



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, OCTOBER 16, 2023, 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): *(Notice requirements met, hearing may commence unless otherwise noted)*

1. IW202315 – Beth Gottier, owner/ Bruce Gottier, applicant, request for a permit to conduct regulated activity to demolish and reconstruct a home on the existing foundation adding an attached garage and associated improvements at 14 Private Grounds 1, APN 148-062-0000.
2. IW202316 – MCC Lake Properties Trust, owner/applicant, request for a permit to conduct regulated activity to construct a wall along the lake edge at 28 East Shore Road, APN 169-035-0000.
3. IW202317 – Walter Carlson, owner/ Tracy French, applicant, request for a wetlands map amendment for property on Lower Butcher Road, APN 018-020-0001.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. Walter Carlson, owner/ Tracy French, applicant, request for positive referral to the Planning & Zoning Commission on a 2-lot subdivision (S202303) pursuant to Conn. Gen. Stat. 8-26(e) for property on Lower Butcher Road, APN 018-020-0001.
2. James Persano & Susan Haight, owners/ Gardner & Peterson Assoc. LLC, applicant, request for positive referral to the Planning & Zoning Commission on a 1-lot subdivision (S202302) pursuant to Conn. Gen. Stat. 8-26(e) for property on Jobs Hill Road, APN 139-019-0000.
3. IW202313 – David Pechie, owner/ Gardner & Peterson Assoc. LLC, applicant, request for a permit to conduct regulated activity to construct a garage, driveway, and associated improvements at 81 Shenipsit Street, APN 030-002-0000.
4. IW202314 – Town of Ellington, owner/applicant, request for a permit to conduct regulated activity to construct a solar carport and associated improvements at 33 Main Street (aka 33 Arbor Way), APN 064-020-0000.
5. IW202318 – Stick It Here Storage, LLC, owner/ applicant, request for a permit to conduct regulated activity to construct two new buildings for self-storage facility, driveway, and associated improvements at 25 West Road, APN 019-180-0000. (Receipt only)

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the September 18, 2023, Regular Meeting Minutes.
2. Correspondence/Discussion:
 - a. FEMA draft data review notice to Town of Ellington dated September 27, 2023, in the Thames and Shetucket Watersheds.

VII. ADJOURNMENT:

Next Regular Meeting is scheduled for November 13, 2023

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:

Link: <https://us06web.zoom.us/j/84213225990>

Meeting ID: 842 1322 5990

Passcode: 703580

Join Zoom Meeting by phone:

+1 646 558 8656 US (New York)

Meeting ID: 842 1322 5990

Passcode: 703580

**Town of Ellington
Inland Wetlands and Watercourses Agency
Application**

Application # IW2023/5
Date Submitted 9/12/23

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

Owner's Information

Name: Beth Gottier
Mailing Address: 244 Windsorville Rd
Ellington, CT 06029
Email: Bethgottier@yahoo.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS,
MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☒ No

Primary Contact Phone #: (860) 882-4498

Secondary Contact Phone #:

Owner's Signature: [Signature] Date: 9/12/23

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.

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

Applicant's Information (if different than owner)

Name: Bruce Gottier
Mailing Address: 101 Webster Rd
Ellington, CT 06029
Email: Kitchenbybruce@gmail.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS,
MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☒ No

Primary Contact Phone #: (860) 882-4497

Secondary Contact Phone #:

Applicant's Signature: [Signature] Date: _____

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: 14 Private Grounds I

Assessor's Parcel Number (APN): 148 - 062 - 0000

Proposed upland review area affected in square feet: _____

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): 0

Total area of wetlands/watercourses on parcel in square feet or acres: 0

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

Reconstruct dwelling on original foundation
with 14x24 attached single-car garage.

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)

24 Private Grounds

Ellington, CT 06029

September 27, 2023

Mr. John D. Colonese, CZEO

Ellington Inland Wetlands Agency

57 Main Street

Ellington, CT 06029

RE: Beth Gottier

14 Private Grounds

Dear Mr. Colonese,

I have visited the Town Hall Annex and viewed the proposed plans and have the following comments regarding this application.

I feel that rebuilding the house on the existing foundation is a good use of the lot without the overdevelopment which is occurring at several locations around the lake.

I feel that the following stipulations should be added to the development permit to safeguard the adjacent areas and the water quality of Crystal Lake.

1. Presently no storm water runoff from 14 Private Grounds enters the Private Grounds roadway. This condition should be maintained with no water from the site entering the roadway.
2. Storm water runoff from the site should not be allowed to discharge onto the abutting properties.
3. The storm water runoff from the site should be cleaned prior to being discharged to Crystal Lake by a grass swale or other method as directed by the Inland Wetlands Agency.
4. Best management practices for water quality should be enacted during and after construction to safeguard the lake.

Thank you for the opportunity to comment on this application. We look forward to having Beth as our neighbor.

Sincerely,

David P. Arzt

ELLINGTON PLANNING DEPARTMENT
STAFF REVIEW SHEET

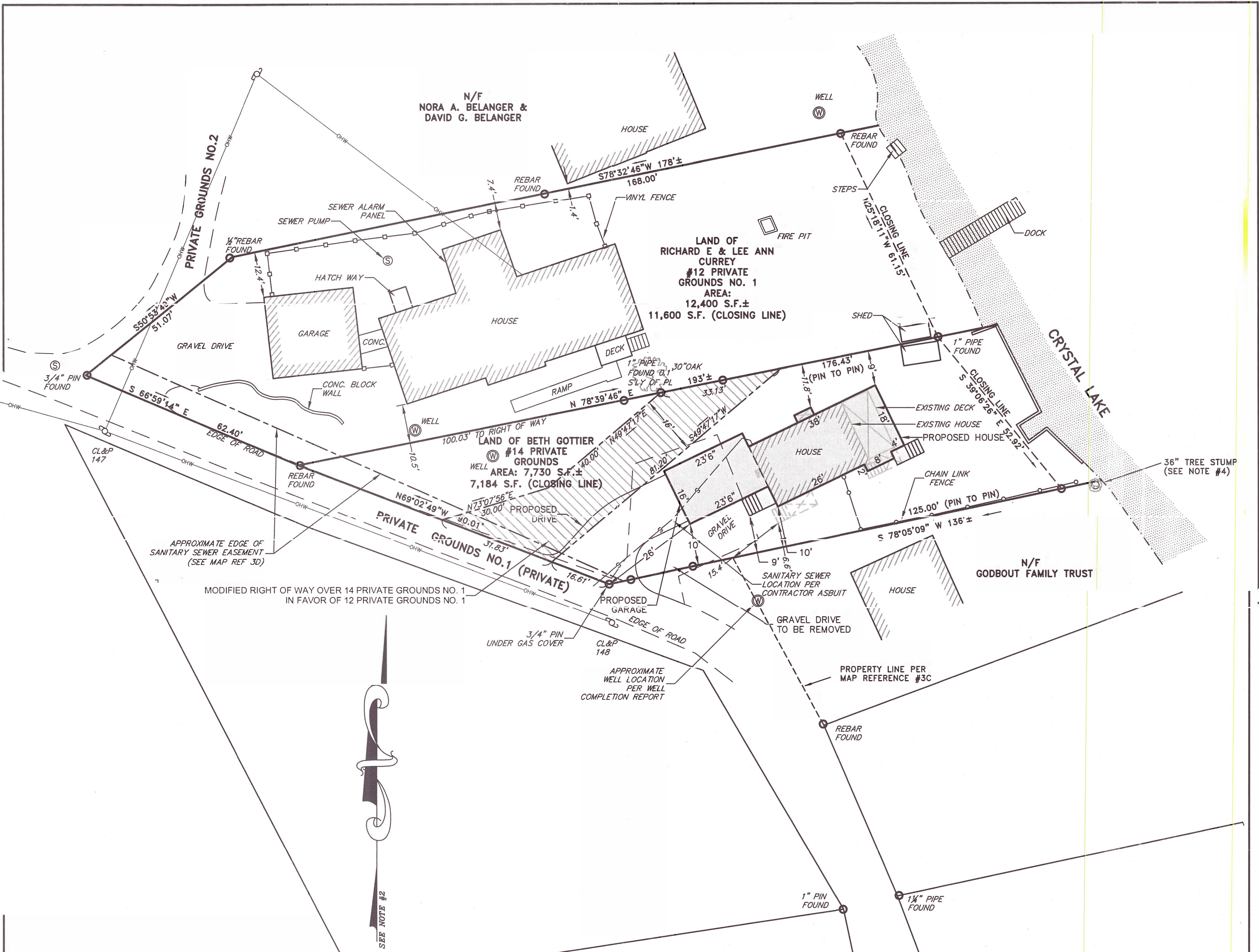
INLAND WETLAND AGENCY

IW202315 – Beth Gottier, owner/ Bruce Gottier, applicant, request for a permit to conduct regulated activity to demolish and reconstruct a home on the existing foundation adding an attached garage and associated improvements at 14 Private Grounds 1, APN 148-062-0000.

PUBLIC HEARING DATE: October 16, 2023

STAFF REVIEW RETURN DATE: October 10, 2023

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	DPW- No comments WPCA- Please note there appears to be an additional sewer lateral in the location of the proposed driveway. If the area is to be paved, please be aware that future excavation may be necessary to access the lateral. Additionally, if anything is to be modified related to the grinder pump, the WPCA must be notified.
Building Official	
North Central District Health Dept	
Fire Marshal	
Public Works Director/WPCA <i>Tom Matzelowski</i>	
Assessor	
Traffic Authority	



ZONING TABLE			
ZONE: LAKE RESIDENTIAL "LR"			
	REQUIRED	EXISTING	PROPOSED
PARCEL AREA	40,000 Sq.Ft.	7,730 Sq.Ft.	--
LOT WIDTH	100'	90'	--
FRONT YARD	35'	15.4'	10'
SIDE YARD	10'	6.6'	9'
REAR YARD	10'	40'	33'
LOT COVERAGE	25%	21.3%	23%

- NOTES:
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS AN IMPROVEMENT LOCATION SURVEY, BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
 - BEARING DEPICTED ON THIS PLAN ARE BASED UPON THOSE SHOWN ON MAP REFERENCE 3A.
 - REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - "PROPERTY SURVEY PREPARED FOR LEE ANN CURREY 12 & 14 PRIVATE GROUNDS ROAD NO. 1 ELLINGTON, CONNECTICUT" BY GARDNER & PETERSON ASSOCIATES. DATE: 8-20-2001. REVISED 06/24/2023.
 - "PERMIT PLAN PREPARED FOR WAYNE W. KUHNLY 12 PRIVATE GROUNDS ROAD ELLINGTON, CONNECTICUT" DATED: 5-20-92 SCALE: 1"=20' BY: GARDNER & PETERSON ASSOCIATES.
 - "PROPERTY OF DONALD P. FLYNN #40 PRIVATE GROUNDS ROAD - ELLINGTON, CONN." DATED: 6-20-75 SCALE: 1"=20' BY: ALFORD ASSOCIATES.
 - "MAP NO ES 205 SANITARY SEWER EASEMENT CRYSTAL LAKE SEWER PROJECT PRIVATE GROUNDS #1 ELLINGTON, CONNECTICUT" SCALE: 1"=40' REV. THROUGH 10-23-87 BY: KIELTYKA WOODIS & PIKE
 - "LANDS AT CRYSTAL LAKE SURVEYED AUG. 26, 1932 SCALE: 20FT. = 1 INCH C. H. BANCROFT, SURVEYOR." MAP #1-832.
 - "LANDS AT CRYSTAL LAKE ELLINGTON, CONN. SCALE: 30FT. = 1 INCH C.H. BANCROFT, SURVEYOR." MAP #1-439
 - DEEDS FOR 14 PRIVATE GROUNDS AND THE PARCEL TO THE SOUTH CALL FOR THE NORTHERLY SIDE OF AN OAK TREE AS THE PROPERTY LINE. THE TREE HAS RECENTLY BEEN CUT DOWN, PRESENTLY THERE EXISTS A 36" STUMP. DEEDS FOR THIS PARCEL DATING BACK TO 5-15-1923 CALL FOR THE OAK TREE. GIVEN THAT THE TREE HAD 77 PLUS YEARS TO GROW TO ITS PRESENT SIZE, AND UNABLE TO ESTABLISH THE SIZE OF THE TREE IN 1923, THIS POINT WAS ESTABLISHED BY HOLDING A DISTANCE ALONG THE LAKE OF 50' (PER DEED). THIS PUT THE POINT 0.5' INTO THE TREE STUMP.
 - IMPROVEMENTS ON 14 PRIVATE GROUNDS ARE AS DEPICTED ON MAP REFERENCE 3A.

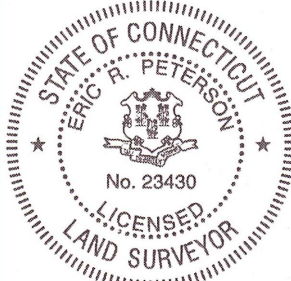
I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Eric R. Peterson
ERIC R. PETERSON
L.S. 23430
REGISTRATION NO.

LEGEND

- PROPERTY BOUNDARY
- EASEMENT
- IRON PIN/PIPE FOUND
- EDGE GRAVEL ROAD
- EDGE OF WATER
- UTILITY POLE
- OVERHEAD WIRE
- VINYL FENCE
- CHAIN LINK FENCE

IMPROVEMENT LOCATION SURVEY

 REVISIONS 10/02/2023	PREPARED FOR BETH GOTTIER 14 PRIVATE GROUNDS NO.1 ELLINGTON, CONNECTICUT				
	GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT				
	PROFESSIONAL ENGINEERS LAND SURVEYORS				
BY E.R.P.	SCALE 1"=20'	DATE 09-12-2023	SHEET NO. 1 OF 1	MAP NO. 9738P	

g:\1Plot\9738P\Permit\09-12-2023 9738P.dwg
9738P.dwg
9738P.dwg

**Town of Ellington
Inland Wetlands and Watercourses Agency
Application**

Application # IW2023/16
Date Submitted 9/13/2023

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

Owner's Information

Name: MCC Lake Properties Trust
Mailing Address: 165A Tolland Stage Road
Tolland, CT 06084
Email: mcclakeproperties@gmail.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS,
MAY NOTICES BE EMAILED TO YOU? ☒ Yes ☐ No

Primary Contact Phone #: 860-214-4738

Secondary Contact Phone #: 860-430-1919

Owner's Signature: Mark Peterson Date: 9/12/23

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.

