



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

## TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187  
[www.ellington-ct.gov](http://www.ellington-ct.gov)

TEL. (860) 870-3120 **TOWN PLANNER'S OFFICE** FAX (860) 870-3122

### **INLAND WETLANDS AGENCY REGULAR MEETING AGENDA MONDAY, AUGUST 8, 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. *(Continue public hearing from July 18, 2022)*

#### **IV. OLD BUSINESS: None**

#### **V. NEW BUSINESS:**

#### **VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the July 18, 2022 Regular Meeting Minutes.
2. Correspondence/Discussion:

#### **VII. ADJOURNMENT:**

Next Regular Meeting is scheduled for September 19, 2022

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

#### **Join Zoom Meeting via link:**

<https://us06web.zoom.us/j/85106738878>

Meeting ID: 851 0673 8878

Passcode: 027187

#### **Join Zoom Meeting by phone:**

+1 646 558 8656 US (New York)

Meeting ID: 851 0673 8878

Passcode: 027187

# Town of Ellington Planning Department



DATE: August 3, 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.

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As of the writing of this memorandum no additional documents have been submitted by the applicant in reference to the subject application since the July 18, 2022 meeting.

- The Agency asked the applicant to address the Town Engineer's comments and recommendations from his June 10, 2022 email (attached), as well as submit the following items:
  - 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.
  - Restoration and planting recommendations as noted on the plans.

Please note that based on the receipt of the subject application by the Agency on March 14, 2022, the total amount of time allowed after receipt for the public hearing to commence and to be completed is 165 days which will be August 26, 2022. Therefore without a special meeting by August 26, 2022, there are no more extensions available for the public hearing.

**From:** [Dana Steele](#)  
**To:** [John Colonese](#)  
**Cc:** [Barbra Galovich](#)  
**Subject:** IW202110 - Juliano Family One LLC, 100 Windermere Ave  
**Date:** Friday, June 10, 2022 5:27:29 PM  
**Attachments:** [image002.png](#)

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

John,

I have reviewed the revised plans and drainage report by Juliano Associates dated 5/26/22 for 100 Windermere Ave. My comments related to inland wetlands are as follows:

1. The line types on the plan do not clearly delineate the limits of existing and proposed millings, swale and access driveway.
2. The 3 material stockpile areas shown on the plan appear to be temporary and schematic (not to scale). What material is being stored, why and how long? An existing concrete block enclosure for stone storage is shown within the area proposed as wetland enhancement. Will this be moved or the enhancement area modified?
3. The plan shows a dashed line encompassing the 675 s.f. shaded area of wetland disturbance. This appears to be the approximate limits of a large topsoil stockpile and screener which we observed during our site visit on Monday. This stockpile encroaches significantly beyond the proposed limits of disturbance. Plans for removal and restoration of the disturbed wetlands should be provided.
4. A newly installed 12'x16' shed for water truck filling is now shown on the plans along with a riprap plunge pool between the shed and the stormwater pond. It is unclear how this will operate. The applicant should provide a narrative describing the purpose of this plunge pool and the nature of its discharge for the Commission to determine whether this has any impact on water quality.
5. There are sheds, trailers and equipment storage which we observed during our site visit on Monday which are not shown on the survey. All existing and proposed activities, structures and materials within the wetland regulated area should be shown on the plans.
6. During our site visit on Monday we observed that the existing headwall within the right-of-way has been damaged due to vehicles using the curb cut on Windermere Ave. It appears this curb cut needs to be relocated further to the west. Moving the curb cut will promote the protection and performance of this drainage way.
7. The existing HDPE culvert under the Windermere driveway is partially crushed and restricting flow from the town's culvert. The applicant has not demonstrated that their driveway culverts or the 6" deep swale along the western limit of the outside storage area are adequate to convey stormwater from the town's culvert to the Hockanum River. I recommend directing this runoff along the eastern limits of the storage area instead of the western limits. This will eliminate the need for the driveway culvert and eliminate two pipe crossing of the drainage way and allow the drainage to follow in a more natural and direct

path to the stormwater pond. By extending the pond excavation closer to Windermere Ave, the hydraulic function of this drainage path will be maintained or improved.

8. The pond outlet control structure requires greater detail to construct. The concrete curbs should extend below the bottom of the riprap armoring to prevent water passing through the riprap. The top of curb elevation should be specified.
9. Stormwater Management Program on sheet 5 references Catch Basin Insert Filters which are not specified on the plan.

I recommend the Wetland Agency postpone approval of these plans until the wetland encroachments are removed, the survey is updated to demonstrate no encroachments, an acceptable restoration plan is proposed, and an acceptable conveyance system is determined for the town culvert discharge. Let me know if you have any questions.

Dana P. Steele, P.E.  
Ellington Town Engineer



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## INLAND WETLANDS AGENCY REGULAR MEETING MINUTES MONDAY, JULY 18, 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 Jean Burns, Vice Chairman Katherine Heminway, Regular members Ken Braga, Ron Brown, Art Aube, Steve Hoffman and Hocine Baouche

**ABSENT:** Alternate Jon Kaczmarek

### STAFF

**PRESENT:** John Colonese, Assistant Town Planner/Wetland Enforcement Officer and Barbra Galovich, Land Use Assistant/Recording Clerk

**I. CALL TO ORDER:** Chairman Jean Burns called the Ellington Inland Wetlands Agency meeting to order at 7:04 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.

**Time:** 7:04 pm

**Seated:** Burns, Heminway, Braga, Brown, Aube, Hoffman and Baouche

Brian Juliano, Juliano's Pools, 100 Windermere Avenue was present to represent the application.

Brian Juliano said he spoke with George Logan, Soil Scientist, and noted that Mr. Logan has everything he needs from Chris Juliano, Juliano Associates, LLC, in order to complete the outstanding planting plan within two weeks. Mr. Logan will also be providing Mr. Juliano with seeding recommendations for the disturbed areas and recommends a split rail fence to delineate the wetlands area. Mr. Logan asked Mr. Juliano to relay to the Agency that the area where he has been working was used for agriculture in the past and the portion that they are not using will be turned into an enhanced meadow. He explained

the stockpile of dirt on site is from when they excavated below the new parking area and found more soil than they anticipated. Mr. Juliano asked for the meeting to be continued to next month in order to have Mr. Logan present and explain his plan.

Mr. Colonese reiterated the recommendations in the Town Engineer's June 10, 2022 email which were discussed at last month's meeting. The Town Engineer recommended the Agency postpone approval until the wetland encroachments are removed, the survey is updated to demonstrate no encroachments, an acceptable restoration plan is proposed, and an acceptable conveyance system is determined for the town culvert discharge. Mr. Colonese stated he conducted an inspection of the property today and found piles of material, concrete blocks, gravel storage areas, logs, and miscellaneous storage items within the area delineated as inland wetlands. In addition to addressing the Town Engineer's comments and recommendations, a functional and qualitative analysis as well as restoration and planting recommendations are still outstanding.

Mr. Juliano said Chris Juliano will be back out to the site next Tuesday to complete the field survey work and finalize the site plan. Mr. Colonese noted the pile of soil and screening of soil on the site was not requested in the application. Mr. Juliano acknowledged that he didn't propose the pile of soil because he did not anticipate having that much material from constructing the parking area. Mr. Colonese stated the Agency may have concerns with what he is proposing to store within the storage area due to its proximity to the wetlands.

Chairman Burns explained to Mr. Juliano that if the recommendations are not met by next month's meeting, he could face fines up to \$1,000.00 per day. Commissioner Braga requested the applicant have all the requirements completed by the next meeting, Mr. Juliano acknowledged Commissioner Braga's statement.

Christine Champeau and John Chiarenza, 84 Windermere Avenue, expressed their concerns about the noise the construction activity is creating. Commissioner Braga suggested that Ms. Champeau and Mr. Chiarenza attend the Planning & Zoning Commission meeting to address the noise issue. Mr. Chiarenza asked if the noise was just a process of the construction or part of the business operations. Mr. Juliano stated it's just the process of getting the site cleaned up and completed.

**MOVED (BRAGA) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO CONTINUE THE PUBLIC HEARING TO THE AUGUST 8, 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.**

**IV. OLD BUSINESS:** None

**V. NEW BUSINESS:** None

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the June 13 2022 Regular Meeting Minutes.

**MOVED (BRAGA) SECONDED (HEMINWAY), (HOFFMAN ABSTAINED) AND PASSED TO APPROVE THE JUNE 13, 2022 REGULAR MEETING MINUTES AS WRITTEN.**

2. Correspondence/Discussion:

- a. Connecticut Water Company (CWC) June 29, 2022 CT DEEP Application Under the General Permit for Diversion of Water for Consumptive Use related to approving the interconnection between the CWC Western System and the CWC Stafford System.

Mr. Colonese said the proposed project is not in Ellington, but water will be diverted from areas in Ellington, specifically Shenipsit Lake. The documentation was also distributed to the Planning & Zoning Commission and Conservation Commission. He stated if anyone has any comments pertaining to the project to contact the Planning Department.

- b. Hawk's Nest Trail

Mr. Colonese explained the owner of Hawk's Nest Trail, a private road, is requesting to clean out some sediment at the pipe inlet by the road. The pipe goes under the roadway. The Agency agreed the owner could proceed with the routine maintenance.

## **VII. ADJOURNMENT:**

**MOVED (BRAGA) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ADJOURN THE JULY 18, 2022 REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:23 PM.**

Respectfully submitted,

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Barbra Galovich, Recording Clerk