owner's Information</p> <p>Name: <u>Minor, LLC</u></p> <p>Mailing Address: <u>41 Converse Street</u> <u>Stafford Springs, CT 06076</u></p> <p>Email: <u>andrew@larochebuilders.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>860-851-8900</u></p> <p>Secondary Contact Phone #: _____</p> <p>Owner's Signature: <u></u> Date: _____</p> <p><small>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.</small></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: _____</p> <p>Mailing Address: <u>Same as owner</u> _____</p> <p>Email: _____</p> <p>WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Primary Contact Phone #: _____</p> <p>Secondary Contact Phone #: _____</p> <p>Applicant's Signature: <u></u> Date: _____</p> <p><small>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.</small></p>
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FEB 11 2022

TOWN OF ELLINGTON
PLANNING DEPARTMENT

Street Address: 50 East Shore Road

Assessor's Parcel Number (APN): 169 . 045 . 0000

Proposed upland review area affected in square feet: None

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): None

Total area of wetlands/watercourses on parcel in square feet or acres: 2.3 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

Map Amendment: This application proposes to amend the Town's wetland map based on a field delineation of the wetlands on this property by a certified Soil Scientist in March of 2021. The included survey depicts the location of the field delineated wetland boundary and the wetland boundary as depicted on the town's official map.

*Please send correspondence to Gardner & Peterson, 178 Hartford Tpke., 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)

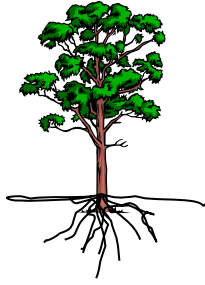
Commercial/Industrial Residential Mixed Use Timber Agricultural
 Other, explain: _____

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)



JOSEPH R. THEROUX

~ CERTIFIED FORESTER/ SOIL SCIENTIST ~
PHONE 860-428-7992 ~ FAX 860-376-6842
P.O. BOX 32, VOLUNTOWN, CT. 06384
FORESTRY SERVICES ~ WETLAND IMPACT ASSESSMENTS
WETLAND DELINEATIONS AND PERMITTING ~ E&S/SITE MONITORING
WETLAND FUNCTION/VALUE ASSESSMENTS

3/23/2021

MR. ANDREW LAROCHE
41 CONVERSE ST.
STAFFORD SPRINGS, CT. 06076

RE: WETLAND DELINEATION, 50 EAST SHORE DRIVE, ELLINGTON, CT

DEAR MR. LAROCHE,

AT YOUR REQUEST I HAVE DELINEATED THE INLAND WETLANDS ON THE SUBJECT PROPERTY.

THESE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY AND THE DEFINITIONS OF WETLANDS AND WATERCOURSES AS FOUND IN THE CONNECTICUT STATUTES, CHAPTER 440, SECTIONS 22A-38.

FLUORESCENT PINK FLAGS WITH A CORRESPONDING LOCATION NUMBER DELINEATE THE BOUNDARIES OF THESE INLAND WETLANDS AND THE ADJACENT UPLAND SOILS.

WETLAND FLAGS WF- 1 THROUGH WF-9 DELINEATE A PALUSTRINE FORESTED WETLAND THAT IS LOCATED IN THE WESTERN PORTION OF THE PROPERTY.

THESE WETLAND SOILS HAVE FORMED ALONG AND ABOVE THE TOE OF SLOPE FROM THE PERSISTENT WETNESS FROM GROUND WATER BREAKOUT AND THE SEASONALLY HIGH WATER TABLE.

THESE WETLAND SOILS ARE CHARACTERIZED BY THICK ORGANIC "A" HORIZONS, SHALLOW REDOXIMORPHIC FEATURES AND LOW CHROMA COLORS WITHIN 20 INCHES OF THE SOIL SURFACE.

IT SHOULD BE NOTED THAT A POTENTIAL INTERMITTENT WATERCOURSE WAS INVESTIGATED ADJACENT TO THE NORTHERN PROPERTY LINE, ORIGINATING FROM THE TRENCH AND STORM WATER DRAINAGE SYSTEM ASSOCIATED WITH MINOR ROAD, EXTENDING DOWN SLOPE.

A DEFINED FLOW CHANNEL HAS FORMED FROM THIS STORM WATER RUNOFF. THIS IS DUE TO THE IMPERMEABLE SUBSOIL HORIZONS AND/OR COMPACT TILL LAYERS PREVENTING INFILTRATION OF THESE STORM WATER SURFACE FLOWS.

REFERENCING THE DEFINITION OF “WATERCOURSES” IN SEC.22A-38 OF THE INLAND WETLANDS AND WATERCOURSES ACT, WHERE THE SURFACE FLOWS OCCUR, THERE IS EVIDENCE OF A DEFINED CHANNEL AND BANK, AND EVIDENCE OF SCOUR/DEPOSITS OF RECENT ALLUVIUM OR DETRITUS. HOWEVER, THERE WAS NO STANDING OR FLOWING WATER PRESENT FOR A DURATION LONGER THAN A PARTICULAR STORM INCIDENT, NOR WAS ANY EVIDENCE OF HYDROPHYTIC VEGETATION FOUND IN THE FLOW CHANNEL.