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

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 #: _____

Applicant's Signature: Mark Peterson Date: 9/12/23

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.

SEP 13 2023

Street Address: 28 East Shore Road

Assessor's Parcel Number (APN): 169 - 035 - 0000

TOWN OF ELLINGTON
PLANNING DEPARTMENT

Proposed upland review area affected in square feet: 1,000sf

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): 0

Total area of wetlands/watercourses on parcel in square feet or acres: 0sf

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

Mail notices to Gardner & Peterson, Assoc., LLC
178 Hartford Tpke., Tolland, CT, Attn: Mark Peterson

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)
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☐ 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)

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT 06084

RECEIVED

SEP 13 2023

TOWN OF ELLINGTON
PLANNING DEPARTMENT

KENNETH R. PETERSON, L.S.
ERIC R. PETERSON, P.E., L.S.
MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808
info@GardnerPeterson.com
www.GardnerPeterson.com

Inland Wetland Commission Narrative

The owner/applicant, MCC Lake Properties Trust, would like to construct a field stone wall along Crystal Lake at 28 East Shore Road. Currently, the slope abutting the lake has rip rap stabilization which is rolling into the lake and a small timber rail on the ground dividing the pea stone sitting area/walkway from the rip rap.

True North Stoneworks has been retained to construct the wall and will follow the construction sequence below:

- Remove horizontal timber rail
- Remove rip rap on the slope and within the lake
- Construct the new wall by hand using locally sourced fieldstone
- Install rip rap and clean fill behind the wall as necessary and estimated at 20c.y. A bobcat or mini-excavator will carry the material down the hill and any excess material shall be removed from the site.
- Install fabric above the fill and rip rap
- Install Pea Stone on top of the fabric

True North Stoneworks would like to start in early November and anticipates the work will take roughly two weeks to complete.



**Town of Ellington
Inland Wetlands and Watercourses Agency
Application**

Application # EW22317
Date Submitted 9/21/2023

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

Owner's Information

Name: Walter Carlson
Mailing Address: 242 Windsorville Rd
Email: IMWallyc@yahoo.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ No

Primary Contact Phone #: 860-558-7959

Secondary Contact Phone #: _____

Owner's Signature: Walter Carlson Date: 9/20/23

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.

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

Applicant's Information (if different than owner)

Name: Tracy French
Mailing Address: 19 Grand Blvd
Ellington
Email: frenchite6@gmail.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☒ Yes ☐ No

Primary Contact Phone #: 860-508-6448

Secondary Contact Phone #: _____

Applicant's Signature: Tracy French Date: 9/19/23

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.

RECEIVED

SEP 21 2023

TOWN OF ELLINGTON
PLANNING DEPARTMENT

Street Address: LOWER BUTLER ROAD

Assessor's Parcel Number (APN): 018 - 020 - 0001

Proposed upland review area affected in square feet: 0

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): 0

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

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☐ Other, explain: _____

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☐ Agency Permit (**TWELVE COPIES REQUIRED**)

☐ Permit Modification

☐ Permit Extension

☐ Regulation Amendment

☒ Map Amendment

☐ Appeal of Administrative Permit

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☒ Abutters List (Section 7.4c)

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☒ 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)

RECEIVED

SEP 21 2023

TOWN OF ELLINGTON
PLANNING DEPARTMENT



REPORT DATE: July 25, 2023

PAGE 1 OF 3

REMA ECOLOGICAL SERVICES, LLC

43 Blue Ridge Drive

Vernon, CT 06066

860.649.REMA (7362) / 860.883.8690 (M)

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT

PROJECT NAME & SITE LOCATION:

(+/- 9.0 acres) ("study area")

Carlson Property

Lower Butcher Road

Ellington, CT

REMA Job No.: 21-2373-ELL21

Field Investigation Date(s): 4/7, 4/12, 4/14, 4/20/2021

Field Investigation Method(s):

☒ Spade and Auger

☐ Backhoe Test Pits

☐ Other: _____

REPORT PREPARED FOR:

Ms. Tracy French

c/o Ellington Racquet Club, LLC

Ellington, CT

Field Conditions:

Weather: Sunny, 50s to 70s

Soil Moisture: moderate-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: _____

Base Map Source: CT Soil Survey web; USDA-NRCS (attached); Figures A to C (attached)

Wetland Boundary Marker Series: RES-A-1 to RES-A-34 open line

General Site Description/Comments: The "the study area", or "site", is +/- 9.0 acres of mostly open agricultural land located to the east of the northerly flowing Hockanum River channel, and south of Lower Butcher Road, in Ellington, CT. The site's soils are both undisturbed and disturbed and derived from alluvial (i.e., stratified sand and silt) deposits, and from sandy fill, respectively. The disturbance is due to the relocation and channelization of the Hockanum River in a westerly direction, sometime in the 1970s, based on archival aerial photography (see Figure A, and Photos 1 to 7, attached). The disturbed upland-type soils within the study area are mapped as the well-drained Udorthents (308), while the site's disturbed wetland-type soils are mapped as the poorly drained to moderately well drained Fluvaquents (109). The undisturbed upland-type soils are the somewhat excessively well drained Hartford (33) sandy loam, while the undisturbed wetland-type soils are the moderately well drained Pootatuck (102) fine sandy loam, soil series. The site's regulated areas are mostly seasonally saturated, and temporarily flooded forested wetlands associated with the Hockanum River riparian corridor, and an active farm field (e.g., silage corn). Dominant or common overstory vegetation associated with the delineated wetlands includes red maple, cottonwood, speckled alder, and silver. Dominant woody understory vegetation includes multiflora rose, willows, spicebush, silky dogwood, and Morrow's honeysuckle. Herbaceous vegetation observed includes sedges, skunk cabbage, cinnamon fern, sensitive fern, garlic mustard, wild onion, trout lily, stout wood reedgrass, grasses, false hellebore, stinging nettle, reed canary grass, jewelweed, and false nettle.

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: (+/- 9.0 acres) ("study area")
Lower Butcher Road, Ellington, CT

SOIL MAP UNITS**Upland Soils**

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.

Hartford sandy loam (33). The Hartford series consists of deep, somewhat excessively drained soils formed in a coarse-loamy mantle underlain by sandy water deposited glacial outwash materials. They are level to very steep soils on outwash plains and high stream 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 dark brown sandy loam surface layer 9 inches thick. The upper part of the subsoil from 9 to 16 inches is yellowish red sandy loam. The lower part of the subsoil from 16 to 24 inches is reddish brown loamy sand. The substratum from 24 to 60 inches is reddish brown gravelly stratified sand and gravel.

Wetland Soils

Fluvaquents-udifluvents (109). This soil map unit consists of relatively recently formed, poorly drained, moderately well drained, and well drained, floodplain-type soils. Fluvaquents are typically found in disturbed landscapes on floodplains where two or more feet of the original soil surface has been filled over or excavated, eroded and/or deposited. Most areas of Fluvaquents flood each year for short periods, mainly in the spring. The Fluvaquents soil mapping unit is a miscellaneous unit which includes a large variety of soil materials. Common locations of Fluvaquents include disturbed areas for community development and sand and gravel operations situated in the floodplains of rivers and major streams.

Pootatuck fine sandy loam (102). This series consists of deep, moderately well drained soils formed in coarse-loamy, alluvial sediments. They are nearly level soils on floodplains of rivers and major streams. 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 30 inches is dark yellowish brown fine sandy loam in the upper subsoil and dark brown, mottled sandy loam in the lower subsoil. From 30 to 60 inches the substratum is dark brown and grayish brown, mottled gravelly sand.

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: (+/- 9.0 acres) ("study area")
Lower Butcher Road, Ellington, CT

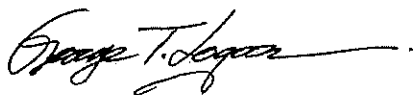
SOIL MAP UNITS

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 (SSSSNE) in accordance with the standards of the Federal Office of Personnel Management].

Respectfully submitted,

REMA ECOLOGICAL SERVICES, LLC

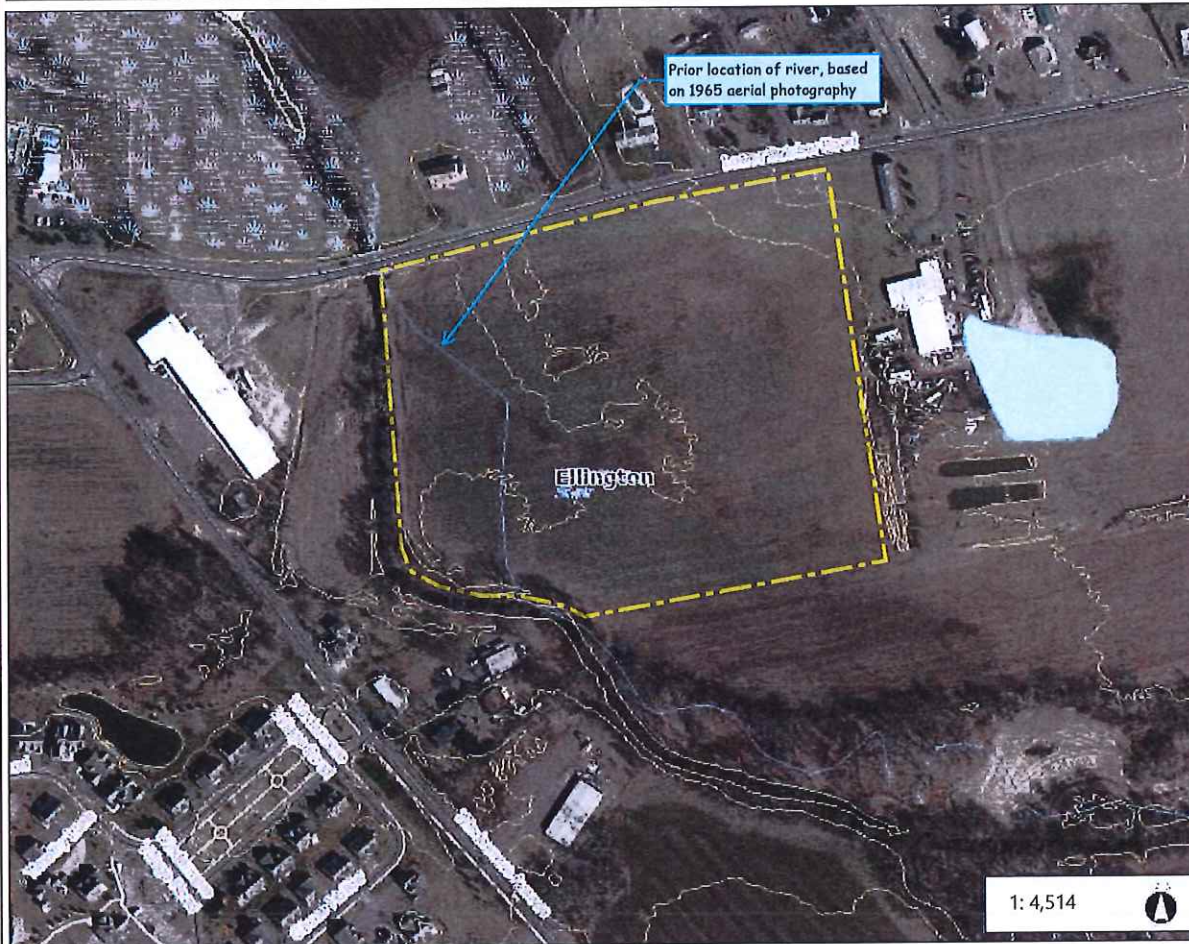


George T. Logan, MS, PWS, CSE
Registered Soil Scientist
Field Investigator/Senior Reviewer



CT Environmental
Conditions Online

FIGURE A: STUDY AREA as seen on 2019 Aerial Photography
Lower Butcher Road, Ellington, CT



Legend

- Town Boundary
 - State Boundary
 - Town Boundary
 - Coastline
- Geographic Names7
- Geographic Place 3
- Airport
 - Airport
 - Helipoint
- Railroad
- Streets
 - Interstate Highway
 - US Highway
 - State Highway
 - Primary limited-access
 - Ramp
 - Street
 - Ferry crossing
- County Line
 - State Boundary
 - County Boundary
 - Coastline
- County Name
- Town Line
 - State Boundary
 - Town Boundary

Notes

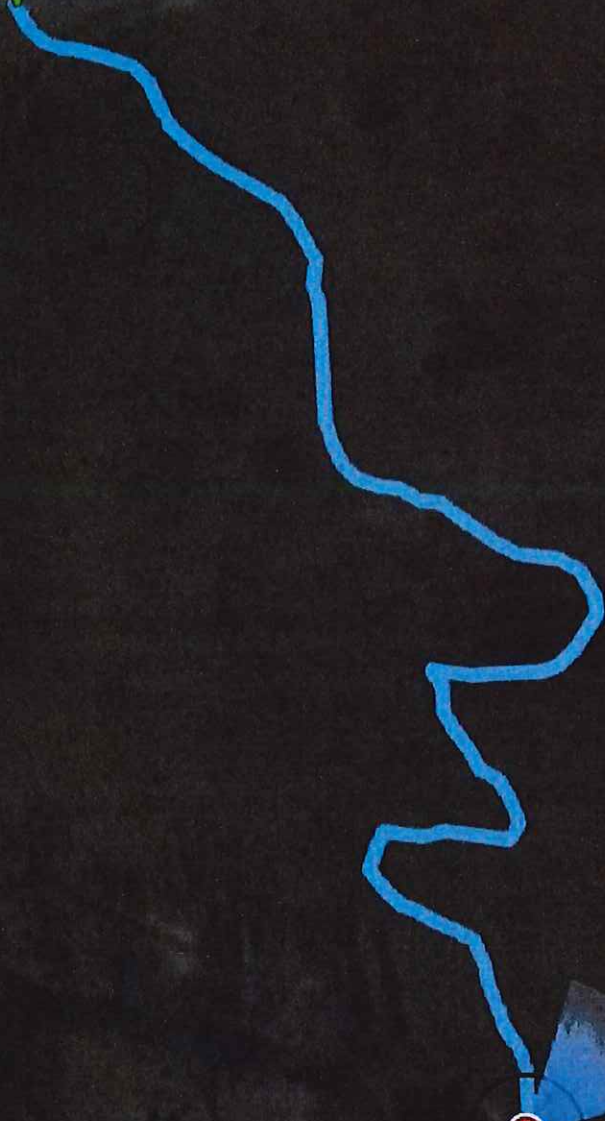
0.1 0 0.07 0.1 Miles

© Connecticut Environmental Conditions Online

THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is intended for general planning, management, education, and research purposes only. Data shown on this map may not be complete or current. The data shown may have been compiled at different times and at different map scales, which may not match the scale at which the data is shown on this map.

