



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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INLAND WETLANDS AGENCY REGULAR MEETING MINUTES MONDAY, MAY 9, 2022, 7:00 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, Regular members Art Aube, Jean Burns, Steve Hoffman and Katherine Heminway

ABSENT: Vice Chairman Ron Brown and regular member Hocine Baouche

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 7:00 pm.

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

III. PUBLIC HEARINGS:

1. IW202110 - Juliano Family One LLC, owner/ Brian Juliano, applicant, request for modification to Wetlands Permit IW202110 to construct a detention basin and outside storage area at 100 Windermere Ave., APN 018-021-0000.

Chairman Braga stated the application is not sufficient for review by the Agency as it is currently missing a report from the Soil Scientist with regard to onsite soils and proposed activity. Furthermore, the Town Engineer reviewed the plans and drainage report and has identified a number of items that need to be addressed relevant to the wetlands application, and feels the plans are not ready for approval at this time.

MOVED (AUBE) SECONDED (BURNS) AND PASSED UNANIMOUSLY TO TABLE THE OPENING OF THE PUBLIC HEARING TO JUNE 13, 2022 REGULAR MEETING FOR IW202110 - Juliano Family One LLC, owner/Brian Juliano, applicant, request for modification to Wetlands Permit IW202110 to construct a detention basin and outside storage area at 100 Windermere Ave., APN 018-021-0000.

2. IW202204 - Apostolic Christian Church of Ellington, Inc., owner/applicant, request for a permit to conduct regulated activity to construct a 16,000 SF fellowship hall and associated site improvements at 34 Middle Butcher Road, APN 028-023-0000.

Time: 7:02 pm

Seated: Braga, Aube, Burns, Hoffman and Heminway

Peter Welti, 257 Crystal Lake Road, and Tom Swale, Alfred Benesch & Company, 120 Hebron Avenue, Glastonbury, CT were present to represent the application.

Mr. Welti explained the previous building behind the church was a congregate living facility which was demolished about a year ago. The plan is to construct a fellowship hall. Mr. Welti noted they received town staff comments from the Town Engineer and Fire Marshal and they will be addressed by Alfred Benesch & Company.

Commissioner Burns asked how they intend on repairing the pipe outlets by the brook. Mr. Welti replied some of the work will require using heavy equipment, but for most of the activity they will be using low impact equipment in the area. Commissioner Hoffman asked if the storm water calculations for runoff would be higher than the previous building. Mr. Welti said the total runoff is calculated to be less than the previous building and site. Mr. Colonese noted the Stormwater Management Report, dated April 2022, stated under the proposed conditions, the imperviousness is reduced from 4.32 acres (27.3%) to 4.21 acres (26.6%). The discharge points remain the same and a majority of the existing drainage structures and piping are to remain. He noted four drywells will be installed on the site.

Chairman Braga asked who will be monitoring and checking up after the site is completed. Mr. Colonese responded the maintenance schedule is incorporated in the Stormwater Management Report, and the owners are responsible to complete the maintenance as noted on page 5 and 6, Maintenance and Operation, of the Stormwater Management Report.

Mr. Swale noted the only direct impact will be a minimal amount at the existing pipe outfalls. He stated they will be incorporating the Town Engineer's comments into the plans.

Mr. Colonese read Dana Steele's email dated May 9, 2022 as follows, "I've reviewed the plans and Stormwater Management Report for the Apostolic Christian Church fellowship hall prepared by Alfred Benesch & Company dated 4/8/22. My comments related to the wetland application are as follows:

1. Provide a construction detail of the proposed drywells.
2. Consider maintaining the existing drywell near drywell #2 rather than replacing.
3. Provide a pre-treatment BMP for runoff from paved vehicle areas before discharging to a drywell.
4. Consider larger stone size for riprap aprons along the stream bank to resist shearing stress in Turkey Brook.

I discussed these comments with the design engineer and we agree they can be incorporated as conditions of approval."

There were no comments from the public.

MOVED (BURNS) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A SIGNIFICANT ACTIVITY FOR IW202204.

MOVED (AUBE) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW202204.

MOVED (AUBE) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR IW202204 - Apostolic Christian Church of Ellington, Inc., owner/applicant, request for a permit to conduct regulated activity to construct a 16,000 SF fellowship hall and associated site improvements at 34 Middle Butcher Road, APN 028-023-0000.

Conditions:

1. Shall comply with Town Engineer comments in Email dated May 9, 2022 as follows:
 - a. Provide a construction detail of the proposed drywells.
 - b. Consider maintaining the existing drywell near drywell #2 rather than replacing.
 - c. Provide a pre-treatment BMP for runoff from paved vehicle areas before discharging to a drywell.
 - d. Consider larger stone size for riprap aprons along the stream bank to resist shearing stress in Turkey Brook.
2. 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:

1. IW202206 - Town of Ellington, owner/ Ad Hoc Ellington Trails Committee, applicant, request for acceptance to maintain trails and install four bridges as permitted nonregulated uses on Ellington Highlands Subdivision open space parcel on Stein Road, APN 037-005-0082.