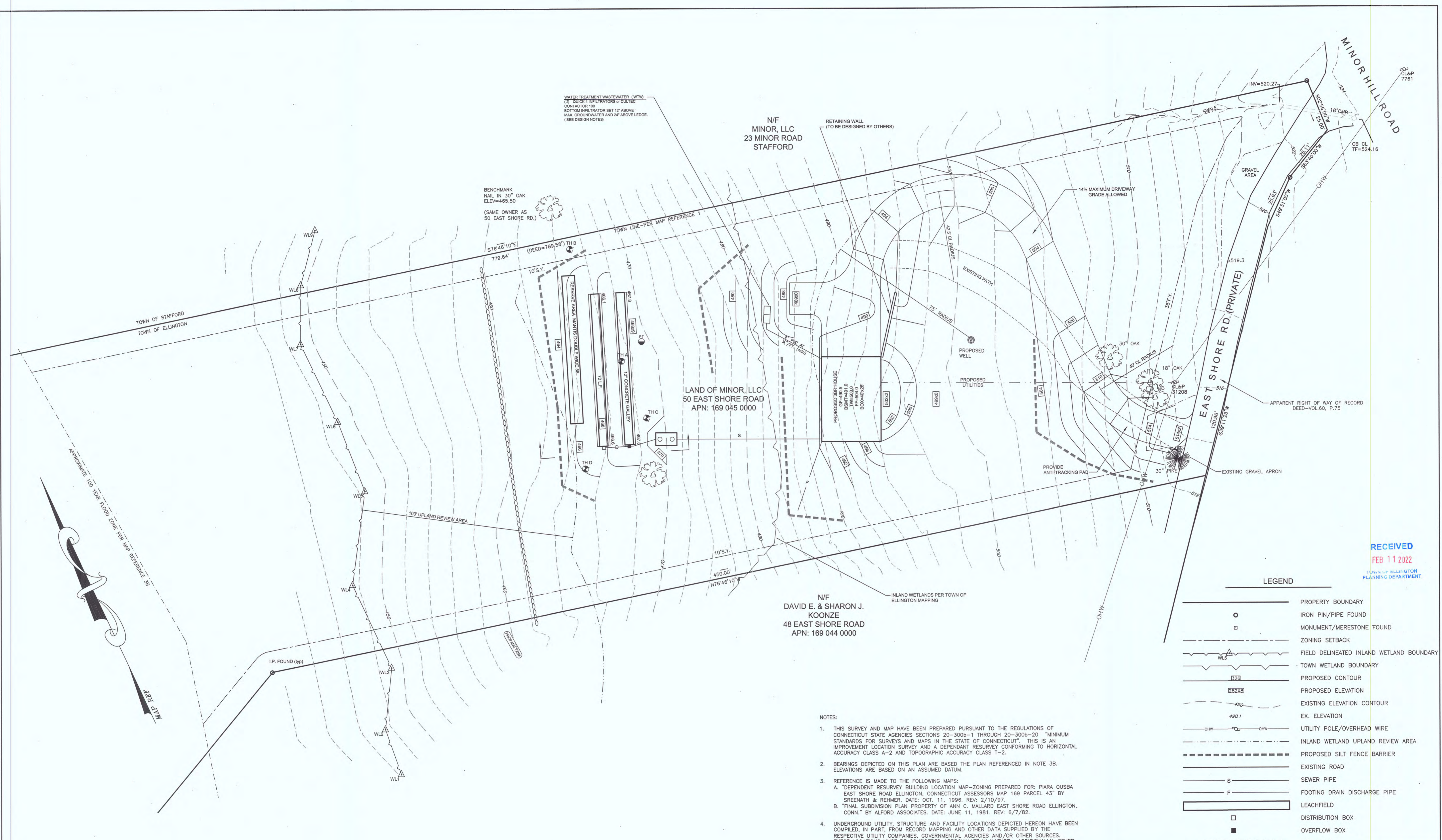
IN ADDITION, NO WETLAND SOILS WERE FOUND IN THESE AREAS, AND THESE FLOWS ARE NOT ASSOCIATED WITH ANY OTHER WETLANDS OR WATERCOURSES ON OR OFF THE SITE. THUS, IN MY OPINION, THIS AREA DOES NOT MEET THE DEFINITION OF AN INTERMITTENT WATERCOURSE.

IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE DELINEATION OR THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

Joseph R. Theroux

JOSEPH R. THEROUX
CERTIFIED SOIL SCIENTIST
MEMBER SSSSNE, NSCSS, SSSA.



WATER TREATMENT WASTEWATER (WTW) (2) QUICK 4 INFILTRATORS OR COLTEC CONVECTOR 100 BOTTOM INFILTRATOR SET 12" ABOVE MAX. GROUNDWATER AND 24" ABOVE LEDGE. (SEE DESIGN NOTES)

BENCHMARK
NAIL IN 30" OAK
ELEV=465.50
(SAME OWNER AS
50 EAST SHORE RD.)

N/F
MINOR, LLC
23 MINOR ROAD
STAFFORD

LAND OF MINOR, LLC
50 EAST SHORE ROAD
APN: 169 045 0000

N/F
DAVID E. & SHARON J.
KOONZE
48 EAST SHORE ROAD
APN: 169 044 0000

LEGEND

	PROPERTY BOUNDARY
	IRON PIN/PIPE FOUND
	MONUMENT/MERESTONE FOUND
	ZONING SETBACK
	FIELD DELINEATED INLAND WETLAND BOUNDARY
	TOWN WETLAND BOUNDARY
	PROPOSED CONTOUR
	PROPOSED ELEVATION
	EXISTING ELEVATION CONTOUR
	EX. ELEVATION
	UTILITY POLE/OVERHEAD WIRE
	INLAND WETLAND UPLAND REVIEW AREA
	PROPOSED SILT FENCE BARRIER
	EXISTING ROAD
	SEWER PIPE
	FOOTING DRAIN DISCHARGE PIPE
	LEACHFIELD
	DISTRIBUTION BOX
	OVERFLOW BOX
	STONEWALL

- NOTES:
- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". THIS IS AN IMPROVEMENT LOCATION SURVEY AND A DEPENDANT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2.
 - BEARINGS DEPICTED ON THIS PLAN ARE BASED THE PLAN REFERENCED IN NOTE 3B. ELEVATIONS ARE BASED ON AN ASSUMED DATUM.
 - REFERENCE IS MADE TO THE FOLLOWING MAPS:
A. "DEPENDENT RESURVEY BUILDING LOCATION MAP-ZONING PREPARED FOR: PIARA QUSBA EAST SHORE ROAD ELLINGTON, CONNECTICUT ASSESSORS MAP 169 PARCEL 43" BY SREENATH & REHMER, DATE: OCT. 11, 1996. REV: 2/10/97.
B. "FINAL SUBDIVISION PLAN PROPERTY OF ANN C. MALLARD EAST SHORE ROAD ELLINGTON, CONN." BY ALFORD ASSOCIATES, DATE: JUNE 11, 1981. REV: 6/7/82.
 - 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.
 - APPROXIMATE 100 YEAR FLOOD LIMIT TAKEN FROM MAP REFERENCE 3B.
 - PER DEED RECORDED IN VOL 517, PAGES 1196-1198, LOT 1 HAS THE RIGHT TO PASS AN REPASS TO CRYSTAL LAKE VIA AN EASEMENT AS NOTED.
 - INLAND WETLANDS WERE FIELD DELINEATED BY JOE THEROUX C.S.S.

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

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

SOIL SCIENTIST *[Signature]* 2/15/22

[Signature]
ERIC R. PETERSON
L.S. 23430
REGISTRATION NO.



**IMPROVEMENT LOCATION SURVEY
SUBSURFACE DISPOSAL DESIGN PLAN
LAND OF MINOR, LLC**

**50 EAST SHORE ROAD
ELLINGTON, CONNECTICUT**

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

REVISIONS 12/18/2021 SEPTIC STAKING 01/20/2022 TOWN WETLANDS	SCALE 1"=20'	DATE 11-01-2021	SHEET NO. 1 OF 2	MAP NO. 10949-1
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TOWN OF ELLINGTON
PLANNING DEPARTMENT

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MINIMUM LEACHING SYSTEM SPREAD (MLSS)

HYDRAULIC FACTOR (HF) X FLOW FACTOR (FF) X PERCOLATION FACTOR (PF)

MLSS = HF X FF X PF 24 x 1.75 x 1.25 = 52.5

HYDRAULIC FACTOR (HF)

RESTRICTIVE LAYER	HYDRAULIC GRADIENT (% OF SLOPE)									
	<1	1.1-2	2.1-3	3.1-4	4.1-6	6.1-8	8.1-10	10.1-15	>15	
<17.9	SEE NOTE #1									
18-22	72	62	54	48	42	34	30	28	26	24
22.1-26	66	56	48	42	34	30	28	26	24	
26.1-30	56	49	42	34	30	28	26	24	20	
30.1-36	48	42	34	30	28	26	24	20	18	
36.1-42	42	36	30	28	26	24	20	18	16	
42.1-48	36	32	28	26	24	20	18	16	14	
48.1-60	30	28	24	22	20	18	16	14	10	
>60	MLSS NEED NOT BE CONSIDERED									