RES-A-34 END

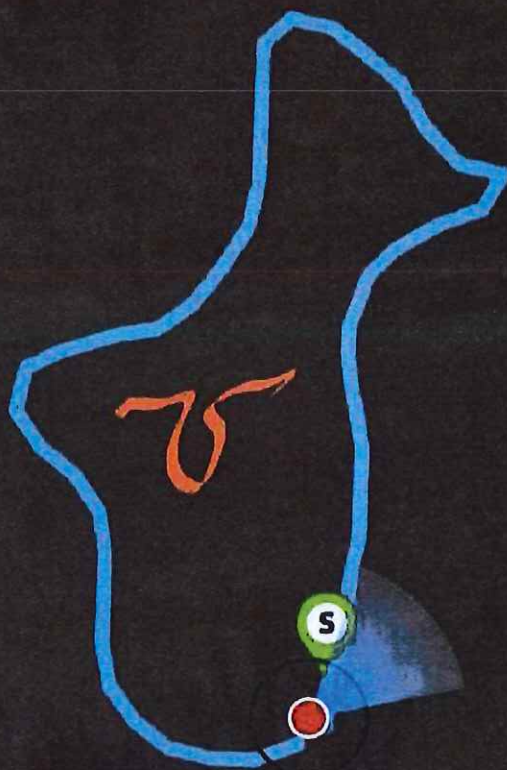




RES-A-1
START




FIGURE B: WETLAND DELINEATION SKETCH MAP
Lower Butcher Road, Ellington, CT


100 ft





	SITE/LOCATION: Carlson Property Lower Butcher Road, Ellington, CT	REMA JOB NO.: 22-2373-ELL21	ANNOTATED PHOTO LOG
	INVESTIGATOR(S): George T. Logan, MS, PWS, CSE		
DATE: April 7, 2021	FACING: SOUTHEASTERLY	PHOTO NO.: 1	
		<i>Channelized portion of the Hockanum River, along the southern portion of the study area</i>	



DATE: April 7, 2021	FACING: WESTERLY	PHOTO NO.: 2	
		<i>Soil exploration took place to more than 2 feet from the surface due to the past disturbances within the study area, including the relocation and channelization of the Hockanum River</i>	

	SITE/LOCATION: Carlson Property Lower Butcher Road, Ellington, CT	REMA JOB NO.: 22-2373-ELL21	ANNOTATED PHOTO LOG
	INVESTIGATOR(S): George T. Logan, MS, PWS, CSE		
DATE: April 7, 2021	FACING: N/A	PHOTO NO.: 3	
		<i>Buried A-horizons (topsoil) of poorly drained floodplain soils, encountered within 24 to 30 inches in many locations.</i>	

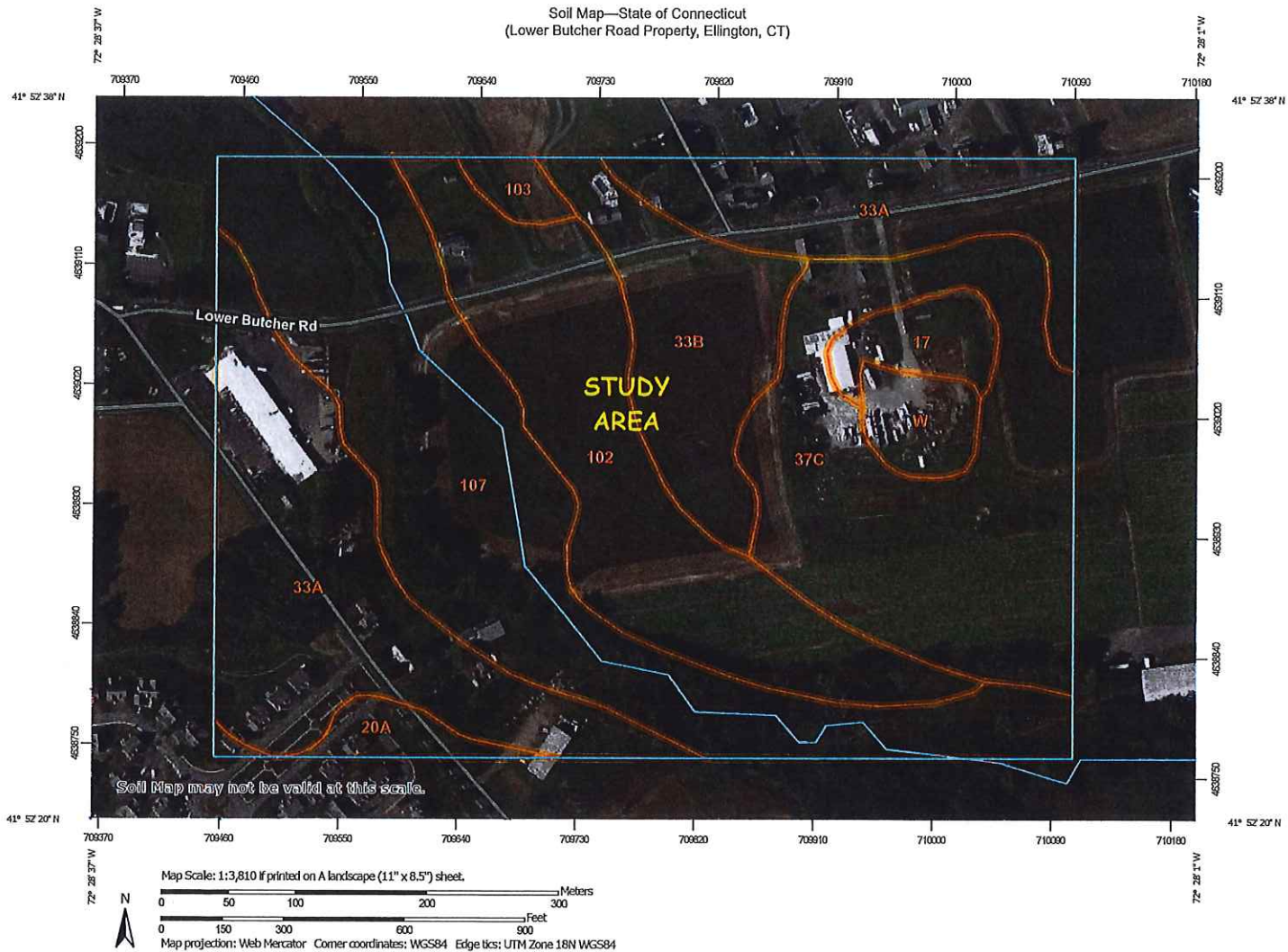
DATE: April 14, 2021	FACING: SOUTHERLY	PHOTO NO.: 4	
		<i>View of field at the time of wetland delineations; note wetland boundary markers (flags)</i>	

	SITE/LOCATION: Carlson Property Lower Butcher Road, Ellington, CT	REMA JOB NO.: 22-2373-ELL21	ANNOTATED PHOTO LOG
	INVESTIGATOR(S): George T. Logan, MS, PWS, CSE		
DATE: April 20, 2021	FACING: SOUTHERLY	PHOTO NO.: 5	
		View across the Hockanum River to the site on the east side of the channel	

DATE: April 20, 2021	FACING: WESTERLY	PHOTO NO.: 6
		View of the Box Culvert that carries river flow under Lowe Butcher Road; note wetland boundary markers

	SITE/LOCATION: Carlson Property Lower Butcher Road, Ellington, CT	REMA JOB NO.: 22-2373-ELL21	ANNOTATED PHOTO LOG
	INVESTIGATOR(S): George T. Logan, MS, PWS, CSE		
DATE: April 20, 2021	FACING: SOUTHEASTERLY	PHOTO NO.: 7	
		<i>View of study area from Lower Butcher Road</i>	

Soil Map—State of Connecticut
(Lower Butcher Road Property, Ellington, CT)












































Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/25/2023
Page 1 of 3

Soil Map—State of Connecticut
(Lower Butcher Road Property, Ellington, CT)

MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Area of Interest (AOI)		Stony Spot
	Soil Map Unit Polygons		Very Stony Spot
	Soil Map Unit Lines		Wet Spot
	Soil Map Unit Points		Other
	Special Point Features		Special Line Features
	Blowout		Water Features
	Borrow Pit		Streams and Canals
	Clay Spot		Transportation
	Closed Depression		Rails
	Gravel Pit		Interstate Highways
	Gravelly Spot		US Routes
	Landfill		Major Roads
	Lava Flow		Local Roads
	Marsh or swamp		Background
	Mine or Quarry		Aerial Photography
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

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 22, Sep 12, 2022

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

Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

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

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
17	Timakwa and Natchaug soils, 0 to 2 percent slopes	1.7	2.3%
20A	Ellington silt loam, 0 to 5 percent slopes	1.3	1.7%
33A	Hartford sandy loam, 0 to 3 percent slopes	17.6	24.3%
33B	Hartford sandy loam, 3 to 8 percent slopes	6.2	8.5%
37C	Manchester gravelly sandy loam, 3 to 15 percent slopes	13.7	18.9%
102	Pootatuck fine sandy loam	11.6	15.9%
103	Rippowam fine sandy loam	0.7	1.0%
107	Limerick and Lim soils	18.3	25.2%
W	Water	1.5	2.1%
Totals for Area of Interest		72.7	100.0%

ELLINGTON PLANNING DEPARTMENT
STAFF REVIEW SHEET

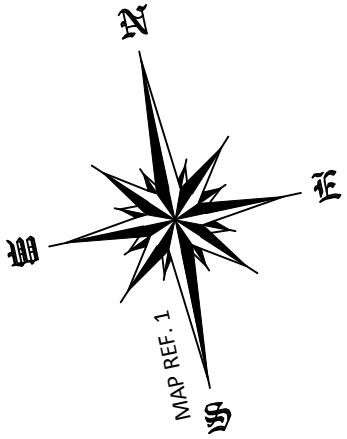
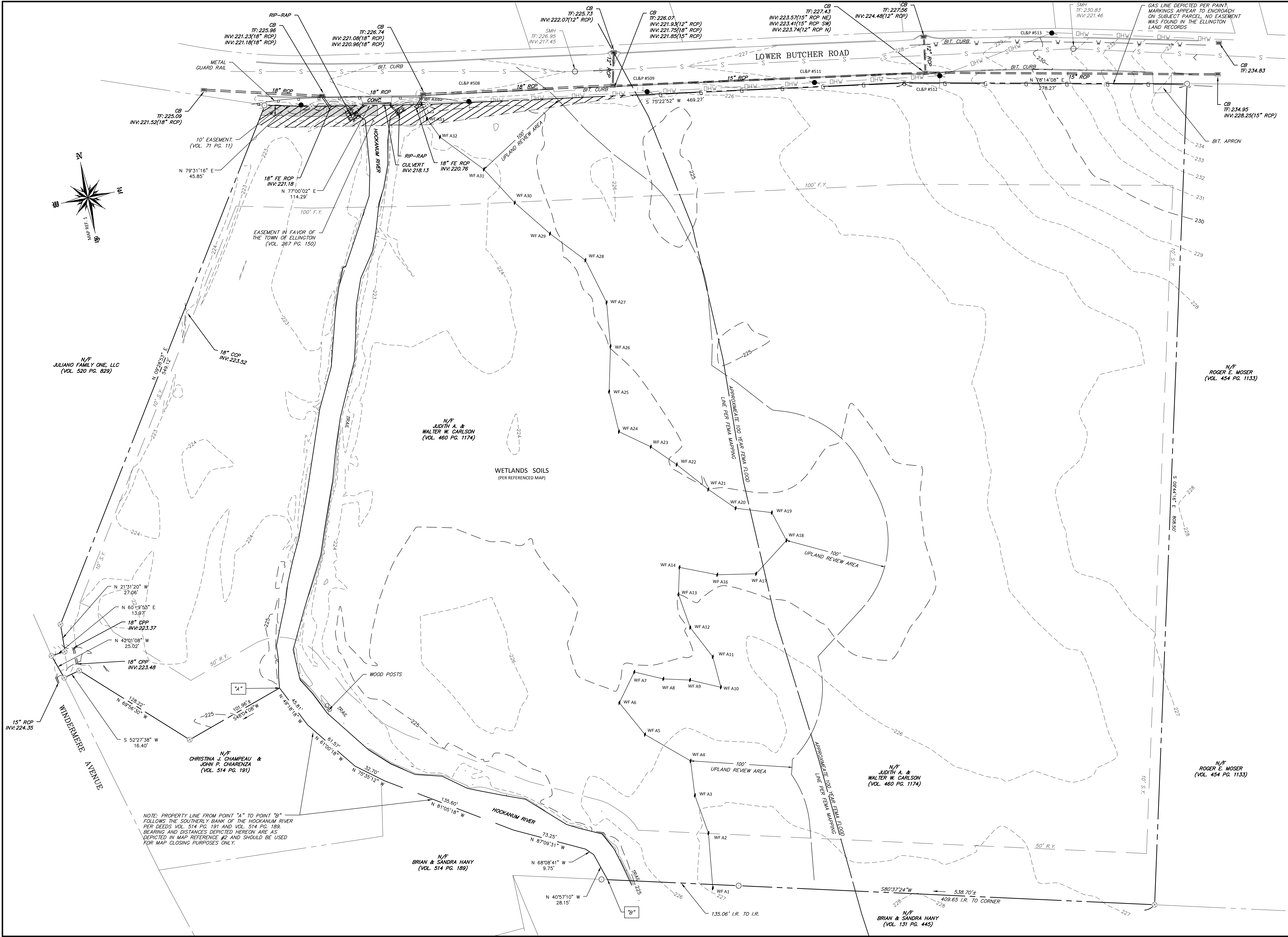
INLAND WETLAND AGENCY

IW202317 – Walter Carlson, owner/ Tracy French, applicant, request for a wetlands map amendment for property on Lower Butcher Road, APN 018-020-0001.

PUBLIC HEARING DATE: April 10, 2023

STAFF REVIEW RETURN DATE: March 30, 2023

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	DPW- A R.O.W. permit is necessary for this project. WPCA- A sanitary sewer connection plan needs to be submitted for board approval prior to construction.
Building Official	
North Central District Health Dept	
Fire Marshal	
Public Works Director/WPCA <i>Tom Modzelewski</i>	
Assessor	
Traffic Authority	



SCALE IN FEET
80'
40'
0'
40'
80'

DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS
67 EASTERN BOULEVARD
GASTONBURY, CONNECTICUT 06033
TEL: 860-633-9401 FAX: 860-633-8851
EMAIL: JMD@DUTTONASSOCIATESLLC.COM

JAMES W. DUTTON, L.S. #70074

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EXISTING CONDITIONS PLAN
ELLINGTON RACQUET CLUB
PARCEL 018-020-0001
LOWER BUTCHER ROAD
PREPARED FOR
TRACY FRENCH
ELLINGTON, CONNECTICUT

REVISIONS:

DATE: 9/04/23
SCALE: 1" = 40'
SHEET 2 of 9
23-240
FILE: 23-240_SITEPLAN.DWG

LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING.

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TREELINE / BRUSHLINE
- LIMIT OF CLEARING
- SILT FENCE
- UTILITY POLE
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- GRADE TO DRAIN
- WF31

EROSION & SEDIMENT CONTROL NOTES:

ALL EROSION & SEDIMENT CONTROL MEASURES TO BE CONSTRUCTED AS DETAILED AND SPECIFIED IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL JANUARY 2002 AS AMENDED.

ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION, PROPERLY MAINTAINED DURING CONSTRUCTION AND REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED. AFTER INSTALLATION OF THE INITIALLY PRESCRIBED MEASURES, ADDITIONAL MEASURES MAY BE REQUIRED TO ADDRESS FIELD CONDITIONS AS ORDERED BY THE TOWN OF ELLINGTON OR ITS DESIGNATED AGENT(S).

THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED. THE EXPOSURE SHOULD BE THE SHORTEST PERIOD OF TIME. WHEN NECESSARY TEMPORARY VEGETATION AND OR MULCHING SHOULD BE USED TO PROTECT EXPOSED AREAS. FINAL VEGETATION SHOULD BE INSTALLED AS SOON AS POSSIBLE. WHEREVER FEASIBLE NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.

THE STOCKPILING OF BUILDING MATERIALS SHALL BE WITHIN THE AREA OF DISTURBANCE.

SEEDBED PREPARATION: FINE GRADE AND RAKE SOIL TO REMOVE ANY STONES LARGER THAN 2 INCHES. INSTALL ANY NEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS. APPLY LIMESTONE AT A RATE OF TWO TONS PER ACRE OR 90 POUNDS PER 1000 SQUARE FEET. FERTILIZE WITH 10-10-10 AT A RATE OF 11 POUNDS

SEED APPLICATION: APPLY SHADE TOLERANT GRASS MIXTURE BY HAND, CYCLONE SEEDER OR HYDROSEEDER. SEEDING SHALL BE DONE BETWEEN APRIL 1 AND JUNE 1 OR BETWEEN AUGUST 15 AND SEPTEMBER 1. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE UNTIL SEED CAN BE DONE.

ESTABLISH PERMANENT VEGETATION USING A SEED MIXTURE OF:

- KENTUCKY BLUEGRASS 20 LBS/ACRE
- CREEPING RED FESCUE 20 LBS/ACRE
- PERENNIAL RYE GRASS 5 LBS/ACRE
- TOTAL 45 LBS/ACRE

THE RECOMMENDED DATES FOR SEEDING ARE APRIL 1 THROUGH JUNE 1 AND AUGUST 15 THROUGH SEPTEMBER 1.

MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH SHALL BE SPREAD BY HAND OR WITH A MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE APPROXIMATELY TWO TO THREE INCHES.

THE TOWN OF ELLINGTON RESERVES THE RIGHT TO REVISE THE EROSION CONTROL PLAN AS CONDITIONS WARRANT. ADDITIONAL EROSION AND CONTROL MEASURES MAY BE REQUIRED AT THE DIRECTION OF THE TOWN OF ELLINGTON ZEO.

EROSION AND SEDIMENTATION CONTROL MEASURES WILL NEED TO BE INSPECTED AT LEAST ONCE A WEEK, AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH A RAINFALL AMOUNT OF 0.5" OR GREATER.

OPERATION AND MAINTENANCE SCHEDULE

-WATER QUALITY AND DETENTION BASIN

INSPECT AFTER MAJOR RAINSTORMS (0.5" OR GREATER) & REMOVE TRASH AND DEBRIS.

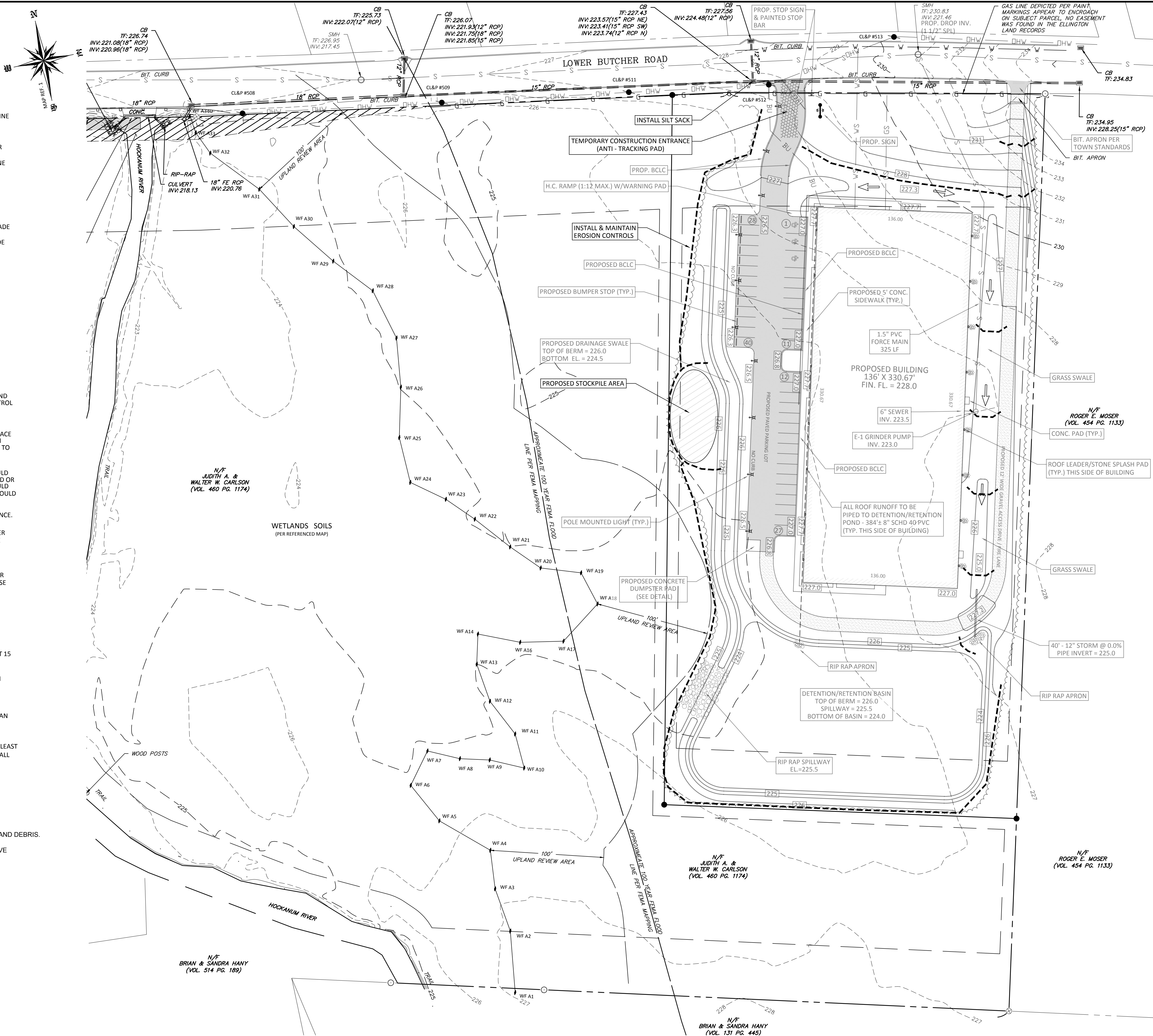
INSPECT BASIN INLETS AND OUTLET FOR SEDIMENT ACCUMULATION. REMOVE SEDIMENTATION AFTER ACCUMULATION IN EXCESS OF 3".

-PAVED AREAS

SWEEP ANNUALLY IN SPRING TO REMOVE SAND AND SILT MATERIALS.

PARTY RESPONSIBLE FOR EROSION CONTROLS

THE ANDREW ANSALDI COMPANY
186 BIDWELL STREET
MANCHESTER, CT. 06040
(860) 649-5249



DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS
67 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL: 860-633-9401 FAX: 860-633-8851
EMAIL: JMD@DUTTONASSOCIATESLLC.COM

MARK A. REYNOLDS, P.E. #19789

EROSION & SEDIMENTATION CONTROL PLAN
ELLINGTON RACQUET CLUB
PARCEL 018-020-0001
LOWER BUTCHER ROAD
PREPARED FOR
TRACY FRENCH
ELLINGTON, CONNECTICUT

REVISIONS:

DATE: 9/04/23
SCALE: 1" = 40'
SHEET 5 of 9
23-240

FILE:23-240_SITEPLAN.DWG



DUTTON ASSOCIATES, LLC

October 11, 2023

RECEIVED

OCT 11 2023

TOWN OF ELLINGTON
PLANNING DEPARTMENT

Inland Wetlands Agency
Town of Ellington
57 Main Street
Ellington, CT 06029

**Re: Subdivision Application
Wetland Referral
Lower Butcher Road, Ellington, CT
Assessor's Parcel No. 018-020-0001
Sewer Availability and Capacity Analysis**

Dear Chairman Burns:

We have submitted a subdivision application to the Planning & Zoning Commission to create a building lot for the Proposed Ellington Racquet Club. Mr. George Logan C.S.S. has determined that there are wetlands on the site, but they are further than 100-feet from the development proposed on the plans submitted (see report from Mr. Logan).

Therefore, we request a positive referral on the subdivision application to the Planning & Zoning Commission pursuant to Connecticut General Statutes 8-26(e).

Sincerely,

Mark Reynolds
Professional Engineer

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.
ERIC R. PETERSON, P.E., L.S.
MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808
info@GardnerPeterson.com
www.GardnerPeterson.com

September 21, 2023

RECEIVED

SEP 21 2023

TOWN OF ELLINGTON
PLANNING DEPARTMENT

Town of Ellington Inland Wetlands Agency
Jean Burns, Chairman
57 Main Street
Ellington, Connecticut 06029

Re: Subdivision Application
Wetland Referral
Land of James Persano & Susan Haight
Job Hill Road, APN: 139-019-0000

Dear Chairman Burns:

We have submitted a subdivision application to the Planning & Zoning Commission to convert the referenced parcel to a building lot. We retained Richard Zulick C.S.S. to walk the property and he has determined that there are wetlands on site, but they are further than 100-feet from the development proposed on the plans submitted (see included report from Mr. Zulick). Therefore, we request a positive referral on the subdivision application to the Planning & Zoning Commission pursuant to Connecticut General Statutes 8-26(e).

Thank you,



Eric R. Peterson, P.E., L.S.

Richard Zulick
Certified Forester / Soil Scientist
400 Nott Highway
Ashford, CT
06278
(860) 429-1918

RECEIVED
SEP 21 2023
TOWN OF ELLINGTON
PLANNING DEPARTMENT

September 19, 2023

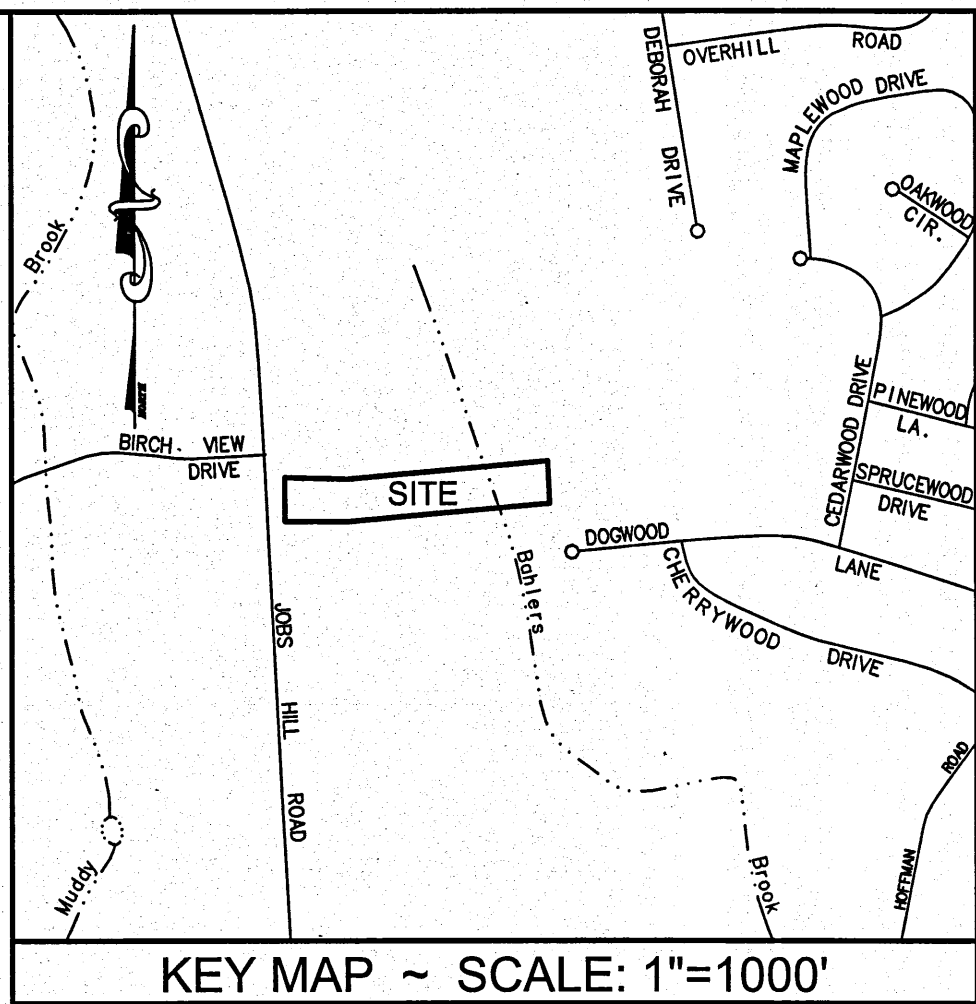
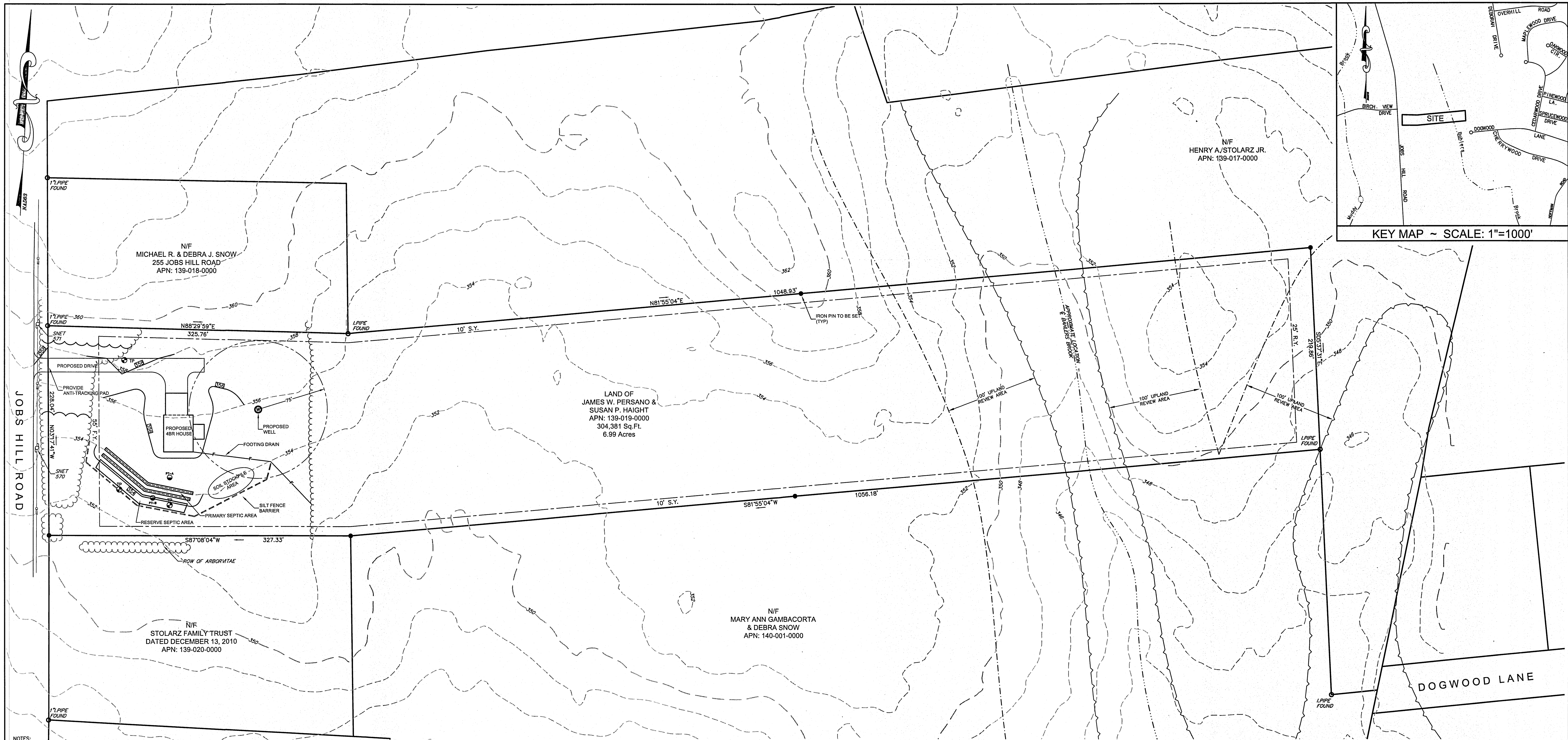
Town of Ellington
Inland Wetlands Agency
Ellington , CT.

Wetland report for property located at :

Jobs Hill Road, Ellington

I have field checked an area of the above referenced property for wetland soils. This parcel is located east of Jobs Hill Road in the Town of Ellington, CT. and owned by James W. Persano & Susan P. Haight. I have carefully inspected the area of the proposed driveway, house, well and septic system as shown on the Topographic Plan Land of James W. Persano & Susan P. Haight. Plan by Gardner & Peterson Associates , LLC - Map # 11228A Dated 8/26/2023. **No wetland soils or watercourses have been identified within 100 feet of the proposed activity on this property.**

This field delineation has been done in accordance with the standards of the National Cooperative Soil Survey and the definition of wetlands as found in the Connecticut General Statutes, Chapter 440, Section 22A-38.



NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2 TO THE WEST OF THE EASTERLY MOST TREE LINE DEPICTED AND OTHERWISE CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-D.
2. MAP REFERENCE:
A. "MAP OF PROPERTY OF EVELYN M. STOLARZ, EXECUTOR ELLINGTON, CONNECTICUT" BY ALFRED E. SCHINDLER DATE: 6/25/84. REVISED: 10/10/84.
3. BEARINGS & ELEVATIONS DEPICTED ON THIS PLAN ARE BASED ON THE 1983 NORTH AMERICAN DATUM (NAD 83/87) & THE 1988 NORTH AMERICAN DATUM (NAD 88) RESPECTIVELY BASED ON COORDINATES PROVIDED BY A GPS SURVEY FROM DESIGN PROFESSIONALS, INC.
4. THE TOTAL AREA OF THIS PARCEL IS 6.99 ACRES AND IS SHOWN AS DEPICTED ON THE MAP REFERENCED IN NOTE 2.A.
5. THIS PARCEL AND ALL ADJUTING PARCELS ARE LOCATED IN THE RURAL AGRICULTURAL RESIDENTIAL (RAR) ZONE.
6. WETLANDS DEPICTED ON THIS PLAN ARE AS SHOWN ON THE TOWN OF ELLINGTON GIS.
7. THIS PARCEL IS LOCATED WITHIN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE 50-YEAR FLOODPLAIN) AS DEPICTED ON "FIRM FLOOD INSURANCE RATE MAP TOWN OF ELLINGTON, CONNECTICUT TOLLAND COUNTY PANEL 5 OF 15 MAP NUMBER 090156 0005 C MAP REVISED: FEBRUARY 5, 1997.
8. 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.
9. IRON PINS AND MONUMENTS ARE TO BE SET AS DEPICTED ON THE SUBDIVISION PLAN.
10. THIS LOT IS TO BE SERVED BY A PRIVATE WELL AND SUBSURFACE SEWAGE DISPOSAL SYSTEM. THE LATTER TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
11. DRIVEWAYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH TOWN SPECIFICATIONS.
12. LOT CLOSURE IS NOT LESS THAN 1:5000 PER SECTION A.05.XIV.

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

Eric R. Peterson
ERIC R. PETERSON
L.S. 23430
REGISTRATION NO.

LEGEND	
	PROPERTY LINE
	IRON PIPE FOUND
	IRON PIN TO BE SET
	ZONING SETBACK
	WATERCOURSE
	EX. UTILITY POLE
	EX. OVERHEAD WIRES
	EX. PAVEMENT
	INLAND WETLAND BOUNDARY
	EXISTING CONTOUR
	EXISTING ELEVATION
	EX. TREELINE
	TEST PIT
	PERCOLATION TEST
	PROP. CONTOUR
	PROP. TREELINE

TEST PIT DATA:
03/31/2022
OBSERVED BY THE NCHD
(TEST PIT LOCATIONS NOT NOTED ON SOIL REPORT)

TP-1:
0-12" TOPSOIL
12-21" YELLOW BRN. FINE SANDY LOAM
21-51" RED BRN. FINE SANDY LOAM W/ STONES
MOTTLING @ 21" GW SEEPAGE @ 35"

TP-2:
0-9" TOPSOIL
9-22" YELLOW BRN. FINE SANDY LOAM
22-50" RED BRN. FINE SANDY LOAM W/ STONES
MOTTLING @ 20" GW SEEPAGE @ 31"
ROOT TO 18"

TP-3:
0-9" TOPSOIL
9-20" YELLOW BRN. FINE SANDY LOAM
20-51" RED BRN. FINE SANDY LOAM W/ STONES-TIGHT
MOTTLING @ 16" GW SEEPAGE @ 28"

TP-4:
0-12" TOPSOIL
12-24" YELLOW BRN. FINE SANDY LOAM
24-81" RED BRN. FINE SANDY LOAM W/ SILT AND STONES
MOTTLING @ 25" GW SEEPAGE @ 71"
ROOTS TO 25"

PERCOLATION TEST DATA:	
PT-A: PRESOAK @ 11:57 DEPTH=16" MARK AT GRADE TIME DEPTH 1:35 4" 1:45 6" 1:55 7" 2:05 8" 2:15 9" 2:25 9" 2:35 10" 2:45 11" 2:55 11" 3:05 12" 3:15 13" 3:25 13" 3:35 14" 3:40 14"	PT-B: PRESOAK @ 12:07 DEPTH=16" MARK AT GRADE TIME DEPTH 1:36 5" 1:46 7" 1:56 8" 2:06 9" 2:16 10" 2:26 11" 2:36 11" 2:46 12" 2:56 12" 3:06 13" 3:16 14" 3:26 14" 3:36 15" 3:41 15"
RATE: 10.1-20 MIN/IN	RATE: 10.1-20 MIN/IN

LEACHING FIELD REQUIREMENTS
4BR HOUSE PERC RATE = 10.1-20.0 MIN/IN
ELA REQUIRED = 787.5 SF

MLSS:
RESTRICTIVE LAYER: 18-22
HYDRAULIC GRADIENT: 3.1-4.0%
HF=48
FF=1.75
PF=1.25
MLSS=48x1.75x1.25=105 FT

LEACHING AREA PROVIDED
2-ROWS STANDARD QUICK 4 INFILTRATORS (3.6 SF/LF)
110-FEET LONG OR 792 SF ELA

SUBDIVISION PLAN TOPOGRAPHIC PLAN LAND OF JAMES W. PERSANO & SUSAN P. HAIGHT JOBS HILL ROAD ELLINGTON, CONNECTICUT GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS				
REVISIONS	BY	SCALE	DATE	SHEET NO.
	E.R.P.	1"=50'	08-26-2023	2 OF 2
				MAP NO. 11228A

**Town of Ellington
Inland Wetlands and Watercourses Agency
Application**

Application # IW202313
Date Submitted 8/22/2023

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

Owner's Information

Name: David Pechie
Mailing Address: 81 Shenipsit Street
Ellington, CT 06029
Email: david.pechie@gmail.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☒ Yes ☐ No

Primary Contact Phone #: 860-420-9190

Secondary Contact Phone #: _____

Owner's Signature: [Signature] Date: 8/17/23

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.

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

Applicant's Information (if different than owner)

Name: Eric Peterson
Mailing Address: Gardner & Peterson Assoc, LLC
178 Hartford Turnpike
Tolland, CT 06084
Email: epeterson@gardnerpeterson.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☒ Yes ☐ No

Primary Contact Phone #: 860-871-0808

Secondary Contact Phone #: _____

Applicant's Signature: [Signature] Date: 8/17/23

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.

RECEIVED

AUG 22 2023

TOWN OF ELLINGTON
PLANNING DEPARTMENT

Street Address: 81 Shenipsit Street

Assessor's Parcel Number (APN): 030 - 002 - 0000

Proposed upland review area affected in square feet: 3300 sq.ft.

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): n/a

Total area of wetlands/watercourses on parcel in square feet or acres: 3.9 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

Request permit to construct a new garage and modify driveway within the
upland review area. The garage will be located 30 feet from the wetland
and the extent of the site grading will be located 10 feet from the
wetland.

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)
☐ n/a Certification as to Adjacent Towns (See above)
☐ n/a Certification as to Connecticut Water Company & Commissioner of Public Health (See above)
☐ n/a 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)**
☒ ~~X~~ N/A Supplemental Information (Section 7.5a-j, inclusive, as deemed applicable)

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE

TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.
ERIC R. PETERSON, P.E., L.S.
MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808
info@GardnerPeterson.com
www.GardnerPeterson.com

Inland Wetlands and Watercourses Agency Permit Application Narrative

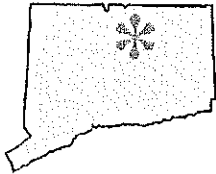
Land of David Pechie
81 Shenipsit Street
Ellington, Connecticut

This application requests a permit to construct a new garage and modify the site drive on the south side of the existing house. The garage will be located 30 feet from the wetlands and the extent of the associated site grading will be 10 feet. On October 18, 2010 the Inland Wetlands and Watercourses Agency (IWWA) granted a permit on this property to replace the existing septic system. At that time the easterly edge of the wetlands was delineated by John Ianni C.S.S. Since then, the septic system was constructed, and the house was sold to the current owner. Based on the 2010 delineation, this entire property consists of either wetland soils or is within 100-feet of a wetland. This application proposes no activities within the wetlands but does propose 3,300 square feet of site disturbance within the 100-foot upland review area. This entire area currently consists of the existing site drive and lawn area. Only two trees exist in the area of site disturbance which will both need to be removed for the construction of the new garage and driveway. Less than ½ acre of site disturbance is anticipated.

The included plans provide specifications for erosion and sediment controls to prevent any sediment from leaving the site or reaching the wetlands during construction; including an anti-tracking pad, silt fence barrier downhill of all site disturbance, and a seeding schedule to stabilize the site. It is expected that the site will be rough graded by dozer and an excavator to make a flat pad for the new garage floor to be poured on. Once the garage is constructed the driveway will be paved up to the garage as shown on the plan. Finally, once all site construction is complete the disturbed areas will be topsoiled and seeded and maintained as lawn.

We do not expect that the new construction will result in any changes to water velocity or volume to any nearby watercourse.

As previously mentioned, there is no location on this parcel that is not regulated by the IWWA. Furthermore, due to the location of the existing well and septic system we do not feel that there is a location for the garage that would be a better alternative than what is proposed.



North Central District Health Department

- ☐ Enfield - 31 North Main Street - Enfield, CT 06082 - (860) 745-0383 Fax 745-3188
- ☐ Vernon - 375 Hatford Turnpike, Room 120 - Vernon-Rockville, CT 06066 - (860) 872-1501 Fax 872-1531
- ☐ Windham - Town Hall - 979 Main Street - Willimantic, CT 06226 - (860) 465-3033 Fax 465-3032
- ☐ Stafford - Town Hall - 1 Main Street - Stafford Springs, CT 06076 - (860) 684-5609 Fax 684-1768

Plan Approval

For

Building Additions, Conversions, Changes of Use, or Accessory Structures

81	Shenipsit Street	Ellington	
Street #	Street Name	Town	
David Pechie	81 Shenipsit Street	Ellington	CT 06082
Owner Name	Owner Address	Town	ST Zip

This approval indicates that the proposal has been reviewed by the Health Department and is in compliance with applicable regulations as contained in the Public Health Code for this project. **Permission is hereby granted on 7/1/2023, to construct a Garage with breezeway, attached as shown on plan received .**

The garage location as shown on the plan Dated 2/12/2023, revised to 8/3/2023 shall meet applicable separation distances from the septic system and water supply well. It is recommended to field locate / verify the well location prior to construction. Do not drain surface water towards the well. The final grading must direct surface water away from the water supply well. This department recommends the regular pumping and inspection of your septic tank. This approval does not imply other Town department approvals that may be required. Note all zoning and or building department requirements must be met prior to construction.

Please Note that the above approval indicates compliance with Connecticut Public Health Requirements. Any other permits required from Zoning, Inland Wetlands or Building Officials are not ensured by this approval.

Approved by

Westford Lirot, R.S.

Sanitarian

N/F
KAREN C. & GARY P.
DAIGLE

NOTES:

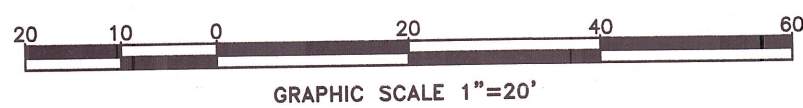
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS A DATA ACCUMULATION PLAN, BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS C AND TOPOGRAPHIC ACCURACY CLASS T-2.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT THE NEW GARAGE LOCATION FOR PERMITTING.
 - BEARINGS DEPICTED ON THIS PLAN ARE BASED UPON THOSE DEPICTED IN MAP REFERENCE #3A. ELEVATIONS ARE BASED ON AN ASSUMED DATUM.
 - MAP REFERENCES:
 - "MAP OF PROPERTY OF THE ESTATE OF ROSELLA B. MERKEL & ROBERT C. MERKEL ELLINGTON, CONNECTICUT: BY: ALFRED E. SCHINDLER SCALE: 1"=50' DATED: 3-28-73
 - "DATA ACCUMULATION SURVEY PROPERTY OF ROBERT C. & BARBARA E. MERKEL ELLINGTON, CONNECTICUT" BY: SCHINDLER SURVEYS DATED: 7-10-01 SCALE: 1"=40'
 - "TOPOGRAPHIC SURVEY SUBSURFACE SEWAGE DISPOSAL SYSTEM REPAIR PREPARED FOR ESTATE OF ROBERT & BARBARA MERKEL 81 SHENIPSIT STREET ELLINGTON, CONNECTICUT" BY GARDNER & PETERSON ASSOCIATES, LLC. DATE: 7-21-2010. REVISED: 11/12/10.
 - WETLANDS DEPICTED HEREON WERE FIELD DELINEATED BY JOHN IANNI, CERTIFIED SOIL SCIENTIST.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, 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.
 - PARCEL IS LOCATED IN THE RESIDENTIAL ZONE A.
 - THE WESTERLY PORTION OF THIS PARCEL IS LOCATED WITHIN THE 100-YEAR FLOOD BOUNDARY PER FLOOD INSURANCE RATE MAP TOWN OF ELLINGTON, CONNECTICUT TOLLAND COUNTY: PANEL 15 OF 15 COMMUNITY-PANEL NUMBER 090158 0015 B EFFECTIVE DATE: MARCH 15, 1982. NO ACTIVITIES AREA PROPOSED WITHIN THE 100-YEAR FLOOD BOUNDARY.
 - THIS GARAGE ADDITION DOES NOT RESULT IN AN INCREASE OF DESIGN FLOW AND ALSO DOES NOT REDUCE POTENTIAL SEPTIC REPAIR AREA SINCE THE ENTIRE GARAGE IS LOCATED WITHIN 75-FOET OF THE EXISTING WELL AND THE AREA WITHIN 75-FOET OF A WELL IS NOT CONSIDERED POTENTIAL REPAIR AREA.
- I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Kenneth R. Peterson
KENNETH R. PETERSON

L.S. 10839
REGISTRATION NO.

ZONING TABLE			
ZONE: RESIDENTIAL 'R'			
	REQUIRED	EXISTING	PROPOSED
PARCEL AREA	40,000 Sq.Ft.	4.2 Acres	--
LOT WIDTH	100'	219'	33'
FRONT YARD	35'-15'-50'	20'	124'
SIDE YARD	10'	26'	67'
REAR YARD	25'	66'	2%
LOT COVERAGE	25%	1%	

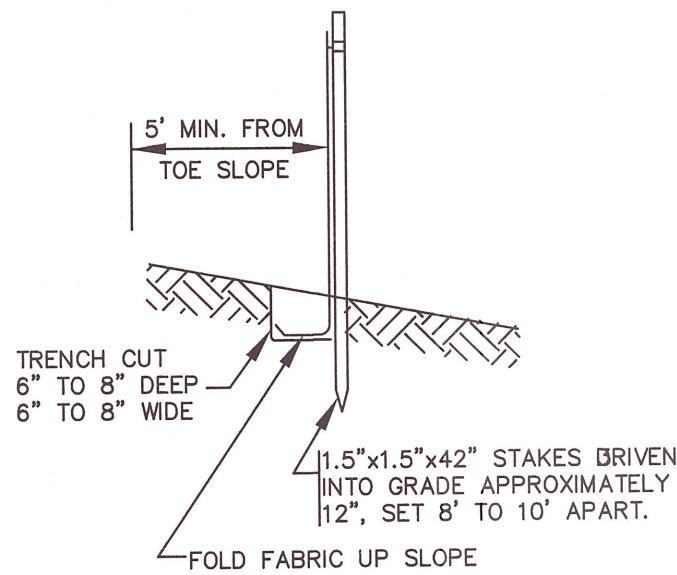
SHENIPSIT STREET



LAND OF
DAVID PECHIE
81 Shenipsit Street
APN 030-002-0000
4.2 Acres

GENERAL EROSION AND SEDIMENT CONTROL NOTES

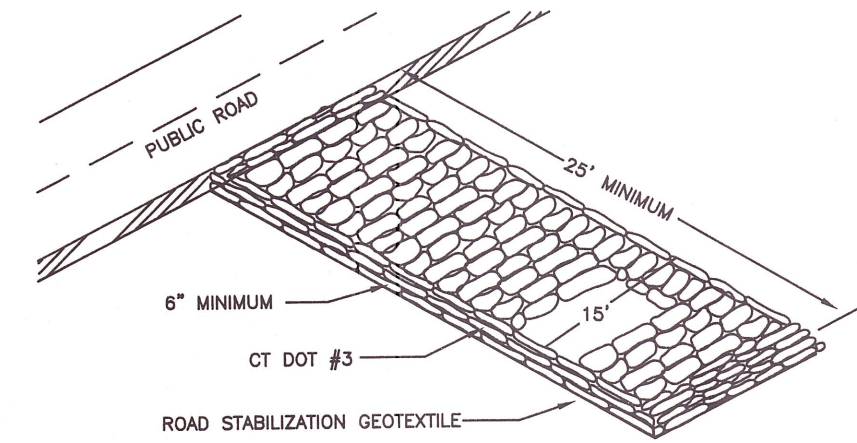
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SLUPAGE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
- FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL, AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIAL OR SOFT MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
- ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE IS COMPLETE, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL RECEIVE TEMPORARY SEEDING WITHIN THE FIRST 15 DAYS.
- SITE IS TO BE GRADED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
- CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTHS. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
- APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULTIPACKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SOIL SURFACE.
- WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
- FERTILIZER AND LIME ARE TO BE WORKED INTO THE SOIL, AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ALONG THE CONTOUR.
- REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE MATERIALS.
- INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE.
- WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO SOIL ANALYSIS, OR SPREAD 300 POUNDS OF 10-10-10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1000 S.F.).
- CALCIUM CHLORIDE WILL BE AVAILABLE FOR DUST CONTROL ON GRAVEL TRAVEL SURFACES.



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.

SILT FENCE INSTALLATION



CONSTRUCTION ENTRANCE

CONSTRUCTION SCHEDULE &
EROSION & SEDIMENT CONTROL CHECKLIST

PROJECT NAME: PECHIE GARAGE
LOCATION: 81 SHENIPSIT STREET, ELLINGTON, CT
PROJECT DESCRIPTION: CONSTRUCT GARAGE AND DRIVEWAY
PARCEL AREA: 4.2 AC.
RESPONSIBLE PERSONNEL: GERALD PECHIE (860) 974-1043

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
CUT AND REMOVE PAVEMENT	INSTALL ANTI-TRACKING PAD		
ROUGH GRADE GARAGE SITE	INSTALL SILT FENCE DOWNGRADE OF CONSTRUCTION ACTIVITY AS SHOWN		
CONSTRUCT GARAGE	INSPECT EROSION CONTROLS REPAIR AS NECESSARY		
FINAL GRADE SITE			
PAVE DRIVEWAY			
TOPSOIL, SEED & MULCH	MAINTAIN MULCH AS REQUIRED		
	REMOVE EROSION CONTROLS WHEN SITE IS STABILIZED		

PROJECT DATES:
DATE OF CONSTRUCTION START: NOVEMBER 2023
DATE OF CONSTRUCTION COMPLETION: NOVEMBER 2024

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	1.0	3/1-6/15, 8/1-10/15
WINTER RYE	120	3.0	4/15-7/1, 8/15-10/15
SUDANGRASS	30	0.7	5/15-8/1

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 SEEDBED AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

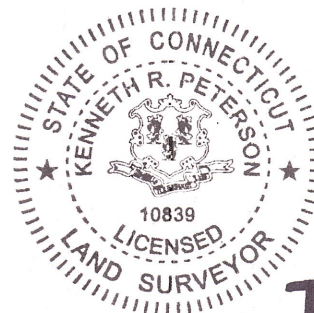
FINAL SEEDING SCHEDULE:

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

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	20	0.45	4/1-6/15, 8/15-10/1
CREeping RED FESCUE	20	0.45	4/1-6/15, 8/15-10/1
PERENNIAL RYEGRASS	5	0.10	4/1-6/15, 8/15-10/1
TOTAL	45	1.00	

LEGEND

	PROPERTY LINE
	ZONING SETBACK
	INLAND WETLAND BOUNDARY
	EXISTING CONTOUR
	EXISTING ELEVATION
	PROPOSED CONTOUR
	PROPOSED ELEVATION
	PROPOSED SILT FENCE



RECEIVED
AUG 22 2023
TOWN OF ELLINGTON
PLANNING DEPARTMENT

DATA ACCUMULATION PLAN



REVISIONS
08/03/2023
08/16/2023

PERMIT PLAN
LAND OF
DAVID PECHIE
81 SHENIPSIT STREET
ELLINGTON, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=20'	05-12-2023	1 OF 1	10402 G

**Town of Ellington
Inland Wetlands and Watercourses Agency
Application**

Application # TW 202314
Date Submitted Sept. 11, 2023

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

Owner's Information

Name: Town of Ellington
Mailing Address: 55 Main Street
Ellington, CT 06029
Email: _____

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS,
MAY NOTICES BE EMAILED TO YOU? ☒ Yes ☐ No

Primary Contact Phone #: 860-870-3100

Secondary Contact Phone #: _____

Owner's Signature: [Signature] Date: _____

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.

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

Applicant's Information (if different than owner)

Name: Town of Ellington
C/O J.R. Russo + Associates LLC
Mailing Address: P.O. Box 938
East Windsor, CT 06088
Email: tloran@jrrusso.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS,
MAY NOTICES BE EMAILED TO YOU? ☒ Yes ☐ No

Primary Contact Phone #: 860-623-0569

Secondary Contact Phone #: _____

Applicant's Signature: [Signature] Date: _____

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.

RECEIVED

Street Address: 33 Main Street (33 Arbor Way)

Assessor's Parcel Number (APN): 64 - 20 - 0000

Proposed upland review area affected in square feet: 10,540

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): 0

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

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

Request for a wetland permit for work in the upland review area associated with the construction of a 3,080 SF solar carport to the rear of the Ellington Police and Fire Stations.

SEP 11 2023

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: Municipal

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)
- N/A 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)
- N/A 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)
- N/A Supplemental Information (Section 7.5a-j, inclusive, as deemed applicable)

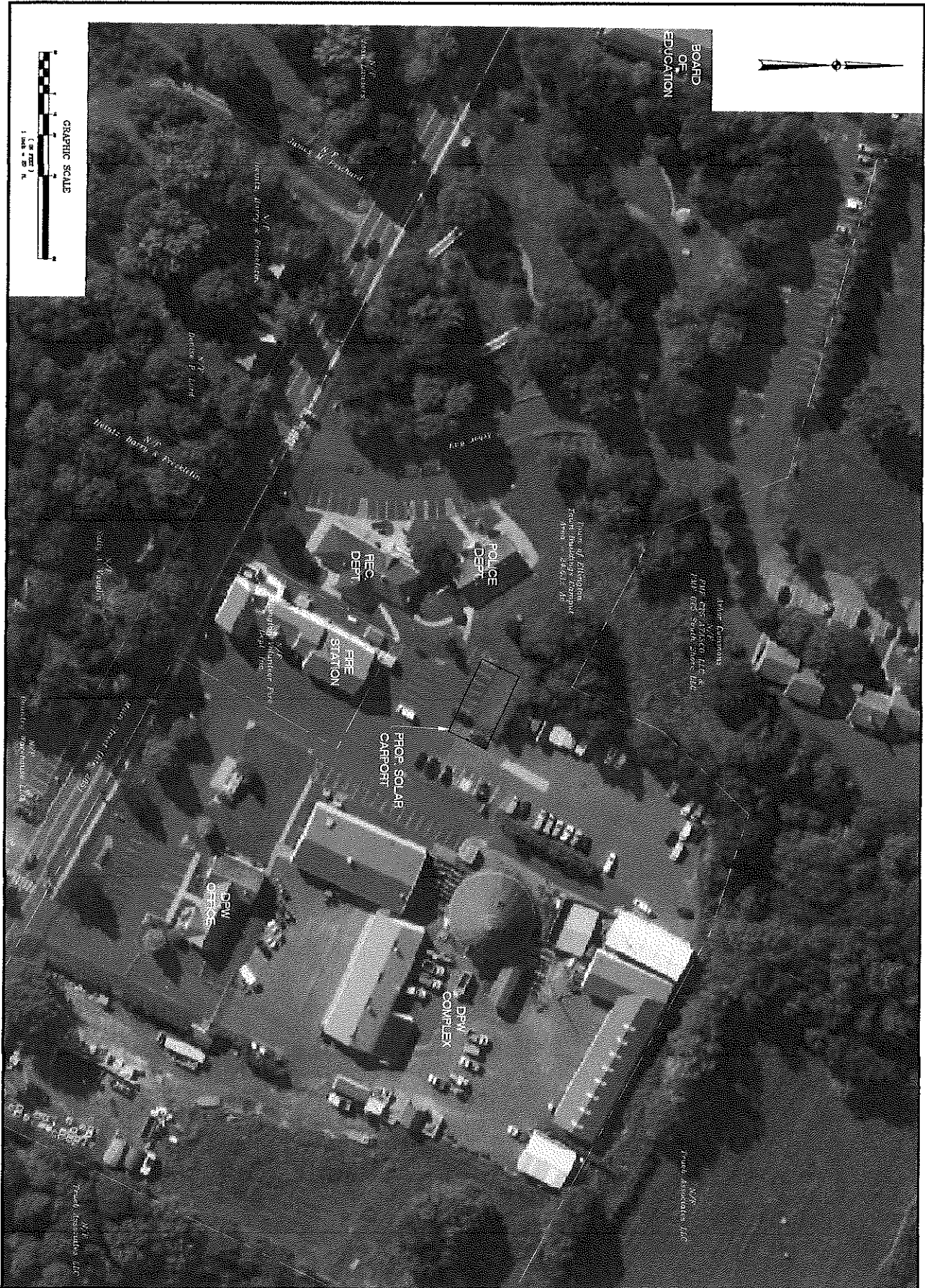


Ellington Police Department Solar Carport Project Narrative

The Town of Ellington is proposing the construction of a 3,080 square foot carport to house police vehicles on the Town campus at 33 Main Street to the rear of the fire house. The carport will include two, dual electric vehicle charging stations and be equipped with solar panels to generate electricity. Roof runoff from the carport will be collected and piped to the existing parking lot drainage system. The carport will be located in an area that has all previously been disturbed. The majority of area is currently paved, and the remainder is the location of a constructed, vegetated berm. A wetland was delineated to the north of the proposed project area by Soil Scientist, Rick Zulick. The wetland flags were subsequently surveyed and are shown on the attached Site Plans.

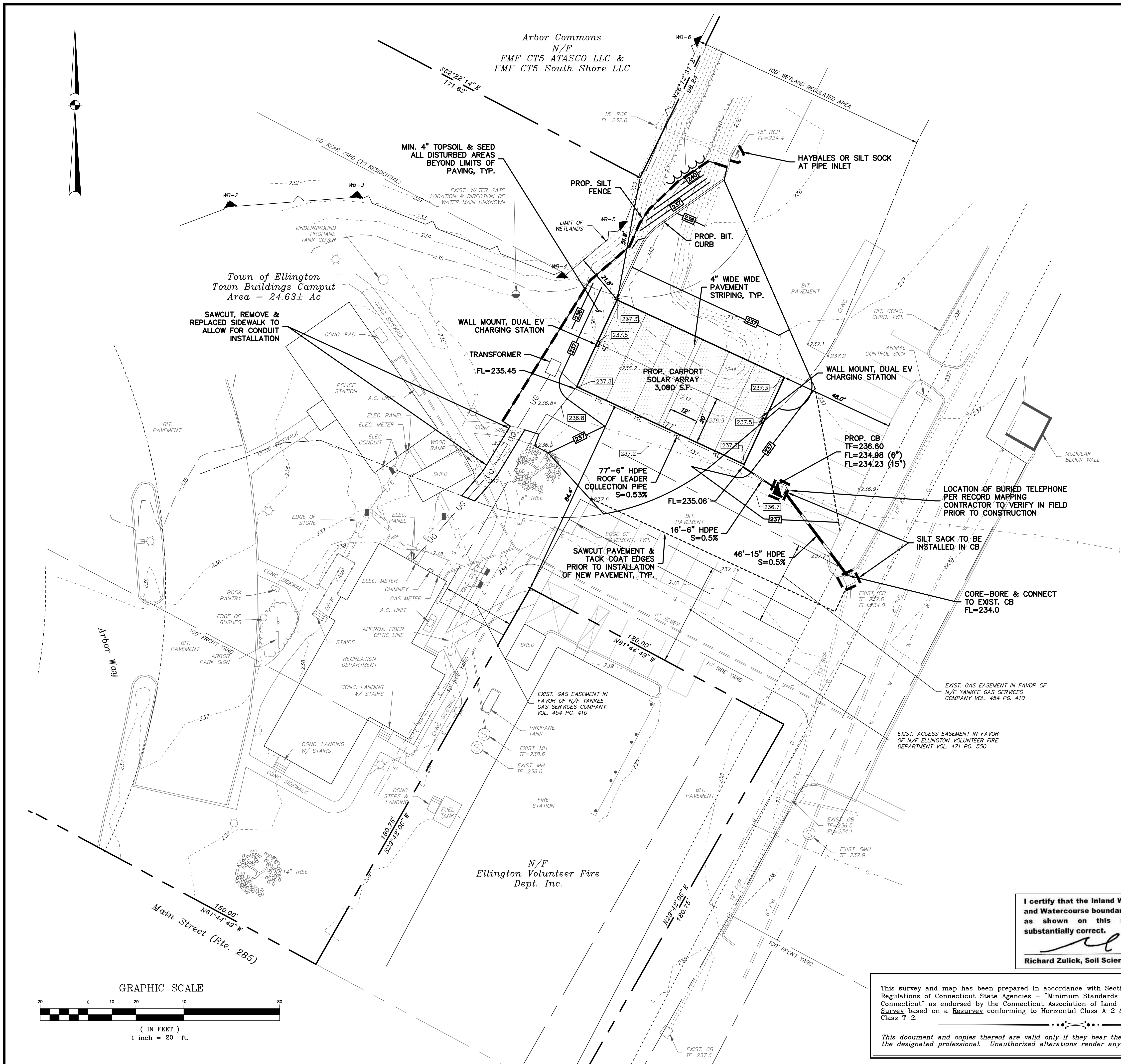
The proposed project will result in the disturbance of approximately 10,540 square feet within the upland review area. There will be no temporary or permanent direct wetland impacts. The overall area of disturbance will be approximately 15,000 square feet. Erosion control measures will include perimeter sediment barriers installed downgradient of the proposed work area and the installation of silt sacks in nearby catch basins in the parking lot.

As noted on the Site Plans, the Ellington DPW will be responsible for the entirety of the site work with the exception of the trenching and conduit associated with the electrical connections between the proposed carport and the nearby Recreation Department Building. Site work performed by the DPW will include installation and maintenance of erosion controls, limited clearing, demolition of existing pavement, re-grading to create a pad site for the construction of the carport, installation of drainage, paving and lawn restoration. A separate design/build contractor will be retained for the construction of the carport structure, EV charging stations, solar panel installation and the associated electrical work.



<p>Overall Plan</p> <p>DATE: 8-11-2023</p> <p>BY: J.R.</p> <p>CHECKED: J.R.</p> <p>2023-091</p> <p>2 of 5</p>	<p>Solar Carport</p> <p>Ellington Police Station</p> <p>33 Main Street</p> <p>Ellington, Connecticut</p> <p>Map 64 Block 20 (Zone: C)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">REVISIONS</td> <td style="width: 50%;">DATE</td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	REVISIONS	DATE																			<p>RUSSO SURVIVORS-ENGINEERS SUNTING CT 06 AM</p> <p><small>J.R. Russo & Associates, LLC PO Box 138 138-Ann Rd East Windsor CT 06026 www.russosurvivors.com CT 06026-0138</small></p>
REVISIONS	DATE																						

S:\Acad\2023 Civil 3D\2023-801 Town of Ellington Car Port\Russo Drawings\2023-801.dwg



Reference Maps:

- "Boundary Survey, Some Properties of Town of Ellington, Main Street & Maple Street, Ellington, Connecticut, Scale: 1"=80' Date: 10-24-2008 Rev. 9-20-2022. No.: 2001-030" by J.R. Russo & Associates, LLC

Notes:

- Portion of the parcel is located in inland wetlands as delineated by Rick Zulick, soil Scientist.
- The parcel is not located in a flood hazard zone, panel no. 0901580015C.
- Horizontal datum based on N.A.D. 1983. Elevations based on N.A.V.D. 1988 Datum.
- All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-922-4455".
- Foundation dimensions as shown on this plan are for site design purposes only. Foundation Contractor will use Architectural plans for layout and construction of the building(s) foundation.

LEGEND

	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING MAILBOX
	EXISTING WATER GATE
	EXISTING ELECTRIC HANDHOLE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND COMMUNICATIONS
	PROPOSED UNDERGROUND ELECTRIC
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING CATCH BASIN
	EXISTING DRAIN MANHOLE
	PROPOSED CATCH BASIN
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY SEWER
	EXISTING SIGN
	EXISTING IRON PIN (FOUND)
	EXISTING MONUMENT (FOUND)
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING TREELINE
	PROPOSED TREELINE
	STAKED HAYBALES OR SILT FENCE

NOTE: ELLINGTON DPW TO BE RESPONSIBLE FOR COMPLETION OF DEMOLITION, CLEARING, GRADING, PREPARATION OF PAD SITE FOR STRUCTURE, DRAINAGE IMPROVEMENTS, AND PAVING. CARPORT STRUCTURE, SOLAR, CHARGING STATIONS, AND ELECTRICAL TO BE PROVIDED BY A DESIGN/BUILD CONTRACTOR. STRUCTURE TO BE A TIMBER STRUCTURE WITH ASPHALT SHINGLES AND VINYL SIDING TO MATCH EXISTING ADJACENT STRUCTURES.

I certify that the Inland Wetlands and Watercourse boundary line(s) as shown on this map is substantially correct.

Richard Zulick, Soil Scientist

This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a **Limited Boundary Survey** based on a **Resurvey** conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class T-2.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



J.R. Russo & Associates, LLC
SURVEYORS-ENGINEERS
SERVING CT & MA
PO Box 888, 1 Shoham Rd East Windsor, CT 06088
www.jrussosurveyors.com - CT 860.623.0569 - MA 415.651.958

REVISIONS

BY: LF/TAC CHK: JEU

Solar Carport
Ellington Police Station
33 Main Street
Ellington, Connecticut
Map 64 Block 20 (Zone: C)

Site Plan

DATE
8-11-2023
SCALE
1"=20'
JOB NUMBER
2023-801
SHEET
4 of 5



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 MINUTES MONDAY, SEPTEMBER 18, 2023, 7:00 P.M.

IN PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET
REMOTE ATTENDANCE: ZOOM MEETING
(ATTENDEES BELOW WERE IN PERSON UNLESS OTHERWISE NOTED)

PRESENT: Chairman Jean Burns, Vice Chairman Katherine Heminway, Regular members Art Aube, Steve Hoffman, Ron Brown, and Alternates Jon Kaczmarek and Ryan Orszulak

ABSENT: Regular members Ken Braga and Hocine Baouche

STAFF

PRESENT: John Colonese, Assistant Town Planner/Wetland Enforcement Officer (Remote) 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 7:00 pm.
- II. **PUBLIC COMMENTS** (on non-agenda items): None
- III. **PUBLIC HEARINGS:** None
- IV. **OLD BUSINESS:** None
- V. **NEW BUSINESS:**

1. IW202312 – Oakridge Dairy LLC, owner/applicant, request to accept permitted uses as of right to construct a driveway, parking area, utilities, and associated improvements for Modern Milkman bottling facility at 80 Meadow Brook Road, APN 090-017-0000.

Seth Bahler of Oakridge Dairy LLC, 76 Jobs Hill Road, was present to represent the request. He stated the Agency accepted an as of right request to construct gravel parking areas and driveways for their Modern Milkman operation at their January 2023 meeting. At that time, Design Professionals, Inc. provided a conceptual site plan showing the parking area abutting the wetlands. Since then, Design Professionals has submitted a site plan with a revision date of 8/11/2023 showing a portion of the driveway within the wetland's delineation. They plan to regrade the driveway access along the northeast corner of the building and eliminate a retaining wall. Commissioner Brown asked if the wetlands are distinguishable, Seth replied yes, depending on the season, mowing may be required. Commissioner Hoffman asks how the water drains within the site. Seth said water runoff drains under the road to an existing pond.

Barbra Galovich, Recording Clerk, read a memo from John Colonese, dated September 18, 2023, stating "Oakridge Dairy received as of right acceptance on January 30, 2023, (IW202209) to construct a driveway and parking area for the Modern Milkman business operations at 80 Meadow Brook Road. The plan the Agency reviewed at the time did not show fill within the wetlands. The current plan shows filling in the wetlands to allow for grading for the parking and driveway areas. Also, I also understand from the applicant utilities will be installed through the wetlands to connect the bottling facility to the barn to the east. The wetlands regulations reference farming uses permitted as of right as follows: **4.1** The following operations and uses shall be permitted within regulated areas as of right:

a. Grazing, farming, nurseries, gardening and harvesting of crops and farm ponds of three acres or less essential to the farming operation.... The provisions of this section shall not be construed to include road construction, or the erection of buildings not directly related to the farming operation, relocation of watercourses with continual flow, filling or reclamation of wetlands or watercourses with continual flow..."

Commissioner Hoffman asked if the Natural Resources Conservation Services (NRCS) delineated the wetlands. Seth replied that Jim McManus of JMM Wetland Consulting Services, LLC completed the delineation within the past two years and added that the wetlands line is shown on the site plan. Seth Bahler noted there is an existing water line that runs through the property that has a leak and will need to be replaced.

MOVED (HEMINWAY) SECONDED (ORSZULAK) AND PASSED UNANIMOUSLY TO ACCEPT IW202312 – Oakridge Dairy LLC, owner/applicant, request to accept permitted uses as of right to construct a driveway, parking area, utilities, and associated improvements for Modern Milkman bottling facility at 80 Meadow Brook Road, APN 090-017-0000.

The following applications were received and briefly reviewed by the Agency to determine if a public hearing should be held at the October 16, 2023, meeting.

2. IW202313 – David Pechie, owner/Gardner & Peterson Assoc. LLC, applicant, request for a permit to conduct regulated activity to construct a garage, driveway, and associated improvements at 81 Shenipsit Street, APN 030-002-0000.

BY CONSENSUS, THE AGENCY RECEIVED AND SCHEDULED FOR THE OCTOBER 16, 2023, REGULAR MEETING IW202313 – David Pechie, owner/Gardner & Peterson Assoc. LLC, applicant, request for a permit to conduct regulated activity to construct a garage, driveway, and associated improvements at 81 Shenipsit Street, APN 030-002-0000.

3. IW202314 – Town of Ellington, owner/applicant, request for a permit to conduct regulated activity to construct a solar carport and associated improvements at 33 Main Street (aka 33 Arbor Way), APN 064-020-0000.

BY CONSENSUS, THE AGENCY RECEIVED AND SCHEDULED FOR THE OCTOBER 16, 2023, REGULAR MEETING IW202314 – Town of Ellington, owner/applicant, request for a permit to conduct regulated activity to construct a solar carport and associated improvements at 33 Main Street (aka 33 Arbor Way), APN 064-020-0000.

4. IW202315 – Beth Gottier, owner/Bruce Gottier, applicant, request for a permit to conduct regulated activity to demolish and reconstruct a home on the existing foundation adding an attached garage and associated improvements at 14 Private Grounds 1, APN 148-062-0000.

BY CONSENSUS, THE AGENCY RECEIVED AND SCHEDULED A PUBLIC HEARING FOR THE OCTOBER 16, 2023, REGULAR MEETING FOR IW202315 – Beth Gottier, owner/Bruce Gottier, applicant, request for a permit to conduct regulated activity to demolish and reconstruct a home on the existing foundation adding an attached garage and associated improvements at 14 Private Grounds 1, APN 148-062-0000.

5. IW202316 – MCC Lake Properties Trust, owner/applicant, request for a permit to conduct regulated activity to construct a wall along the lake edge at 28 East Shore Road, APN 169-035-0000.

BY CONSENSUS, THE AGENCY RECEIVED AND SCHEDULED A PUBLIC HEARING FOR THE OCTOBER 16, 2023, REGULAR MEETING FOR IW202316 – MCC Lake Properties Trust, owner/applicant, request for a permit to conduct regulated activity to construct a wall along the lake edge at 28 East Shore Road, APN 169-035-0000.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the June 12, 2023, Regular Meeting Minutes.

MOVED (HEMINWAY) SECONDED (AUBE) (BROWN – ABSTAINED) AND PASSED TO APPROVE THE JUNE 12, 2023, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

- a. CT Association of Conservation and Inland Wetlands Commissions (CACIWC), Saturday, November 11, 2023, Annual Meeting and Environmental Conference, and a copy of CACIWC Membership Renewal (July 1, 2023 – June 30, 2024).

Barbra Galovich stated CACIWC will be hosting their annual meeting and conference on Saturday, November 11, 2023. The Planning Department will share more detailed information about the meeting upon receipt. CACIWC's annual membership fee is split between Ellington's Conservation Commission and Inland Wetlands Agency.

- b. Notice of future Petition for Declaratory Ruling for a 5MW battery energy storage system, KCE CT 5, LLC, Village Hill Road, Willington/Stafford, CT.

John Colonese noted this petition is for Willington and Stafford.

- c. CT Siting Council, Petition No. 1558 Decision and Order (August 3, 2023), for a 4MW solar photovoltaic facility, Community Power Group, LLC, 28.4 acres, 24 Middle Road.

John Colonese noted the CT Siting Council recently approved the solar project at 24 Middle Road.

- d. Notice of Petition for Declaratory Ruling for a 3MW solar photovoltaic facility, USS Somers Solar, LLC, 19.2 acres, 360 Somers Road.

John Colonese stated the Ellington Town Clerk received the petition and the Planning Department received a Pullman & Comley letter dated August 8, 2023, addressed to Jean Burns regarding the solar project at 360 Somers Road. John briefly reviewed the proposed activity with the Agency. John noted that any comments on the petition should be submitted to the CT Siting Council.

- e. Notice of Detention Basin Maintenance at Chasseral Meadows, Windermere Avenue.

A member of the Chasseral Meadows homeowner's association contacted John Colonese regarding cleaning out two detention ponds on their property which have accumulated silt over the years. They would like to excavate the detention ponds back to their original sizes. John will work with the homeowner's association to make sure erosion controls are in place while the work is in progress.

- f. Racquet Club Wetlands Map Amendment application on Lower Butcher Road, APN 018-020-0001.

John Colonese informed the Agency about a future application from the Ellington Racquet Club for a wetlands map amendment. John explained George Logan, Soil Scientist, delineated the site. A draft plan shows the project outside of the 100ft regulated area. John stated this application will have a subdivision plan, and the applicant will request a positive referral to the Planning and Zoning Commission if the map amendment is approved and there is no regulated activity.

- g. Drainpipe replacement within Bahler Brook at 52 Hoffman Road.

John Colonese received a complaint about work within Bahler Brook at 52 Hoffman Road late in July. John visited the site and observed two recently installed 48inch pipes within the brook and bank stabilization with large rip-rap stone. The owners stated they replaced two 32inch pipes with two 48inch pipes to protect their property from overflow from large rain events and were unaware a permit was required for the activity. John contacted Chairman Burns who asked him to monitor stabilization. John recently inspected and noted the remaining areas have been stabilized.

VII. ADJOURNMENT:

MOVED (AUBE) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ADJOURN THE SEPTEMBER 18, 2023, REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:41 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk

Barbra Galovich

Subject: FW: FEMA draft data review notice to Town of Ellington (090158) in Thames and Shetucket Watersheds
Attachments: thames-shetucket_621_090158_CT_Tolland_Ellington.pdf

From: Smith, Melissa M <melissasmith@usgs.gov>
Sent: Thursday, September 28, 2023 8:30 AM
To: Lori Spielman <lspielman@ELLINGTON-CT.GOV>
Cc: John Colonese <jcolonese@ELLINGTON-CT.GOV>; Jack Turner <jturner@ELLINGTON-CT.GOV>; Ken Radziwon <kradziwon@ellingtonct.onmicrosoft.com>; Planner <planner@ELLINGTON-CT.GOV>; Raymond Martin <Rmartin@ELLINGTON-CT.GOV>; Walter Lee <wlee@ellington-ct.gov>; Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>
Subject: FEMA draft data review notice to Town of Ellington (090158) in Thames and Shetucket Watersheds

September 27, 2023

Lori L. Spielman
First Selectman, Town of Ellington
Town of Ellington, Tolland County, Connecticut (090158)

Dear First Selectman Spielman,

We are writing to present the Draft Flood Insurance Rate Map (FIRM) Database for the Federal Emergency Management Agency's Risk MAP project in the Thames and Shetucket Watersheds in Connecticut and Massachusetts. The database has been prepared by the U.S. Geological Survey in partnership with FEMA. The database was first announced at the Workmap Review meeting held on Tuesday, June 20, 2023, to which your community was invited, and the workmaps provided at that meeting were developed using the data in this database. The attached letter contains much more information about the database, the workmaps, and the Risk MAP study. The draft data can be reviewed [online](#) on FEMA's Flood Hazard and Risk Data Viewer.

Liz Ahearn is the USGS Project Manager for the Thames and Shetucket Watersheds Risk MAP project. As described in the attached letter, she should receive all information regarding flood risk in the watershed and is the primary contact for questions relating to technical aspects of the project. Liz can be reached at eaahearn@usgs.gov.

Please note that the following contact list is the intended distribution for this letter and email. It is not being sent by post to any of these contacts. We have attempted to include as many as possible by email, but our email list is limited and some may have been excluded. Please feel free to forward this email and letter to excluded members of this list and any other relevant officials in your community. This letter and the Draft FIRM Database are not intended to be distributed to community members or residents without official roles.

Lisa M. Houlihan, AICP, Town Planner, Town of Ellington
Arthur G. Aube, Chairperson, Zoning Board of Appeals, Town of Ellington
Daniel Parisi, Chairperson, Water Pollution Control Authority, Town of Ellington
John Turner, Chairperson, Emergency Services Committee, Town of Ellington
Ken Radziwon, PE, Director, Department of Public Works, Town of Ellington
Kenneth Braga, Chairperson, Inland Wetlands Agency, Town of Ellington
Raymond F. Martin, III, Building Official, Town of Ellington
Rebecca Quarno, Chairperson, Conservation Commission, Town of Ellington
Walter Lee, Director, Department of Emergency Management, Town of Ellington

We look forward to working together with your community throughout the Workmap process and the whole lifetime of the Risk MAP project in your watershed.

Sincerely,
The USGS Risk MAP Project Team



FEMA

September 27, 2023

Lori L. Spielman, First Selectman
Town of Ellington
Town Hall
P.O. Box 187
Ellington, Connecticut 06029

Subject: Town of Ellington, Tolland County, Connecticut
Community No.: 090158

RE: 30-Day Data Submission Notification

Dear First Selectman Spielman:

The Federal Emergency Management Agency (FEMA) is currently validating the draft Flood Insurance Rate Map (FIRM) database for Tolland County, Connecticut (All Jurisdictions). Completing this draft database is a significant milestone for the flood risk project, as it concludes the collection and analysis of the project's initial engineering data. As discussed during the Thames and Shetucket Watersheds Flood Risk Review Meeting (or "Workmap" Meeting) held on June 20, 2023, FEMA's goal is to offer useful and credible data to help you make informed decisions to continue building a safer and stronger community. These datasets, developed by FEMA's mapping partner, U.S. Geological Survey (USGS), provide the best available calculation of where water will collect and flow in the event of a flood (outlined below), based on current conditions.

The engineering data will form the basis for mapping the proposed Special Flood Hazard Areas (SFHAs) on the Flood Insurance Rate Maps (FIRMs) for your community. An SFHA is an area that is subject to inundation by the 1-percent-annual-chance flood (also called the base flood). Over time, water flow and drainage patterns in your area may have changed dramatically due to surface erosion, land use, and other forces. These factors may have increased or decreased the likelihood of flooding in certain areas, which would result in changing SFHA boundaries and types.

The proposed SFHAs are available for your community's review [online](#) on FEMA's Flood Hazard and Risk Data Viewer. If your community would like to review a local copy of the draft database or other flood hazard data, please speak to the FEMA Project Monitor, Colleen Bailey, as soon as possible. Contact information is listed below. We encourage you to share this data with elected officials and staff to allow a thorough review the database before the formal community coordination meeting. However, please note that this data is considered draft/provisional and is subject to change. It has not yet been through final reviews or an appeal period.

Your community has 30 days to review the draft FIRM database and provide additional data to supplement or modify the draft data. Any data you provide must be consistent with prevailing engineering principles. Your community will have several additional opportunities to comment on and provide feedback about the resulting SFHAs and other flood hazard information before the data are finalized.

Please note that some areas of Zone A, or approximate flood hazard (areas for which detailed analyses have not been performed), on the current effective FIRM dated February 5, 1997, have been removed or

converted to Zone X (shaded) to denote areas of moderate flood hazard outside of the SFHA. This removal or conversion is due to small drainage areas and/or lack of model backing of the effective SFHA. Instances of Zone A to Zone X (shaded) conversion are located in panels 0170E, 0178E, 0179E, and 0190E. Consistent with FEMA Standard ID 645, we are alerting you to these Zone A removals. Please let us know if the community would prefer that any of these areas remain mapped as Zones A. Structures in Zone A may be subject to the local floodplain management ordinance and to mandatory flood insurance purchase requirements. If you wish to discuss any of these implications, please reach out to the contacts at the end of this letter. If we do not receive any response within the 30 days, we will assume that you concur with the changes. There will be additional opportunities for your community to comment on or provide feedback about the resulting SFHAs, including an official 90-day appeal period.

FEMA Region 1 wants to use the most up-to-date and accurate technical data to develop flood risk products for your community. FEMA Region 1 relies on your feedback, partnership, and knowledge during this important project to determine the extent of flood risk in your community, in support of your efforts to reduce those risks. We also look forward to working with community officials and other stakeholders in Tolland County to increase flood risk awareness and reduce the risk to life and property from flooding. Your initial feedback will not affect your community's ability to provide feedback later or to formally appeal the flood hazard information during a future appeal period.

Please ask questions, send any data, and provide comments on the draft FIRM database by October 27, 2023 to Colleen Bailey, FEMA Project Manager, by email at colleen.bailey@fema.dhs.gov or by phone at (202) 710-9766. Also available to answer any questions is Liz Ahearn, the USGS Technical Lead for the study, by email at eaahearn@usgs.gov, or by phone at (860) 291-6745.

Sincerely,



Kerry Bogdan
Risk Analysis Branch Chief
Mitigation Division
FEMA Region I

cc: Lisa M. Houlihan, AICP, Town Planner, Town of Ellington
Arthur G. Aube, Chairperson, Zoning Board of Appeals, Town of Ellington
Daniel Parisi, Chairperson, Water Pollution Control Authority, Town of Ellington
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Rebecca Quarno, Chairperson, Conservation Commission, Town of Ellington
Walter Lee, Director, Department of Emergency Management, Town of Ellington
Diane Ifkovic, State NFIP Coordinator, Connecticut Department of Energy and Environmental Protection
Karen Michaels, State RiskMAP Coordinator, Connecticut Department of Energy and Environmental Protection
Liz Ahearn, Project Manager, U.S. Geological Survey

Please note that the above contact list is the intended distribution for this letter, but it is not being sent by post to any of these contacts. The letter will be sent instead by email to all recipients whose email addresses are known. Please forward this letter to any community officials in the list above who did not receive a copy. Please also feel free to forward it to any other relevant community officials who are not

included in the list, such as community leaders, emergency managers, GIS specialists, planners, and floodplain managers. This letter and the draft FIRM database are not intended to be distributed to community members or residents without official roles.