INLAND WETLANDS AGENCY
REGULAR MEETING AGENDA
MONDAY, JUNE 13, 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. 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.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. 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 May 9, 2022 Regular Meeting Minutes.
2. Correspondence/Discussion:

VII. ADJOURNMENT:

Next Regular Meeting is scheduled for July 18, 2022

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

Join Zoom Meeting via link: https://us06web.zoom.us/j/81705678819
Meeting ID: 817 0567 8819
Passcode: 390978

Join Zoom Meeting by phone:
+1 646 558 8656 US (New York)
Meeting ID: 817 0567 8819
Passcode: 390978

COMMISSIONERS: TO ASSIST IN ESTABLISHING QUORUMS REQUIRED TO CONDUCT MEETINGS, PLEASE CONTACT THE PLANNING DEPARTMENT IF YOU ARE UNABLE TO ATTEND A SCHEDULED MEETING.
Town of Ellington  
Planning Department

DATE:       June 2, 2022  
TO:         Inland Wetlands and Watercourses Agency  
FROM:       John D. Colonese, Assistant Town Planner/Wetland Agent  
SUBJECT:    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.

The intention of this memorandum is to outline the documents submitted as part of the subject application and notify you of remaining items to be submitted. The following documents have been submitted which are included in your June 13th meeting agenda packet:

- Application
- Responses to Application Checklist
- On-site Soil Investigation & Wetland Delineation Report dated 5/26/22 by REMA Ecological Services LLC
- Stormwater Drainage Report Hydrology & Methodology, and Site Specific Narrative dated 5/26/22 by Juliano Associates LLC
- Plans described as: Property and Topographic Survey, Site Plan, Erosion Control Specifications and Details, Drainage Area Map, Construction Sequence, Storm Water Maintenance Program and Details, Land of Juliano Family One LLC 100 Windermere Ave by Juliano Associates, LLC Sheets 1 through 5 dated 5/26/22

Remaining items:

- Comments from the Town Engineer *(plans and drainage report were received in the Planning Department office on May 31, 2022 and delivered to Town Engineer on June 1, 2022).*
- Functional and qualitative analysis, describing the ecological communities and functions of the wetlands, watercourses and upland review areas affected by the proposed regulated activity and the effects of the proposed regulated activities on these communities and wetland functions.
- Restoration and planting recommendations as noted on the plans.
- Any other items the Agency deems necessary in order to properly and fully evaluate the proposed activity *(see Section 7.5 of the regulations on page 2 of memo).*

Application documents received prior to the June 13th meeting will be forwarded to you via email as well as provided to you the night of the meeting.

The June 13th meeting agenda and application are being sent out early to allow for time to review the documentation and visit the site. If you would prefer to visit the site with me, please feel free to contact the Planning Department to set up a time.
SECTION VII  APPLICATION REQUIREMENTS

7.5 If the Agency determines, based upon its review of the initial submittal that either the proposed activity involves a significant activity as determined by the Agency, or additional technical or other information is necessary in order to properly and fully evaluate the proposed activity, any or all of the additional information listed below, may be required. Requests for approval of significant activities shall only be approved by the Agency.

a. Engineering reports and analyses and additional drawings to fully describe the proposed project and any filling, excavation, drainage or hydraulic modifications to watercourses or watershed areas;

b. Mapping of all soil types consistent with the categories established by the National Cooperative Soil Survey of the U.S. Soil Conservation Service;

c. A functional and qualitative analysis, describing the ecological communities and functions of the wetlands, watercourses and upland review areas affected by the proposed regulated activity and the effects of the proposed regulated activities on these communities and wetland functions. Such analysis shall be prepared by a professional having demonstrated competence by virtue of relevant education and experience in the fields of wetland ecology, plant biology, hydrology and related areas;

d. Description of how each alternative considered by the applicant would change, diminish, or enhance the ecological communities and functions of the wetlands or watercourses involved in the application; and a description of why each alternative not chosen was deemed neither prudent nor feasible;

e. Analysis of chemical or physical characteristics of any fill material;