#1-CANNOT BE APPROVED UNLESS HYDRAULIC ANALYSIS DEMONSTRATES SUITABILITY

FLOW FACTOR (FF) = DESIGN FLOW SO: 2 BEDROOMS = 300 = 1.0

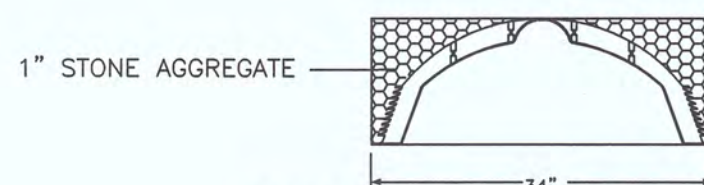
AVERAGE DEPTH TO RESTRICTIVE LAYER: 3 BEDROOMS = 450 = 1.5

4 BEDROOMS = 525 = 1.75

AVERAGE: 27.5" COMMERCIAL = DESIGN FLOW = (FF)

PERCOLATION FACTOR:

Up to 10.0 Minutes/inch	= 1.25
10.1 - 20 Minutes/inch	= 1.25
20.1 - 30 Minutes/inch	= 1.25
30.1 - 45 Minutes/inch	= 3.0 or 2.0*
45.1 - 60 Minutes/inch	= 5.0 or 3.0*



CROSS SECTION FOR QUICK 4 INFILTRATORS (INSTALL PER MANUFACTURERS INSTRUCTIONS)

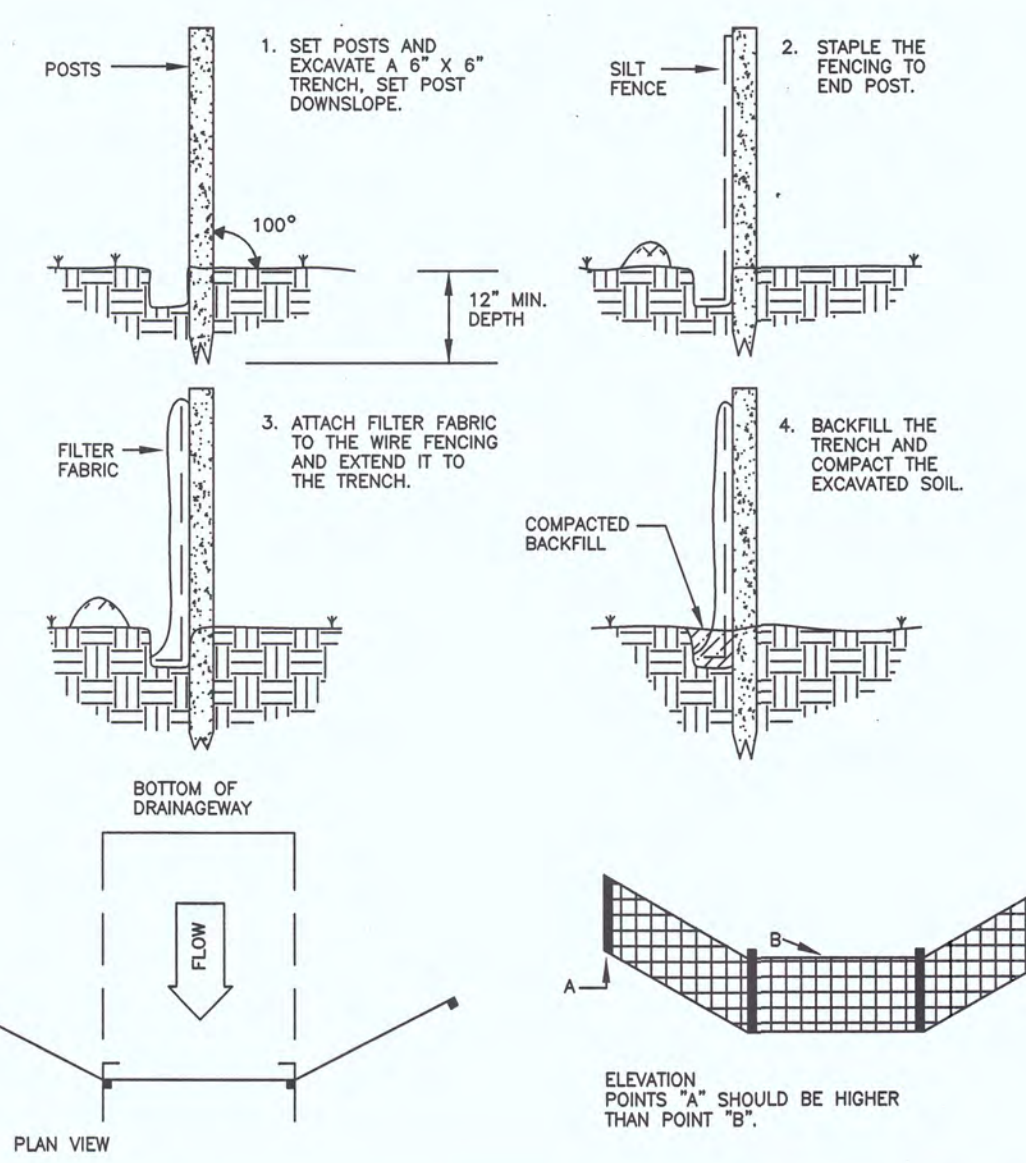
WATER TREATMENT WASTEWATER (WTW) ANY WASTEWATER FROM A DEVICE USED FOR THE TREATMENT OF WELL WATER THAT ENHANCES THE QUALITY OF WATER AND/OR PROVIDES FOR THE REMOVAL OF IRON, MANGANESE, RADIONUCLIDES OR OTHER SUBSTANCES SHALL DISCHARGE TO A WTW SYSTEM.

WTW BASED ON A MAXIMUM DISCHARGE OF 50 GPD. STORAGE VOLUME REQUIRED: 50 GPD x 1.5 = 75 gallons. STORAGE VOLUME PROVIDED: QUICK 4 STANDARD INFILTRATOR 2 units x 45gallons/unit = 90gallons