Rachel Dearborn, 62 Lower Butcher Road, was present to represent the application. Ms. Dearborn stated the access to the trails is located on Stein Road and the Ad Hoc Ellington Trails Committee would like to repair a total of four bridges and maintain the trails throughout the parcel. She explained Bridge 1 is currently installed over a collapsed culvert and they will be adding some timber to the existing wood bridge to make it trail worthy. Bridge 4 is currently installed but it is in disrepair due to a tree falling on it and will to be repaired. Bridge 2 will be a new bridge that will be installed across a stream at the narrowest and safest location. Bridge 3 will also be a new bridge that will be installed more as a boardwalk to cross a wet area to access a loop trail. Ms. Dearborn stated they will be breaking this into two phases. Bridges 1, 2 and 3 are part of phase I to open the main trail and Bridge 4 is part of phase II to open a secondary loop trail.

Commissioner Hoffman asked if they will be using pressure treated wood, Ms. Dearborn said they will be using pressure treated wood and the trails committee has received some Trex decking as a donation. She also noted that any of the broken materials will be removed from the site. It was noted that this property is owned by the Town of Ellington.

MOVED (HEMINWAY) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO ACCEPT IW202206 - Town of Ellington, owner/ Ad Hoc Ellington Trails Committee, applicant, request for acceptance to maintain trails and install four bridges as permitted nonregulated uses on Ellington Highlands Subdivision open space parcel on Stein Road, APN 037-005-0082.

2. Kimberly Schneider, owner/ David Schneider, applicant, request for a permit to conduct regulated activity to construct an in-ground pool, patio, pool shed, retaining wall and associated site work at 90A Ellington Ave, APN 029-049-0001.

Mr. Colonese reviewed the proposed project and plan with the Agency. He said silt fence and a boulder wall will be installed approximately 7 feet from the wetlands and abut the conservation area. Beyond the wall will be a pool and shed and other site improvements. He asked if the Agency would consider delegating authority to him as the wetlands agent. Commissioner Hoffman asked the owner when the wetlands delineations were completed. Mr. Schneider stated they were completed around 1994 when the house was built. Commissioner Burns noted concerns about where the chemicals for the pool will be stored. Commissioner Heminway noted concerns about potential backwash water from the pool. Mr. Colonese said he would incorporate their concerns into his review.

MOVED (HOFFMAN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO DELEGATE AUTHORITY TO THE WETLANDS AGENT FOR - Kimberly Schneider, owner/ David Schneider, applicant, request for a permit to conduct regulated activity to construct an in-ground pool, patio, pool shed, retaining wall and associated site work at 90A Ellington Ave, APN 029-049-0001.

3. IW202205 - Ellington McIntire, LLC, owner/applicant, request for a permit to conduct regulated activity to construct a single family home and site improvements associated with a 2-lot subdivision at 153 Webster Road, APN 185-001-0000.

MOVED (HEMINWAY) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO RECEIVED AND SET FOR THE JUNE 13, 2022 MEETING AS NEW BUSINESS FOR IW202205 - Ellington McIntire, LLC, owner/applicant, request for a permit to conduct regulated activity to construct a single family home and site improvements associated with a 2-lot subdivision at 153 Webster Road, APN 185-001-0000.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the April 11, 2022 Regular Meeting Minutes.

MOVED (HEMINWAY) SECONDED (BURNS) AND PASSED UNANIMOUSLY TO APPROVE THE APRIL 11, 2022 REGULAR MEETING MINUTES AS WRITTEN.

2. Election of Officers

a. Chairman

MOVED (HOFFMAN) TO NOMINATE COMMISSIONER BURNS FOR CHAIRMAN OF THE INLAND WETLANDS AGENCY FOR 2022.

COMMISSIONER BURNS ACCEPTED THE NOMINATION. HEARING NO FURTHER NOMINATIONS, NOMINATIONS CLOSED.

MOVED (HOFFMAN), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER BURNS FOR CHAIRMAN OF THE INLAND WETLANDS AGENCY FOR 2022.

b. Vice Chairman

MOVED (BURNS) TO NOMINATE COMMISSIONER HEMINWAY FOR VICE CHAIRMAN OF THE INLAND WETLANDS AGENCY FOR 2022.

COMMISSIONER HEMINWAY ACCEPTED THE NOMINATION. HEARING NO FURTHER NOMINATIONS, NOMINATIONS CLOSED.

MOVED (AUBE), SECONDED (BURNS) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER HEMINWAY FOR VICE CHAIRMAN OF THE INLAND WETLANDS AGENCY FOR 2022.

3. Correspondence/Discussion:

a. 50 East Shore Road

Mr. Colonese said the owner of 50 East Shore Road would like to install an elevated platform and dock about 200 feet in length through the wetlands to the lake similar to the platform approved at 48 East Shore Road. He explained, according to the owner, there will be no digging and the platform will be installed on metal legs. The Agency briefly discussed the request and decided to have the owner apply for a wetlands permit for the activity.

b. 10 Fairview Ave

Mr. Colonese stated the owner had a Soil Scientist stake a portion of the wetlands area on the parcel. The owner is planning an approximate 20ft x 20ft addition to the house within the upland review area approximately 30 feet from the wetlands. Mr. Colonese showed the Agency a drawing and asked if the Agency would consider delegating authority to him for the project. The Agency agreed to allow Mr. Colonese to review the application for agent permit approval.

VII. ADJOURNMENT:

MOVED (AUBE) SECONDED (BURNS) AND PASSED UNANIMOUSLY TO ADJOURN THE MAY 9, 2022 REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:45 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk