STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
MONDAY, AUGUST 8, 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, Art Aube, Hocine Baouche and Alternate Jon Kaczmarek (remote)

ABSENT: Regular members Ron Brown 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 Jean Burns called the Ellington Inland Wetlands Agency meeting to order at 7:15 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: 7:15 pm

   Seated: Burns, Heminway, Braga, Aube and Baouche

   Brian Juliano and Bryan Cormier, Juliano's Pools, 100 Windermere Avenue, Ellington, CT and George Logan, Rema Ecological Services, LLC, 164 East Center Street, Manchester, CT were present to represent the application.

   Mr. Juliano explained George Logan from REMA Ecological Services finished his report. Copies of the REMA Wetlands Review & Mitigation proposal were handed out to the Agency members for their review.

   Mr. Logan reviewed his report dated August 8, 2022. He delineated the wetlands on the site, conducting site visits on May 26, June 14, July 27 and today (August 8th). As of today, Mr.

Logan said 95% of the material has been pulled away from the wetlands, and preparation for restorative seeding and planting is underway. Mr. Logan noted approximately 8,500 sf of wetland was disturbed, and all but 675 sf of disturbance will be restored. He said the permanent proposed wetland impact associated with the outside storage yard is 675 sf and to compensate for this impact, approximately 1,402 sf of upland would be converted to wetlands.

Mr. Logan explained approximately 5,530 sf of an upland area will be converted to productive wet meadow, a shallow marsh habitat, through creation of the proposed detention basin. He added that in order for the proposed detention basin to function properly, they will need to create a low berm less than 1 foot in height around the basin. This would result in approximately 3,000 sf of wetland disturbance. He stated the detention basin would be excavated into the existing wetland areas by ½ to ¾ of a foot, which would enhance the function of the overall wetlands. The overall wetland enhancement will be 16,880 sf through the creation of the detention basin.

Mr. Logan described the process to enhance an existing wet meadow by incorporating seed mixes. He also reviewed the proposed plantings and the installation of split rail fencing to help delineate the wetlands along the proposed storage yard.

Commissioner Braga asked how the owner plans to handle oil or other engine fluid spills on site. Mr. Logan said any spillage would end up running into the detention basin and suggested a stone or trap rock swale along the edge of the parking area to capture a spill first. Mr. Juliano offered to maintain spill kits in case of an accidental spill on the site.

Mr. Colonese referenced Figure D in REMA's proposal and asked that the site plan and wetlands mitigation proposal match. He asked Mr. Juliano if he felt that he could implement the REMA mitigation proposal. Mr. Juliano said he could implement the plan. Mr. Colonese also mentioned one of the Town Engineer's comments suggesting the applicant change the route of the stormwater runoff coming under Windermere Avenue. Mr. Juliano said he thought it was a good idea. Mr. Colonese asked about the stockpiles that are on the plans. Mr. Juliano said they are temporary locations for the construction phase of the project. Mr. Colonese asked if notification needs to be sent to the Army Corps of Engineers (ACOE). Mr. Logan stated he will complete the notification for the ACOE.

Mr. Colonese noted a revised site plan and revised stormwater drainage analysis have not been submitted for review by the Town Engineer and Agency. The Town Engineer raised concerns in a June 10, 2022 email that have not been fully addressed. Mr. Colonese stated the public hearing must be closed tonight unless the Agency decides to hold a special meeting by August 26th. Mr. Logan asked if the applicant could request to withdraw the application. After discussion between the Agency and Mr. Juliano, it was decided that Mr. Juliano would request a withdrawal of the application tonight, and submit a new application with supporting documentation to the Planning Department by September 1st in order to set a public hearing for the September 19, 2022 meeting.

MOVED (BRAGA), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ACCEPT WITHDRAWAL FOR IW202110 - Request for modification known as phase 2 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 July 18, 2022 Regular Meeting Minutes.

   MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE THE JULY 18, 2022 REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion: **None**

VII. ADJOURNMENT:

MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ADJOURN THE AUGUST 8, 2022 REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 8:24 PM.

Respectfully submitted,

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Barbra Galovich, Recording Clerk