WATER TREATMENT WASTEWATER SYSTEM

NOT TO SCALE

PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



NOTES - SEPTIC SYSTEM DESIGN

- Soil testing observed by the North Central District Department of Health.
- Design based on a 3 bedroom house and a percolation rate in the range of 10.1-20 min./inch. (675sf required). Leachfield is oversized for a 4 bedroom house (787.5sf required).
- Provide a 1250 gallon 2-compartment septic tank and 2 rows of concrete galleys (5.9 sf/ft), each 72 feet long, 12 inches deep by 48 inches wide with one foot of stone on each side for a total length of 144 lf. or 849 sq. feet of leaching area. Provide a footing drain as shown. Drain is to outlet to the ground surface as shown. Outlet to be screened against rodents.
- Provide a 1250 gallon 2-compartment septic tank and 2 rows of quick-4 infiltrators (3.6 sf/ft) each 108 feet long with one foot of stone on each end, 12 inches deep by 18 inches wide for a total length of 220 lf. or 792 sq. feet of leaching area. Provide a footing drain as shown. Drain is to outlet to the ground surface as shown. Outlet to be screened against rodents.
- House sewer to be 4" I.D. centrifugally cast iron pipe hubless ASTM A 74 with 3" wide heavy duty stainless steel coupling and rubber gasket, or Extra Strength PVC pressure water pipe AWWA C-900 75-100 psi with rubber compression gaskets, or an approved equal. Minimum slope to be 1/4" per foot.
- Serial distribution - inverts of overflow pipes in upper trenches to be set 3" above inverts of distribution pipes in those trenches. Overflow boxes are D-boxes using high hole for overflow.
- Bottoms of trenches to be set not more than 6" below the grade existing prior to stripping and excavation. Bottom of each trench to be constructed level and distribution pipe in each trench to be set level.
- Topsoli to be stripped prior to filling. The fill material (natural or manufactured) between and beyond trenches to be pervious, good quality and clean medium sand (select fill) placed and compacted in 6" lifts. Select fill shall meet the following minimum requirements:
 - The fill should not contain any material larger than 3 inches.
 - Up to 45% of the dry weight of the representative sample may be retained on the #4 sieve (This is the gravel portion of the sample).
 - The material that passes the #4 sieve is then reweighed and the sieve analysis started.
 - The remaining sample shall meet the following gradation criteria:

Sieve	Percent Passing
No. 4	100
No. 10	70-100
No. 40	10-50
No. 100	0-20
No. 200	0-5

 Percent passing the #40 sieve can be increased to no greater than 75% if the percent passing the #100 sieve does not exceed 10% and the #200 sieve does not exceed 5%.
- The responsibility for the preparation of a leaching area utilizing "select material" is that of the licensed installer. The installer shall take the necessary steps to protect the underlying naturally occurring soils from overcompaction and siltation once exposed.
- Fill material to be placed prior to trench excavation. No traffic other than track-driven equipment is to cross, dump, unload or otherwise compact the fill area other than removal until 18" of fill material has been placed. Initial 18" of fill material to be dumped at the edge of the stripped area and spread and compacted with track-driven vehicles. Stockpiling is to take place upgradient of the leaching area. The area down gradient of the leaching area is not to be disturbed. The contractor shall contact the North Central Health District for a percolation test when fill is in place.
- Disturbed areas to be loamed and seeded. Final grade to shed surface water.
- Elevations shown are based on an assumed datum. A benchmark is shown on the plan.
- No in-ground fuel tank, bury hole or other source of pollution within 75' of a well.
- It is recommended that the North Central District Health Department Sanitarian be contacted before any site work is performed.
- It is the responsibility of the contractor to contact the property owners, appropriate utility companies, or "Call Before You Dig" to verify the location of underground utilities prior to construction. Any utility locations shown on this plan are approximate only, and must be verified by the contractor prior to construction.
- It is the responsibility of the owner or his contractor to obtain all local, state, or federal, or other permits which are required to implement the activities shown on this plan, and to perform the activities in accordance with the regulations recommendations of the appropriate agencies.
- As required by the North Central District Health Department, the design engineer shall supervise the staking of the septic system and assure conformance to the plan and all requirements of the Public Health Code of Connecticut.

TEST PITS RESULTS

TEST PITS OBSERVED BY: WES LIROT, R.S., NORTH CENTRAL DISTRICT HEALTH DEPARTMENT
DATE TESTED: JULY 8, 2021

TEST PIT A
0-4" TOPSOIL
6-30" BROWN FINE SANDY LOAM
30-48" GRAYISH LOAMY SAND, TILL SOMEWHAT COMPACT
NO LEDGE
SEEPAGE @ 28"
ROOTS TO 26"
MOTTLING @ 24"

TEST PIT B
0-4" TOPSOIL
6-32" BROWN FINE SANDY LOAM
32-44" GRAYISH LOAMY SAND, TILL SOMEWHAT COMPACT
NO LEDGE
SEEPAGE @ 40"
ROOTS TO 28"
MOTTLING @ 30"

TEST PIT C
0-5" TOPSOIL
5-38" BROWN FINE SANDY LOAM
28-42" GRAYISH LOAMY SAND, TILL SOMEWHAT COMPACT
NO LEDGE
SEEPAGE @ 50"
ROOTS TO 28"
MOTTLING @ 28"

TEST PIT D
0-5" TOPSOIL
5-30" BROWN FINE SANDY LOAM
30-70" GRAYISH LOAMY SAND
NO LEDGE
SEEPAGE @ 48"
ROOTS TO 28"
MOTTLING @ 28"

PERCOLATION TEST

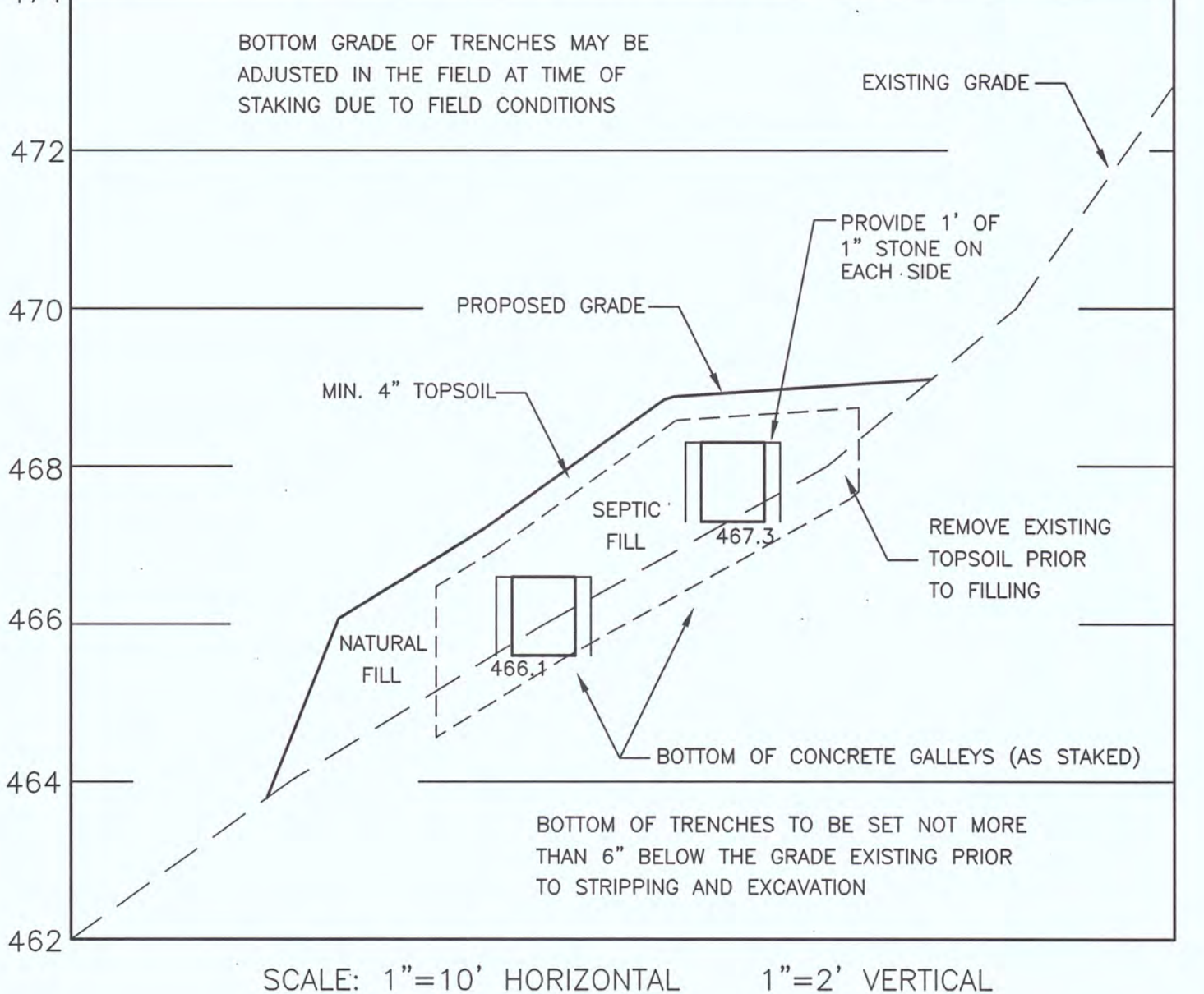
PERFORMED BY: WES LIROT, NORTH CENTRAL DISTRICT HEALTH DEPARTMENT
DATE TESTED: JULY 8, 2021

