



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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## INLAND WETLANDS AGENCY REGULAR MEETING MINUTES MONDAY, NOVEMBER 13, 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 Ken Braga, Steve Hoffman, Hocine Baouche (arrived at 7:15 pm), Ron Brown and Alternate Ryan Orszulak

**ABSENT:** Regular member Art Aube and Alternate Jon Kaczmarek

### STAFF

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

**I. CALL TO ORDER:** Chairman Jean Burns called the Ellington Inland Wetlands Agency meeting to order at 7:00 pm.

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

**III. PUBLIC HEARINGS:** None

**IV. OLD BUSINESS:** None

### V. NEW BUSINESS:

1. IW202318 – Stick It Here Storage, LLC, owner/applicant, request for a permit to conduct regulated activity to construct buildings, driveways, and associated improvements for a self-storage facility at 25 West Road, APN 019-180-0000.

Eric Peterson, Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT, Michael Riley, Stick It Here Storage, LLC, 23 Eleanor Road, Somers, CT and George Logan, Rema Ecological Services, LLC, 43 Blue Ridge Drive, Vernon, CT were present to represent the application.

George Logan handed out a copy of the Rema Ecological Services, LLC Soils Report dated November 10, 2023, and a few on-site photos. George noted the field investigation was performed in May of this year and the property was farmland prior to development on the site. He reviewed the existing development in the area and the characteristics of the wetlands. George noted there is Japanese Knotweed in a few areas and suggested mowing the wetlands area once a year in late June to help control the invasive species and nurture the wetland meadow.

Eric Peterson said the parcel is around 4.36 acres and Stick It Here Storage, LLC recently bought the property. Stick It Here Storage, LLC plans to construct a new self-storage facility. They have other storage facilities in Somers and Agawam, MA. The total site disturbance is 2.5 acres, and 23,000 square feet of disturbance is located within the upland review area. No proposed activity will be within the wetlands or within a watercourse. The affected upland review area consists of roughly 2,350sf of new self-storage buildings, 2,450sf of paved driveway, 3,500sf of a stormwater basin, and the remaining 14,720sf resulting from land grading, drainage improvements and landscaping. The self-storage buildings will not be connected to public water or public sewer. The stormwater runoff goes from east to west and no runoff will be directed towards the wetlands. Eric showed areas where silt fence will be installed until the site is stable.

**MOVED (HEMINWAY) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS IW202318** – Stick It Here Storage, LLC, owner/applicant, request for a permit to conduct regulated activity to construct buildings, driveways, and associated improvements for a self-storage facility at 25 West Road, APN 019-180-0000.

**Conditions:**

1. Silt fence shall be installed then inspected by the wetlands agent prior to activity and remain operational until the site is stabilized.
2. Wetlands meadow area shall be mowed once a year in late June.

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the October 16, 2023, Regular Meeting Minutes.

**MOVED (BRAGA) SECONDED (HEMINWAY) (BOUCHE – ABSTAINED), AND PASSED TO APPROVE OCTOBER 16, 2023, REGULAR MEETING MINUTES AS WRITTEN.**

2. Approval of the 2024 Inland Wetlands Agency Meeting Schedule.

**MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE THE 2024 INLAND WETLAND AGENCY MEETING SCHEDULE AS PROPOSED.**

3. Correspondence/Discussion:

- a. Aborn Subdivision Homeowner's Association – Beach Maintenance.

John Colonese stated he received an inquiry from a boater noting someone was working near the lake. John contacted the Aborn Subdivision Homeowner's Association, and they were performing some beach maintenance, such as bringing in sand and replacing a pipe that goes through the sand to convey water, so it won't rut the beach. John recently inspected the site and noted the work is complete and the area has been stabilized.

- b. 117 West Road – Installation of Concrete Pad for Restaurant Refrigerator and Freezer.

John Colonese stated the owner would like to reopen a pizza restaurant at 117 West Road. The owner plans to pour a 12' x 23' concrete pad to install a new outside refrigerator and freezer to the rear of the building. John advised the Agency that he can review an agent permit application for the activity as the proposed work is within the upland review area. The Agency agreed to allow John to review the permit application administratively.

- c. West Road (Route 83) Sidewalk Construction Application.

John Colonese noted the Town Engineer will be working on an application to the Inland Wetland Agency for the proposed sidewalk project, which will be from Main Street south to the Vernon town line. There are a few watercourse crossings and related activities that will need the Agency's approval.

**VII. ADJOURNMENT:**

**MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ADJOURN THE NOVEMBER 13, 2023, REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:35 PM.**

Respectfully submitted,

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Barbra Galovich, Recording Clerk