f. Existing and anticipated alkalinity, salinity, pH, nitrate, phosphate, turbidity, bacteria levels, temperature, dissolved oxygen levels, and similar attributes of any affected watercourses or water bodies directly affected by the proposed activity;

g. State DEP groundwater and surface water quality designations for existing water resources on and within 1,000 feet of the subject activity, as well as the State DEP’s target classification for these same areas;

h. An indication whether or not any endangered, threatened or species of special concern (plant and animal) are located within 1,000 feet of the subject activity, but limited to species that are wetland dependent, and based on the most recent State DEP Natural Diversity Database mapping.

i. Location of any State designated fisheries within 1,000 feet of the subject activity.

j. Measures that would mitigate the impact of the proposed activity. Such measures include, but are not limited to, plans or actions which avoid destruction or diminution of wetland or watercourse functions, recreational uses and natural habitats, which prevent flooding, degradation of water quality, erosion and sedimentation and obstruction of drainage, or which otherwise safeguard water resources.
Town of Ellington
Inland Wetlands and Watercourses Agency
Application

Application #: IW 202110
Date Submitted: 3/14/22

Notices associated with this application will be sent to the applicant unless otherwise requested.

Owner's Information
Name: Juliano Family One LLC
Mailing Address: 321 Talcottville Road
Vernon, CT 06066
Email: brian@julianospools.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ No
Primary Contact Phone #: 860-728-6869

Secondary Contact Phone #: __________________________
Owner's Signature: __________________________ Date: 3/14/22

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 we expressly provide written consent to the filing of the application and access to the site by the Agency or its staff.

Applicant's Information (if different than owner)
Name: Brian Juliano
Mailing Address: 321 Talcottville Road
Vernon, CT 06066
Email: brian@julianospools.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ No
Primary Contact Phone #: __________________________
Secondary Contact Phone #: __________________________
Applicant's Signature: __________________________ Date: 3/14/22

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.

Street Address: 100 Windermere Avenue
Assessor's Parcel Number (APN): 018 - 021 - 0000
Proposed upland review area affected in square feet: 22,000 $F +¥
Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): 38,000 $F +¥
Total area of wetlands/watercourses on parcel in square feet or acres: 60,000 $F +¥

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-421). 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

Moving detention basin, expanding for storage
Request to modify IW# Permit IW 202110

RECEIVED
MAR 14 2022
TOWN OF ELLINGTON PLANNING DEPARTMENT
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)

Rev. 7/18
NARRATIVE REQUIREMENTS BELOW (See Section 7.4.g)

Check each item supplied or list recommended abbreviation: N/A = Not Applicable; N/P = Not Provided; W/R = Waiver Requested)

1. The amount of regulated upland review area affected, in square feet & acreage;
   30,042 Sq. Ft.

2. The amount of inland wetlands & watercourses affected, in square or linear feet, as applicable;
   43,766 Sq. Ft.

3. The overall (aggregate) area affected;
   73,808 Sq. Ft.

4. The amount of permanent versus temporary impact;
   Permanent Impact = 17,381 SQ. Ft.

5. The general characteristics of the regulated areas being affected by the proposal in terms of land cover, vegetation, soil types, slope, and relationship to other regulated areas on and off the project site;
   See REMA Ecological Services Report.

6. The purpose and a description of the proposed activity;

   The purpose of the activity is to provide Juliano Pools with additional outdoor storage for their business use. There is a small island of that is not classified as wetland soils that will be converted into a shallow detention basin. We are also proposing to relocate an existing patch of 675 Square Feet of wetlands and proposing to add 1,402 Square Feet of wetlands. In the area that will be regraded the topsoil will be removed, and stockpiles created once final grading has been achieved the topsoil will then be spread back out.

7. The proposed erosion and sedimentation controls and other best management practices and mitigation measures which may be considered as a condition of issuing a permit for the proposed regulated activity including, but not limited to, measures to:
   - prevent or minimize pollution or other environmental damage,
   - maintain or enhance existing environmental quality, or
   - in the following order of priority, restore, enhance and create productive wetland or watercourse resources.

   The proposed Erosion & Sediment controls that are proposed are to include, silt fence down gradient from all disturbed areas, material stockpile, plantings/stabilization based upon REMA Ecological Services Recommendations, and the proposed detention basin will be stone lined.

8. For commercial and industrial uses, a general description of the business operations, including but not limited to:
   - the type of business - The existing business is a pool contractor.
   - production and manufacturing procedures, Pool creation and manufacturing are not completed on this property. Pool creation and manufacturing are not completed on this property. The pools are constructed in the final location of the pool on the client’s property.
• handling and disposition of any process wastewaters, cooling waters, and/or stormwater, There is no processing of wastewater, cooling waters and or stormwaters at the property.
• types of materials used and stored on site, Construction equipment such as excavators, dump trucks and trailers, pool filters, buckets, hand tools, piping, and other equipment as required to construct pools.
• spill contingency plans, We are planning on getting some spill kits around the property (we have done this at our Vernon location). This is the type of kit that we used in Vernon. https://www.uline.com/BL_276/Universal-20-Gallon-Drum-Spill-Kit
• septic disposal (unless tied to sewers), Property Tied to Sewers
• waste/refuse storage, handling and disposal, and similar operations. Refuse is stored in dumpsters as show on the site plans.

_9._

For commercial and industrial uses, a list of current State of Connecticut and Federal environmental and land use permits issued for the facility. Such list shall also include a disclosure of any enforcement action taken by the State DEEP regarding the facility, either current or within the previous five years from the date of the subject application, including any consent orders, fines, penalties and/or resolution of such enforcement actions. The design professional is unaware of any state or federal land use permits issued for the facility.

_10._

A construction or project narrative describing:
• method of construction,
• duration of construction activity,
• methods to control stormwater and limit erosion before, during & following construction,
• type of equipment to be used,
• type and location of access to the regulated area,
• storage and disposal of excess materials or stockpiles,
• type and composition of any fill material,
• removal and disposition of trees and stumps,
• measures to dewater, divert flows, and similar activities.
Added to sheet 5 of 5.

_11._

A description of any changes to water velocity, volume or course, the anticipated impacts of these changes, and measures to mitigate those impacts. There are no changes to Surface water anticipated with the proposed project.

_12._

A list of any other local, State of Connecticut or U.S. environmental or land use approvals required for the proposed regulated activity such as but not limited to, DEEP Construction or Commercial Stormwater Permit Registration, Army Corp permits, ConnDOT, STC, and waste water or process water discharge permits.

As the proposed project is to disturb more than one acre a Stormwater and Dewatering Wastewaters from Construction Activities General Permit will need to be files with the state of Connecticut.

_13._

Where stormwater systems are proposed, detailed storm drainage calculations, construction details and other support documentation, certified by a Professional Engineer licensed to practice in the State of Connecticut.

Storm drainage calculations have been provided.

_14._

If the area to be disturbed is ½ acre or more in area, a detailed erosion control plan and narrative, in compliance with the latest State DEEP Guidelines for Soil Erosion and Sediment Control.

This has been provided on sheets 3 or 5 and 5 or 5.
15. A disclosure listing any previous Ellington inland wetland permit applications and Ellington wetland enforcement actions regarding the subject parcel(s).

This property has recently received approval from Ellington Inland Wetland as Permit No. IW202110.

16. A graphic and textual description of all alternatives to the proposed regulated activity considered, and a general discussion of each, including the reason or reasons for choosing the proposed alternative. This requirement relates to the evaluation of the initial application only, and shall not be construed as a conclusion by the Agency or its agent that the proposed activity is "significant." The determination of significance shall be made by the Agency or its agent after review of the initial application, and if the proposed regulated activity or any component of that activity is deemed "significant," the applicant may be required by the Agency or its agent to submit a more detailed analysis of alternatives, in order to allow the Agency to make the necessary findings with respect to prudent and feasible alternatives.

A description of all alternatives to the proposed activity. Based on the location of the wetlands on the property I don't believe there are alternatives for additional storage. We are going to be using the building for as much storage as possible but need the area in the field for additional storage of materials that we don't have room for in the building.
On-Site Soil Investigation & Wetland Delineation Report

Project Name & Site Location:
(+/- 5.74 acres)
100 Windemere Avenue
(cornor Lower Butcher Road)
Ellington, CT

Report Prepared For:
Juliano Family One, LLC
321 Talcottville Road
Vernon, CT 06066

Rema Job No.: 21-2441-ELL23
Field Investigation Date(s): 11/8 & 11/17/2022
Field Investigation Method(s):
☑ Spade and Auger
☐ Backhoe Test Pits
☐ Other:

Field Conditions:
Weather: sunny/mostly cloudy/40s
Soil Moisture: Moderate to high
Snow Depth: N/A
Frost Depth: N/A

Purpose of Investigation:
☑ Wetland Delineation/Flagging in Field
☐ Wetland Mapping on Sketch Plan or Topographic Plan
☐ High Intensity Soil Mapping by Soil Scientist
☐ Medium Intensity Soil Mapping from The Soil Survey of Connecticut Maps (USDA-NRCS)
☑ Other: verified wetland delineations by others, including ditched watercourse/wetland

Base Map Source: CT Web Soil Survey: USDA-NRCS (attached); Figures A 5 A1 (attached)

Wetland Boundary Marker Series: RES-A1 to RES-A-17 (open line), and RES-B-1 to RES-B-17 (closed loop: upland island)

General Site Description/Comments: The “study area” encompasses the roughly 2.25-acre eastern, undeveloped portion of the overall 5.74-acre property, located to the southeast of the intersection of Lower Butcher Road and Windemere Avenue, in Ellington. The study area is within the hydraulic 100-year floodplain of the northerly flowing Hockanum River, which defines the eastern boundary of the overall parcel. The study area’s soils are both disturbed and undisturbed, with the disturbed soils associated with historic shallow fill, particularly in the section of the delineated wetland between flags A-5 and A-11. The study area’s soils are derived from both glaciofluvial (i.e., stratified sand and gravel), and alluvial (i.e., stratified sand and silt) deposits, as well as from sandy/silty fill. The undisturbed upland soil types are the moderately well-drained Ellington (20) soil series. The wetland-type soils are the poorly drained Rippowam (103) soil series, and the disturbed Aquents (308w) soil mapping unit. We note that while the delineated wetland soils qualify as poorly drained, their hydrology has been somewhat altered by the channelization of the Hockanum River many years ago, to the point that this area has been able to sustain crops (i.e., silage corn) for many decades. Dominant or common vegetation within the delineated wetlands include grasses, yellow foxtail, purple loosestrife, sticktight, goldenrods, asters, purple willowerherbs, bushy aster, barnyard grass, red top, curly dock, joe-pye-weeds, Virginia jumpseed, soft rush, sedges, smartweeds, and others.
SOIL MAP UNITS

Upland Soils

Ellington silt loam (20). This series consists of deep, moderately well drained soils formed in a coarse-silty mantle underlain by sandy water deposited glacial outwash materials. They are level to gently sloping soils in shallow drainageways and low lying positions on outwash plains and terraces. The soils formed in loamy over stratified sandy and gravelly glacial outwash derived mainly from Triassic sandstone, shale, conglomerate and basalt. Typically, these soils have a very dark reddish, brown silt loam surface layer 8 inches thick. The upper part of the subsoil from 8 to 18 inches is redish brown silt loam. The lower part of the subsoil from 18 to 26 inches is mottled, reddish brown very fine sandy loam. The substratum from 26 to 60 inches is dark reddish brown very gravelly sand.

Udorthents (308). This soil mapping unit consists of well drained to moderately well drained soils that have been altered by cutting, filling, or grading. The areas either have had two feet or more of the upper part of the original soil removed or have more than two feet of fill material on top of the original soil. Udorthents or Made Land soils can be found on any soil parent material but are typically fluvial on glacial till plains and outwash plains and stream terraces.

Wetland Soils

Rippowam fine sandy loam (103). The Rippowam series consists of deep, poorly drained soils formed in loamy, alluvial sediments. They are nearly level soils on floodplains. The soils formed in recent alluvium derived mainly from schist, gneiss or granite. Typically, these soils have a very dark grayish brown fine sandy loam surface layer 5 inches thick. The subsoil from 5 to 27 inches is dark grayish brown, mottled fine sandy loam and sandy loam. From 27 to 60 inches the substratum is dark gray and grayish brown, loose stratified, loamy sand and very gravelly sand. This soil was formerly mapped in Connecticut as Rumney.

Aquents (308w). This soil map unit consists of poorly drained and very poorly drained, disturbed land areas. They are most often found on landscapes which have been subject to prior filling and/or excavation activities. In general, this soil map unit occurs where two or more feet of the original soil surface has been filled over, graded or excavated. The Aquents are characterized by a seasonal to prolonged high ground water table and either support or are capable of supporting wetland vegetation. Aquents are recently formed soils which have an aquic moisture regime. An aquic moisture regime is associated with a reducing soil environment that is virtually free of dissolved oxygen because the soil is saturated by groundwater or by water of the capillary fringe. The key feature is the presence of a ground water table at or very near to the soil surface for a period of fourteen days or longer during the growing season.
SOIL MAP UNITS

See previous page

Any accompanying soil logs and soil maps, and the on-site soil investigation narrative are in accordance with the taxonomic classification of the National Cooperative Soil Survey of the USDA Natural Resource Conservation Service, and with the Connecticut Soil Legend (DEP Bulletin No.5, 1983), as amended by USDA-NRCS. Jurisdictional wetland boundaries were delineated pursuant to the Connecticut General Statutes (CGS Sections 22a-36 to 22a-45), as amended. The site investigation was conducted and/or reviewed by the undersigned Registered Soil Scientist(s) [registered with the Society of Soil Scientists of Southern New England (SSSNE) in accordance with the standards of the Federal Office of Personnel Management].

Respectfully submitted,

REMA ECOLOGICAL SERVICES, LLC

George T. Logan, MS, PWS, CSE
Registered Soil Scientist
Field Investigator/Senior Reviewer

SoilsReport-100Windmere-5-26-22
Soil Map—State of Connecticut
(100 Windemere Avenue, Ellington, CT)

MAP LEGEND

Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Berrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mne or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot

Spoil Area
Stony Spot
Very Stony Spot
Wet Spot
Other
Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 21, Sep 7, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 3, 2019—Oct 22, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.
## Map Unit Legend

<table>
<thead>
<tr>
<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>20A</td>
<td>Ellington silt loam, 0 to 5 percent slopes</td>
<td>8.8</td>
<td>17.1%</td>
</tr>
<tr>
<td>33A</td>
<td>Hartford sandy loam, 0 to 3 percent slopes</td>
<td>16.0</td>
<td>31.2%</td>
</tr>
<tr>
<td>33B</td>
<td>Hartford sandy loam, 3 to 8 percent slopes</td>
<td>2.6</td>
<td>5.1%</td>
</tr>
<tr>
<td>102</td>
<td>Pootatuck fine sandy loam</td>
<td>8.0</td>
<td>15.7%</td>
</tr>
<tr>
<td>103</td>
<td>Rippowam fine sandy loam</td>
<td>0.8</td>
<td>1.5%</td>
</tr>
<tr>
<td>107</td>
<td>Limerick and Lim soils</td>
<td>15.0</td>
<td>29.3%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td><strong>51.2</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>
JULIANO ASSOCIATES, LLC  
405 MAIN STREET  
YALESVILLE, CONNECTICUT 06492  
203-265-1489  

STORMWATER DRAINAGE REPORT  

PROPOSED IMPROVEMENTS  

#100 WINDERMERE AVENUE  
ELLINGTON, CONNECTICUT  
MAY 26, 2022  

RECEIVED  
MAY 31, 2022  
TOWN OF ELLINGTON PLANNING DEPARTMENT
HYDROLOGY & METHODOLOGY

The principal method of predicting the surface water runoff rates utilized in this report is a computer model based upon the SCS/TR-20 watershed modeling. The model forecasts the rate of surface water runoff and river flow rates based upon several factors. The input data includes information on land use, soil types, vegetation, watershed areas, time of concentrations, rainfall data, storage volumes, and hydraulic capacities of structures. The computer model predicts the amount of runoff as a function of time, including the attenuation effects due to wetlands, floodplains, bodies of water, and man made storage facilities. Runoff rates during specific rainstorms may vary due to different assumptions concerning soil moisture, water levels in ponds, snowmelt, and rainfall patterns.

The input data for rainfall with statistical recurrence frequencies of 2, 5, 10, 25, 50 and 100 years were obtained from the U.S. Weather Bureau Technical Papers. The National Weather Service developed four synthetic storms to simulate rainfall patterns around the country. For analysis within Connecticut, the type III rainfall pattern with a 24-hour distribution is valid. Years 2, 5, 10, 25, 50 and 100 year storms have been provided in the drainage report.

SITE SPECIFIC NARRATIVE

The subject site is a 250,228 Sq. Ft. (5.74 Acre) parcel located at the intersection of Windermere Avenue and Lower Butcher Road in Ellington Connecticut. The property is in the industrial park (IP) Zone. The existing site consists of commercial building with outdoor vehicle and material storage. This property was analyzed from the existing roadways to the existing wetlands. The proposed application is an extension of a previously approved site plan for the property.

The changes from the originally approved site plan include the moving of the proposed detention basin further east into the existing wetland area. There will also be an addition of millings to the south east of the building which will be installed for outdoor storage. There will also be some minor relocation of existing wetland soils.

The proposed outdoor storage area will be constructed of approximately 17,000 sq ft of millings. This area will be graded to a small swale to the northwest and piped under the milling area. This stormwater will discharge into the proposed detention basin. The proposed detention basin will also capture all previously approved changes to the site. The excavation in the rear of the property will result in a net cut of 24,249 Cubic feet of compensatory storage volume.
The proposed rear area of the property will be graded to predominantly sheet flow into the proposed shallow detention basin. This detention basin will also receive the overflow from the front underground detention system as well as surface runoff from the proposed milling storage area. This detention basin will be predominantly grass lined except for the overflow weir. This weir will be 17.5' wide and will be lines with 10' of stone. The bottom of the basin will be at 222.5, have a top/berm elevation of 224.5 and a weir elevation of 222.75. The sides of the basin will be graded at a 5'H:1'V slope. During the 100 year storm the water elevation reaches 223.24' which will leave over 1' of freeboard on the berm. The test pit revealed soils that would drain quickly, however, a conservative infiltration rate of 1 inch/hr was used.

Due to existing site conditions and ground water elevation, there is not a way to achieve 3' of separation distance from the bottom of the detention basin to the ground water elevation. Due to site constraints, we are able to achieve 0.5' of separation distance to groundwater in the rear detention basin. This will be a significant improvement over what is currently on the site as there is no stormwater management. Completing the Water Quality Calculation as per the 2004 DOT Drainage Manual, the required volume for the site is 796.88 Cubic Feet. \( WQV = (1\text{''}) (R)(A) / 12 = (1\text{''}) (0.3821)(5.74)/12 = 0.182771 \text{ Acre - Ft} = 796.88 \text{ Cubic Feet.} \) The proposed detention basin has a volume at the weir of 16,930 Cubic Feet.

### Existing Property

<table>
<thead>
<tr>
<th>Event</th>
<th>Inflow (cfs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 - Year</td>
<td>7.24</td>
</tr>
<tr>
<td>5 - Year</td>
<td>11.37</td>
</tr>
<tr>
<td>10 - Year</td>
<td>15.39</td>
</tr>
<tr>
<td>25 - Year</td>
<td>22.29</td>
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<tr>
<td>50 - Year</td>
<td>28.82</td>
</tr>
<tr>
<td>100 - Year</td>
<td>36.68</td>
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</table>

### Proposed Property

<table>
<thead>
<tr>
<th>Event</th>
<th>Inflow (cfs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 - Year</td>
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<tr>
<td>5 - Year</td>
<td>8.37</td>
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<td>10 - Year</td>
<td>12.63</td>
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<td>50 - Year</td>
<td>24.90</td>
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<tr>
<td>100 - Year</td>
<td>31.78</td>
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</table>
## Proposed Rear Detention Basin

<table>
<thead>
<tr>
<th>Event</th>
<th>Inflow (cfs)</th>
<th>Primary (cfs)</th>
<th>Elevation (feet)</th>
<th>Storage (cubic – feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 - Year</td>
<td>8.34</td>
<td>2.74</td>
<td>222.91</td>
<td>6,657</td>
</tr>
<tr>
<td>5 – Year</td>
<td>11.18</td>
<td>5.70</td>
<td>223.01</td>
<td>8,214</td>
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<tr>
<td>10 – Year</td>
<td>13.77</td>
<td>8.45</td>
<td>223.08</td>
<td>9,438</td>
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<tr>
<td>25 – Year</td>
<td>17.97</td>
<td>12.47</td>
<td>223.17</td>
<td>10,968</td>
</tr>
<tr>
<td>50 – Year</td>
<td>21.78</td>
<td>15.90</td>
<td>223.23</td>
<td>12,096</td>
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<tr>
<td>100 - Year</td>
<td>26.26</td>
<td>19.91</td>
<td>223.30</td>
<td>13,287</td>
</tr>
</tbody>
</table>

In summary,

As indicated within the previous tables, the post construction flows leaving the site will be less than existing conditions flows for all storm events up to and including the 100-year design storm thereby confirming that the project’s storm water handling plan meets the Town and State requirements for storm water management.

Juliano Associates, LLC
Christopher S. Juliano, PELS #19725
Existing
- Existing Discharging to South West (51,903 Sq. Ft.)
- Existing Discharging to Wetlands (195,754 Sq. Ft.)

Proposed
- Existing Discharging to South West (25,962 Sq. Ft.)
- Existing Discharging to Proposed Detention Basin (139,737 Sq. Ft.)
- Existing Area Discharging to Proposed Underground Storage (6,062 Sq. Ft.)
- Existing Area Discharging to Wetlands Not Captured (55,898 Sq. Ft.)
**Town of Ellington**  
**Inland Wetlands and Watercourses Agency**  
**Application**

<table>
<thead>
<tr>
<th>Owner’s Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Ellington McIntire, LLC</td>
</tr>
</tbody>
</table>
| Mailing Address: 140 Webster Road  
Ellington, CT 06029 |
| Email: |

**Applicant’s Information (if different than owner)**

| Name: Same |
| Mailing Address: |
| Email: |

**When not required by law to mail notice by USPS, may notices be emailed to you?**  
☐ Yes  ☒ No

**Primary Contact Phone #:**

**Secondary Contact Phone #:**

**Owner’s Signature:**  
[Signature]

**Date:** 11/2/2022

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 expressly provide written consent to the filing of the application and access to the site by the Agency or its staff.

| Street Address: 153 Webster Road |
| Assessor’s Parcel Number (APN): 185 - 001 - 0000 |
| Proposed upland review area affected in square feet: 36,000 |
| 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: 6.0 acres - per map ref. 3B |
| 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

We hereby apply for an Agency Permit for activities within the upland review area associated with the development of a new residential building lot. Said proposed activities in the upland review area are less than the previously approved application.
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)

Rev. 7/18
April 7, 2022

Mr. Kenneth Braga
Chairman-Inland Wetland Agency
57 Main Street
P.O. Box 187
Ellington, Connecticut 06029

Re: IWC Application-Appendix D
Ellington McIntire, LLC
153 Webster Road
Ellington, CT 06029

Dear Chairman Braga,

This application proposes to create two residential building lots at the northwesterly corner of 153 Webster Road. The excess land will remain with the existing house at 153 Webster Road. The area of the proposed lots is wooded, has moderate slopes and contains moderately well drained soils. The majority of Lot #1 and a sliver of Lot #2 are within the 250' zone of influence of a narrow wetland at the northwest corner of the property. We are not proposing any disturbance within the inland wetlands. The proposed activities on Lot #1 within the 250' zone of influence consist of the house, driveway, septic system and site utilities with the closest disturbance being approximately 85 feet from the wetlands. All fill material brought to the site will be clean and any excavated soil will be reused on site. The subdivision plans contains proper sedimentation and erosion controls measures that are shown in plan view and in detail.

This application is nearly identical to IWC and Subdivision applications that were approved in 2013/2014 that have expired. The former application created two nearly identical building lots each having their own stormwater management area. The difference between the former and current application is the amount of upland review area disturbance and their proximity to the inland wetlands. The approved plans from 2013 depicted a stormwater management area within 5 feet of the inland wetlands which resulted in an upland review area disturbance of
approximately 50,000s.f. The current layout creates a shared stormwater area on the front of Lot 2 and has 36,000s.f. of disturbance within upland review area.

I look forward to discussing this application with you and the commissioners.

Mark A. Peterson P.E.
April 7, 2022

Mr. Dana Steele, Town Engineer
Town of Ellington
J.R. Russo & Associates
1 Shoham Road
East Windsor, Connecticut 06088

Re: McIntire Subdivision
153 Webster Road, Ellington

Dear Dana,

The following is a pre & post development drainage analysis of a 50-year storm frequency for the two proposed lots on the east side of Webster Road on property owned by Ellington McIntire, LLC. I have designed stormwater management basin and outlet structure to connect to the existing 15" RCP culvert under Webster Road. The attached report includes the peak flow rates for the 50-year storm which demonstrate a minor reduction in peak flows, from 4.9cfs to 4.5cfs, to the existing drainage system.

Please contact me with any questions.

Mark A. Peterson P.E.
Conrad Mcintire  
140 Webster Road  
Ellington, Ct. 06029  

May 10, 2022


Upon review of the plan for the above referenced subdivision, the North Central District Health Department concurs with the feasibility of this parcel for future development. Approval to construct a sub-surface sewage disposal system and well for the individual lots may be granted upon the demonstration of compliance with the Public Health Code, the technical standards and other appropriate Town and State regulations. This demonstration of compliance shall be done through a site-specific Engineers plot plan showing the proposed house, well and septic system details. Regarding the septic systems, all of the lots demonstrated areas of suitable soils for the construction of subsurface sewage systems, however some of the areas tested have shallow ledge rock.

Lot 1, 163 Webster Rd. - Lot approval for a maximum of a 4 bedroom home served by a private well and proposed onsite septic system consisting of a minimum of 582 square feet of effective leaching area and a minimum of 65 linear feet of leaching system hydraulic width.
Lot 2, 155 Webster Rd. – Lot approval for a maximum of a 4 bedroom home served by a private well and onsite septic system consisting of a minimum of 820 square feet of effective leaching area and a minimum of 75 linear feet of leaching system hydraulic width.

Further investigation may be required as a result of site alteration or lot re-configuration. Care must be taken to protect the septic area from sedimentation, compaction or any disturbance that could compromise the quality of the area. Final approval of the subdivision shall be granted by the appropriate Commissions, Boards, Agencies or Departments within the Town of Ellington Connecticut.

Respectfully,

Westford Lirot B.S. R.S  
Registered Sanitarian

CC: Gardner & Peterson Assoc. LLC  
Ellington P&Z

* SERVING: EAST WINDSOR * ELLINGTON * ENFIELD * STAFFORD * SUFFIELD * VERNON * WINDHAM * WINDSOR LOCKS
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 crywells 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 Burnes 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