DEPTH = 12"
PRESOAKED-N0

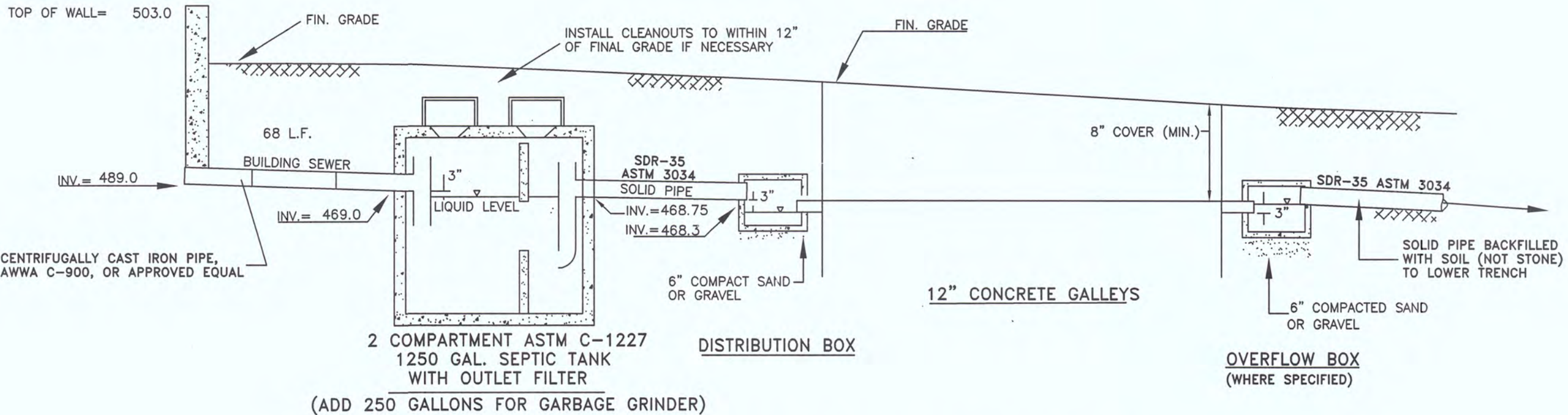
TIME	DEPTH
11:39	4"
11:49	6.5"
11:59	6.75"
12:09	7.625"
12:19	8.5"
12:29	9.25"
12:39	10"

RATE: 10.1-20 MIN/IN

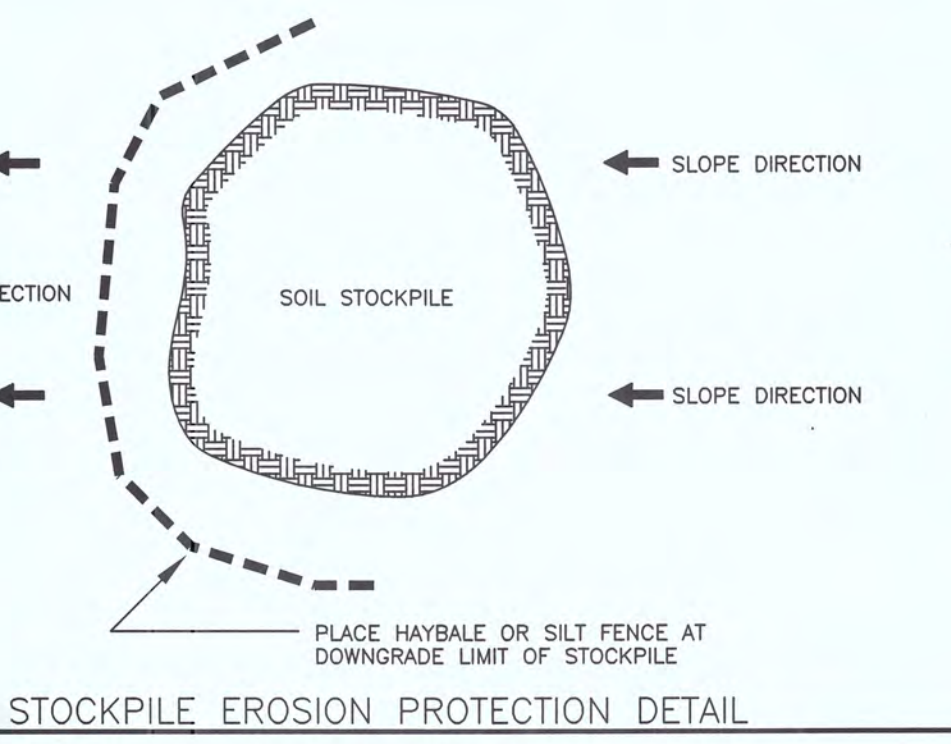
SECTION DISTRIBUTION SYSTEM



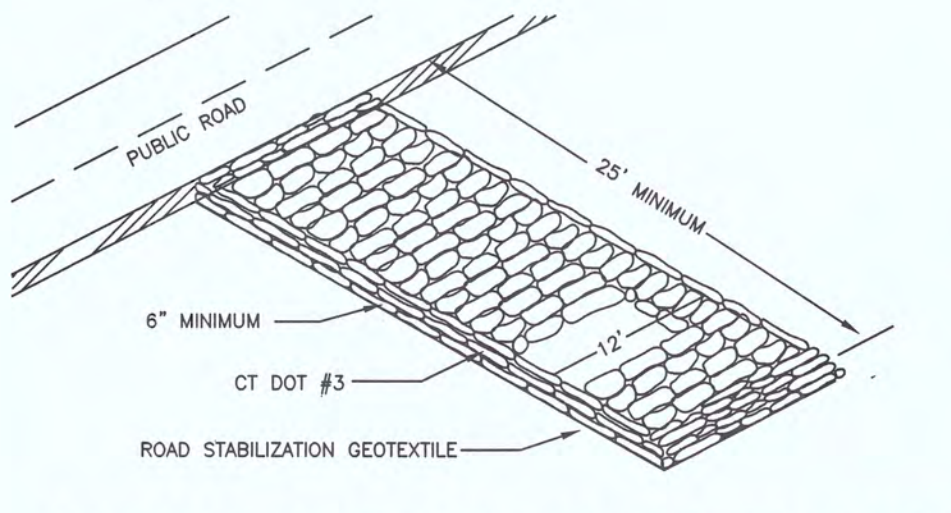
SCALE: 1"=10' HORIZONTAL 1"=2' VERTICAL



SUBSURFACE DISPOSAL DISTRIBUTION NOT TO SCALE



STOCKPILE EROSION PROTECTION DETAIL



CONSTRUCTION ENTRANCE

NOT TO SCALE

CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST

PROJECT NAME: LAND OF MINOR, LLC
LOCATION: 50 EAST SHORE ROAD, ELLINGTON
PROJECT DESCRIPTION: CONSTRUCTION OF SINGLE FAMILY HOME
PARCEL AREA: 4.02 Acres
RESPONSIBLE PERSONNEL: ANDREW LAROCHE

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
ESTABLISH CONSTRUCTION ENTRANCE	INSTALL ANTI-TRACKING PAD		
CLEAR TREES AND BRUSH			
REMOVE STUMPS	INSTALL SILT FENCE		
ROUGH GRADING			
CONSTRUCT HOUSE AND UTILITIES			
FINAL GRADE SITE	FINAL GRADE AND SEED		
LOAM AND SEED DISTURBED ALL DISTURBED AREAS	REMOVE SILT FENCE WHEN SITE IS STABILIZED		

PROJECT DATES:
DATE OF CONSTRUCTION START: DECEMBER 1, 2021
DATE OF CONSTRUCTION COMPLETION: 1 YEAR AFTER START

EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" FOR CONNECTICUT, BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2002.

TEMPORARY SEEDING SCHEDULE:

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	0.9	3/1-6/15, 8/1-10/1
WINTER RYE	40	0.9	4/15-6/15, 8/15-10/1
SUDANGRASS	11	0.25	5/15-8/15

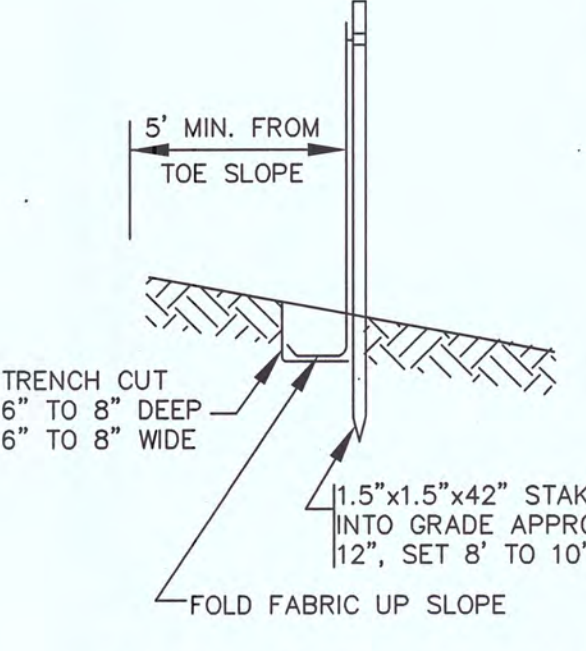
TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

STRAW MULCH IS TO BE APPLIED TO SEEDING AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

FINAL SEEDING SCHEDULE:

PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBJECTS.

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	40	0.90	4/15-6/15, 8/15-9/15
CREeping RED FESCUE	120	2.75	
PERENNIAL RYEGRASS	40	0.90	



SILT FENCE INSTALLATION

NOT TO SCALE

- NOTES:
- SEDIMENT CONTROL FABRIC TO BE A GEOTEXTILE MATERIAL TREATED TO RESIST DEGRADATION FROM EXPOSURE TO SUNLIGHT.
 - USE ONLY GEOTEXTILES WHICH ARE ALREADY ON THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S GEOTEXTILE APPROVED LIST OF GEOTEXTILES.
 - AFTER FOLDING FABRIC EDGE, BACKFILL TRENCH WITH TAMPED ORIGINAL SOIL OR AGGREGATE.
 - INSTALL PER 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

IMPROVEMENT LOCATION SURVEY
SUBSURFACE DISPOSAL DESIGN PLAN
LAND OF MINOR, LLC
50 EAST SHORE ROAD
ELLINGTON, CONNECTICUT
GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS	SCALE	DATE	SHEET NO.	MAP NO.
12/18/2021 SEPTIC STAKING	AS SHOWN	11-01-2021	2 OF 2	10949-1
01/20/2022 TOWN WETLANDS				

Town of Ellington Inland Wetlands and Watercourses Agency Application

Application # IW 202202
Date Submitted 2/28/2022

<p>Notices associated with this application will be sent to the applicant unless otherwise requested.</p> <p>Owner's Information</p> <p>Name: <u>Glenn + Erika Bahler</u></p> <p>Mailing Address: <u>48 Meadow Brook Rd</u> <u>Ellington</u></p> <p>Email: <u>glennrobertb@gmail.com</u></p> <p>WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Primary Contact Phone #: <u>860-550-0178</u></p> <p>Secondary Contact Phone #: _____</p> <p>Owner's Signature: <u><i>Glenn Bahler</i></u> Date: <u>2/28/22</u></p> <p><small>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.</small></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: _____</p> <p>Mailing Address: _____ <u>Same as owner</u></p> <p>Email: _____</p> <p>WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Primary Contact Phone #: _____</p> <p>Secondary Contact Phone #: _____</p> <p>Applicant's Signature: _____ Date: _____</p> <p><small>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.</small></p> <p>*Cc: Rachel@landmarksurveys.com</p>
<p>Street Address: <u>48 Meadow Brook Rd</u></p> <p>Assessor's Parcel Number (APN): <u>091 - 002 - 0000</u></p> <p>Proposed upland review area affected in square feet: <u>6000 ± SF</u></p> <p>Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): <u>10' ACROSS</u> <u>10 LINEAR FT</u></p> <p>Total area of wetlands/watercourses on parcel in square feet or acres: <u>26,500 ± SF</u> <u>100 S.F.</u></p> <p>Public Water: <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Public Sewer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>If not served by public water and sewer, applicant shall make application to North Central District Health Department (Enfield Office) if required.</i></p> <p>Is the project in a public water supply watershed area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>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.</i></p> <p>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: <i>See attached Application Checklist and Appendix D for guidance when preparing application</i></p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p>The proposed activity is to construct a 24 x 36 barn for agricultural use and to reconstruct a dam providing better water regulation for the existing farm pond. Other activities consist of restoring and maintaining land in the wetlands area for farming operations.</p> </div>	

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)

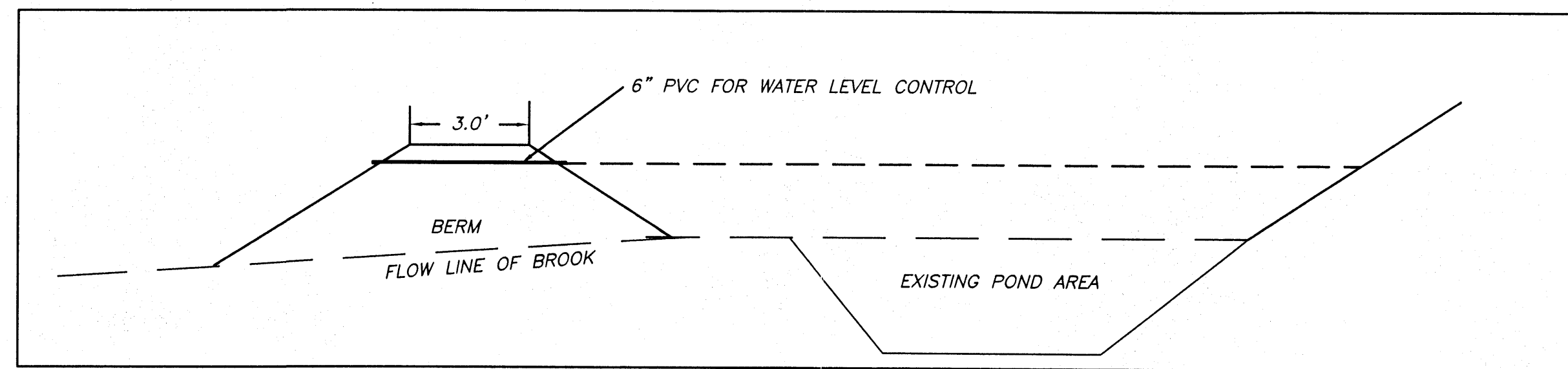
Commercial/Industrial Residential Mixed Use Timber Agricultural
 Other, explain: _____

Type of Application: (check one)

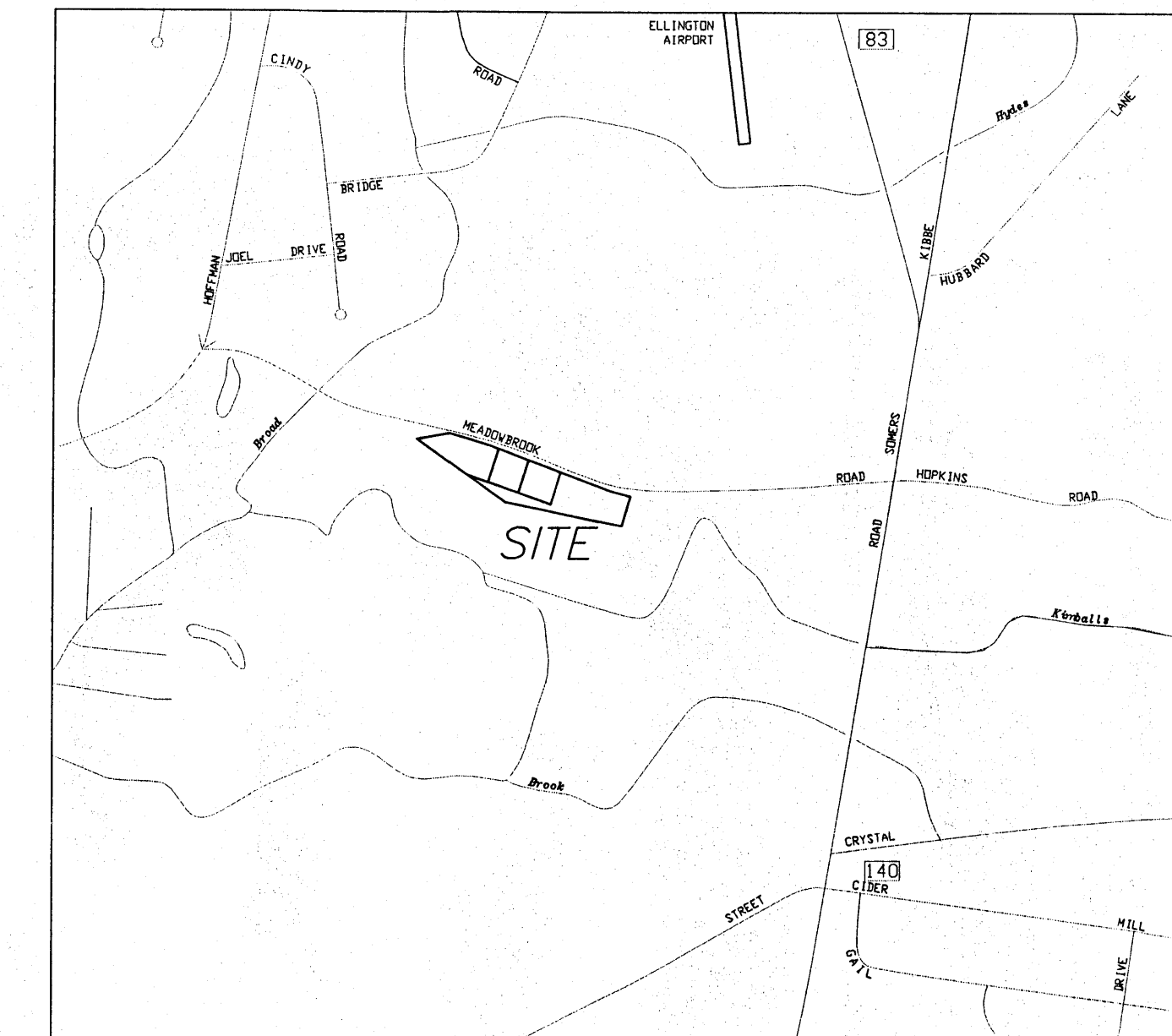
Notification for Non-Regulated Use (Section 4.2)
 Notification of Permitted Use as of Right (Section 4.1)
 Administrative Permit (Section 6.4)
 Agency Permit (**TWELVE COPIES REQUIRED**)
 Permit Modification
 Permit Extension
 Regulation Amendment
 Map Amendment
 Appeal of Administrative Permit

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)



BERM DETAIL
NOT TO SCALE



LOCATION MAP 1"=1000'

BAHLER FARMS INC
A.P.N. 090-017-0000

OAKRIDGE FARMS
A.P.N. 091-003-0000

A.P.N. 091-002-0003
56 MEADOW BROOK ROAD
LOT 4
CONTAINS: 40,097 SQ. FT.
OR .92 ACRES

A.P.N. 091-002-0002
54 MEADOW BROOK ROAD
LOT 3
CONTAINS: 40,062 SQ. FT.
OR 0.92 ACRES

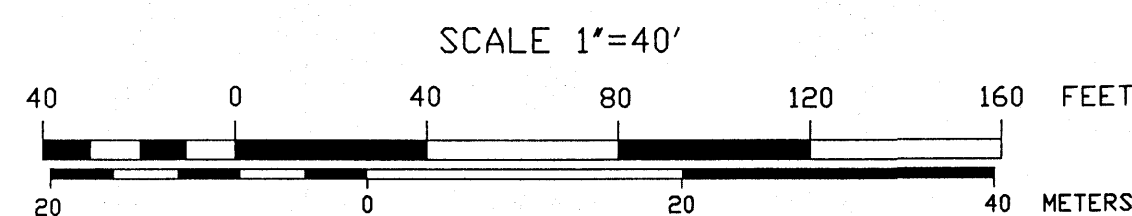
A.P.N. 091-002-0001
52 MEADOW BROOK ROAD
LOT 2
CONTAINS: 40,241 SQ. FT.
OR 0.92 ACRES

A.P.N. 091-002-0000
GLENN & ERIKA BAHLER
48 & 50 MEADOW BROOK ROAD
LOT 1
CONTAINS: 176,750 S.F.
OR 4.06 ACRES

- LEGEND:**
- ○ I.P. (F)
 - ○ ReBAR (F)
 - ○ ReBAR (S)

SURVEY NOTES:

1. 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 A PROPERTY SURVEY BASED UPON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE FOLLOWING:
 - A. "MAP OF PORTION OF LAND OF ALVIN J. KIBBE ELLINGTON, CONN. SCALE: 1"=50' CERTIFIED SUBSTANTIALLY CORRECT ACCURACY A-2 ALFRED E. SCHINDLER JUNE 7, 1966."
3. PARCEL IS IN ZONE RA.
4. TOPOGRAPHY IS FROM TOWN TOPO AND FIELD CHECKED IN THE AREA OF THE SEPTIC SYSTEMS.
5. WETLANDS WERE FLAGGED BY JOHN IANNI, REGISTERED SOIL SCIENTIST. AUGUST 2005.
6. BEARINGS ARE BASED ON GRID CGS NAD 83 COORDINATES.
7. PARCEL DETERMINED TO BE IN ZONE X - AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN PER TOWN OF ELLINGTON FIRM PANEL 5 OF 15 # 0901580005C REVISED FEBRUARY, 5, 1997.
8. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF THE PROPOSED BARN AND DAM RECONSTRUCTION FOR FARMING OPERATIONS AND FOR THAT PURPOSE ONLY.



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

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

REVISIONS	

PROPOSED BARN & DAM RECONSTRUCTION
PREPARED FOR
GLENN & ERIKA BAHLER
48 MEADOW BROOK ROAD
ELLINGTON, CONNECTICUT

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

DRAWN BY R.L.D.	SCALE 1"=40'	DATE 1/4/2022	JOB NO. 20408-7BARN	SHEET NO. 1 OF 1
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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 SPECIAL MEETING MINUTES MONDAY, FEBRUARY 14, 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 and Katherine Heminway

ABSENT: Regular member Art Aube, Hocine Baouche 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 6:00 pm.

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

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.

Time: 6:01pm

Seated: Braga, Brown, Burns and Heminway

Cathy Pinard, 12 East Shore Road, was present to represent the application. Ms. Pinard said she plans to rebuild her home and would like to add two more retaining walls to the site near the edge of the lake. She has already completed one retaining wall on the site by the roadway. She showed the agency the proposed locations for the walls on the plan revised January 6, 2022 by Landmark Surveys, LLC. Ms. Pinard noted the retaining wall closest to the lake will be roughly 15 feet from the water's edge and approximately 44 feet in length, and the retaining wall closer to the home will be approximately 42 feet in length. She stated the blocks will be three tiers in height, approximately 4 to 5 feet in height at the highest point, and will be filled with crushed stone.

Ms. Pinard stated she received a copy of the Town Engineer's email comments dated February 11, 2022.

Commissioner Burns asked how the blocks will be installed. Ms. Pinard explained that the blocks will be lowered into place. Commissioner Burns asked what Ms. Pinard will be doing in the area behind the retaining wall closer to the home. Ms. Pinard stated they will be clearing the overgrown brush and adding riprap in the area.

Mr. Colonese asked that the plan be updated to show additional silt fence and hay bales for stabilization along the edge of the retaining wall closest to the water's edge until the area is stabilized with riprap as described. He briefly reviewed the comments received from the Town Engineer dated February 11, 2022. Ms. Pinard noted she will be merging the lots upon applying for a building permit for the project.

Vice Chairman Brown asked if the retaining walls would affect water runoff and how the walls will be maintained. Ms. Pinard stated there will be crushed stone within the blocks and at the base of the wall and no maintenance will be required. She added that once the blocks are in place, the wall will be stable. She expects the project to take about a week.

No one from the public spoke regarding the application.

MOVED (BURNS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A NONSIGNIFICANT ACTIVITY FOR IW201803.

MOVED (HEMINWAY) SECONDED (BURNS) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW201803.

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

Conditions:

- 1. Silt fence and hay bale locations to be adjusted to incorporate limits of disturbance around proposed retaining wall closest to the lake.**
- 2. Silt fence and erosion control measures shall be installed then inspected by the Wetlands Agent prior to activity, and remain fully operational until the site is stabilized.**
- 3. Subject to compliance with Town Engineer comments dated February 11, 2022.**
- 4. Stone level spreader to be added to outlet area of any roof drain or footing drain.**

IV. OLD BUSINESS: None

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.

Chairman Braga stated the property received original permit approval on December 20, 2010. The Conservation Easement agreement was filed and placards were posted as required by the permit. State statute changes in 2011 allowed the permit to be valid for 9 years, and recent 2021 legislation changes allow it to be valid for 14 years up to 19 years from the date of approval with extensions. No major changes to the site plan are proposed, however minor site changes are expected within the upland review area such as the building footprint.

Joe Carnemolla, 16 Crystal Ridge, Tolland, CT was present to represent the request. Mr. Carnemolla stated he is representing the lot owner, Steve Hany and the prospective buyers. The lot will be purchased by John and Katlyn Carnemolla. He submitted a revised foundation plan to the agency and explained they recently changed the footprint of the proposed dwelling into a T-shape.

Mr. Colonese noted a portion of the proposed dwelling is within the upland review area, and stated the proposed dwelling is shown 76 feet from wetlands. Mr. Carnemolla said they are looking to start construction this spring and doesn't foresee needing additional time for completion beyond December 20, 2024.

MOVED (HEMINWAY) SECONDED (BURNS) AND PASSED UNANIMOUSLY TO APPROVE THE RENEWAL OF PERMIT IW201019 FOR FOURTEEN (14) YEARS FROM ORIGINAL DATE OF APPROVAL UNTIL DECEMBER 20, 2024 AND UPDATE PERMIT WITH GRANTEES, JOHN AND KATLYN CARNEMOLLA – 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.

MOVED (HEMINWAY) SECONDED (BURNS) AND PASSED UNANIMOUSLY TO APPROVE THE JANUARY 24, 2022 SPECIAL MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

a. CT DEEP Municipal Inland Wetlands Agency Comprehensive Training Program

Mr. Colonese said the Connecticut Department of Energy and Environmental Protection (DEEP) is offering the Municipal Inland Wetlands Agency Comprehensive Training Program again and it is now free and online. CT DEEP allows for individuals to complete the program within 60 days. The Agency was provided information regarding the training program and where to sign-up online.

VII. ADJOURNMENT:

MOVED (BURNS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ADJOURN THE FEBRUARY 14, 2022 SPECIAL MEETING OF THE INLAND WETLANDS AGENCY AT 6:22 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk