



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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

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

## **INLAND WETLANDS AGENCY REGULAR MEETING AGENDA**

**MONDAY, APRIL 8, 2024, 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): None**

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

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

1. Richard J. DeCarli, owner/applicant, request for positive referral to the Planning & Zoning Commission on a 2-lot re-subdivision (S202402) pursuant to Conn. Gen. Stat. 8-26(e) at 189 Sadds Mill Road, APN 100-008-0002.
2. IW202406 – David Noble, owner/applicant request for permit to conduct regulated activity to construct a footing drain for a home associated with a 3-lot subdivision (S202403) at 4 Tolland Turnpike, APN 132-004-0000.
3. IW202407 – Bradly & Amanda Bahler, owner/applicant, request to accept notification of tree clearing for expansion of pasture, maintain drainage ditch, construct accessway from Kibbe Road, and construct animal structures permitted as of right at 353 Somers Road, APN 105-007-0000.
4. IW202408 – John Hoffman, owner/applicant, request to accept notification of tree clearing for expansion of crop land and construction of an animal structure permitted as of right on property on Lower Butcher Road, APN 018-020-0002.

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

1. Approval of the March 11, 2024, Regular Meeting Minutes.
2. Correspondence/Discussion:

### **VII. ADJOURNMENT:**

Next Regular Meeting is scheduled for May 13, 2024

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

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

Link: <https://us06web.zoom.us/j/81137635769>  
Meeting ID: 811 3763 5769  
Passcode: 962556

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

+1 646 558 8656 US (New York)  
Meeting ID: 811 3763 5769  
Passcode: 962556

ATTORNEY ATHERTON B. RYAN  
16 VIRGINIA DRIVE  
ELLINGTON, CT 06029  
Email: [joeryan0480@gmail.com](mailto:joeryan0480@gmail.com)  
Tel. (860) 463-0480

RECEIVED  
MAR - 5 2024  
TOWN OF ELLINGTON  
PLANNING DEPARTMENT

March 5, 2024

Ms. Jean Burns  
Chairperson, Ellington Inland/Wetlands Agency  
Ellington Town Hall  
PO Box 187  
Ellington, CT 06029

RE: DeCarli Farm Subdivision

Dear Ms. Burns,

On behalf of Richard J. DeCarli, Applicant, pursuant to Conn. Gen. Stat, Sec 8-26(e), I request that you review the wetlands area on the enclosed proposed resubdivision plan to determine that the use of that area is a permitted use or is a non regulated use under Sec. 4.5 of the regulations.

There is no work proposed on any of this property as all improvements exist. The requested subdivision is to perfect conveyancing rules as all the buildings and agriculture improvements exist.

The wetlands area shown on the map along the northerly line of proposed Lot 1A includes a small pond for irrigation as well as a run-off area along the northerly boundary line of proposed Lot 1A all of which has existed for at least 110 years since the land was acquired by the DeCarli family. The land on either side of the wet area is alternatively used for grazing, farming, a hay lot or a riding area for the horses stabled at DeCarli Equestrian Center.

Should there be questions, I would be pleased to address them for you and the Agency.

Very truly yours,



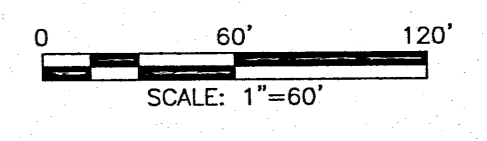
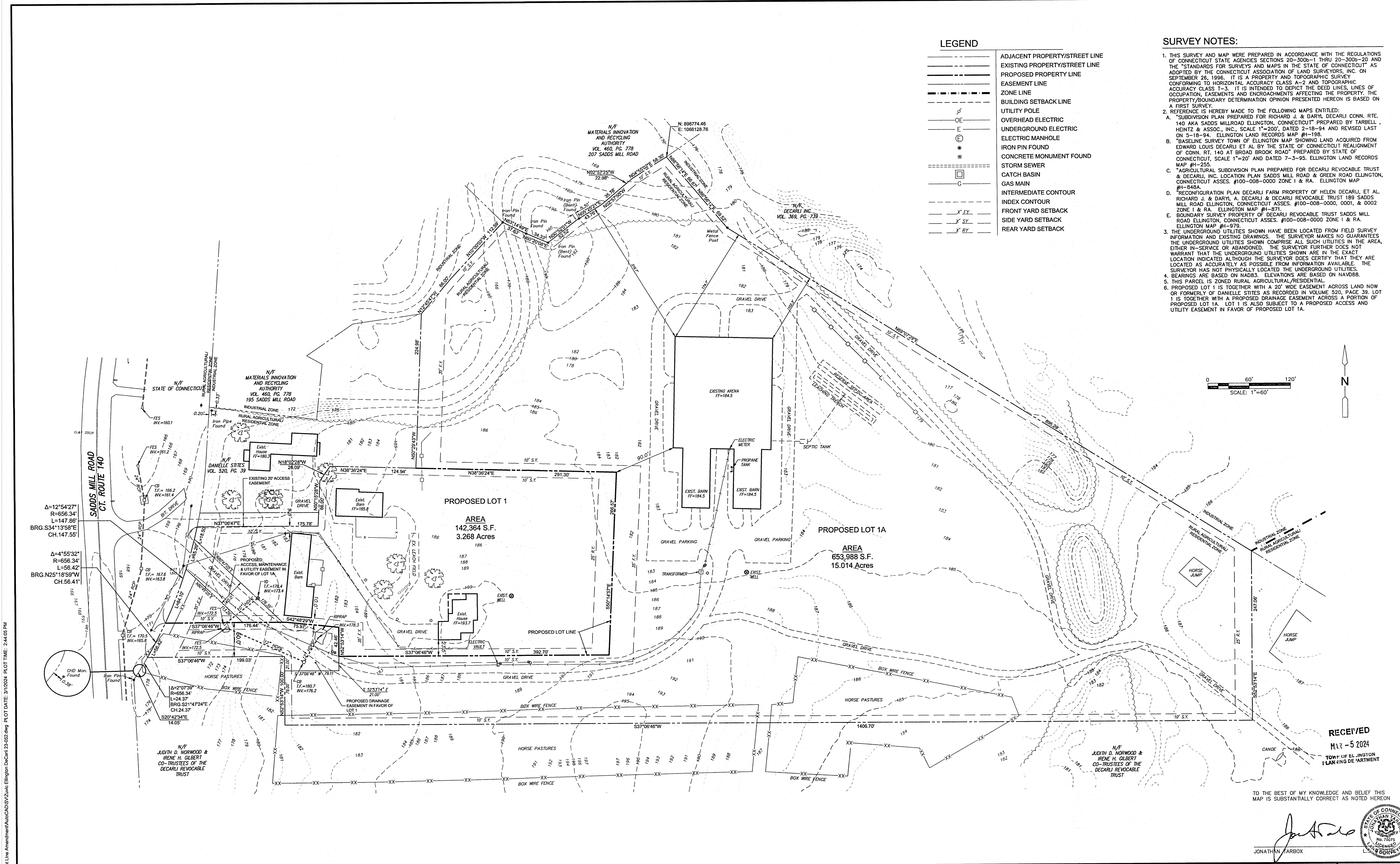
ATHERTON B. RYAN

LEGEND

---	ADJACENT PROPERTY/STREET LINE
---	EXISTING PROPERTY/STREET LINE
---	PROPOSED PROPERTY LINE
---	EASEMENT LINE
---	ZONE LINE
---	BUILDING SETBACK LINE
⊕	UTILITY POLE
—	OVERHEAD ELECTRIC
—	UNDERGROUND ELECTRIC
⊙	ELECTRIC MANHOLE
⊙	IRON PIN FOUND
⊙	CONCRETE MONUMENT FOUND
⊙	STORM SEWER
⊙	CATCH BASIN
⊙	GAS MAIN
---	INTERMEDIATE CONTOUR
---	INDEX CONTOUR
---	FRONT YARD SETBACK
---	SIDE YARD SETBACK
---	REAR YARD SETBACK

SURVEY NOTES:

- THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY AND TOPOGRAPHIC SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-3. IT IS INTENDED TO DEPICT THE DEED LINES, LINES OF OCCUPATION, EASEMENTS AND ENCROACHMENTS AFFECTING THE PROPERTY. THE PROPERTY/BOUNDARY DETERMINATION OPINION PRESENTED HEREON IS BASED ON A FIRST SURVEY.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS ENTITLED:
  - "SUBDIVISION PLAN PREPARED FOR RICHARD J. & DARYL DECARLI CONN. RTE. 140 AKA SADD'S MILL ROAD ELLINGTON, CONNECTICUT" PREPARED BY TARBELL, HENTZ & ASSOC., INC., SCALE 1"=200', DATED 2-18-94 AND REVISED LAST ON 5-18-94. ELLINGTON LAND RECORDS MAP #H-198.
  - "BASELINE SURVEY TOWN OF ELLINGTON MAP SHOWING LAND ACQUIRED FROM EDWARD LOUIS DECARLI ET AL BY THE STATE OF CONNECTICUT REALIGNMENT OF CONN. RT. 140 AT BROAD BROOK ROAD" PREPARED BY STATE OF CONNECTICUT, SCALE 1"=20' AND DATED 7-3-95. ELLINGTON LAND RECORDS MAP #H-255.
  - "AGRICULTURAL SUBDIVISION PLAN PREPARED FOR DECARLI REVOCABLE TRUST & DECARLI, INC. LOCATION PLAN SADD'S MILL ROAD & GREEN ROAD ELLINGTON, CONNECTICUT ASSES. #100-008-0000 ZONE 1 & RA. ELLINGTON MAP #H-545A.
  - "RECONFIGURATION PLAN DECARLI FARM PROPERTY OF HELEN DECARLI, ET AL. RICHARD J. & DARYL A. DECARLI & DECARLI REVOCABLE TRUST 189 SADD'S MILL ROAD ELLINGTON, CONNECTICUT ASSES. #100-008-0000, 0001, & 0002 ZONE 1 & RA. ELLINGTON MAP #H-571.
  - "BOUNDARY SURVEY PROPERTY OF DECARLI REVOCABLE TRUST SADD'S MILL ROAD ELLINGTON, CONNECTICUT ASSES. #100-008-0000 ZONE 1 & RA. ELLINGTON MAP #H-579.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- BEARINGS ARE BASED ON NAD83. ELEVATIONS ARE BASED ON NAVD83.
- THIS PARCEL IS ZONED RURAL AGRICULTURAL/RESIDENTIAL.
- PROPOSED LOT 1 IS TOGETHER WITH A 20' WIDE EASEMENT ACROSS LAND NOW OR FORMERLY OF DANIELLE STITES AS RECORDED IN VOLUME 520, PAGE 39. LOT 1 IS TOGETHER WITH A PROPOSED DRAINAGE EASEMENT ACROSS A PORTION OF PROPOSED LOT 1A. LOT 1 IS ALSO SUBJECT TO A PROPOSED ACCESS AND UTILITY EASEMENT IN FAVOR OF PROPOSED LOT 1A.



RECEIVED  
MAR -5 2024  
TOWN OF ELLINGTON  
PLANNING DEPARTMENT

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

*Jonathan Tarbox*  
JONATHAN TARBOX  
STATE OF CONNECTICUT  
REGISTERED LAND SURVEYOR  
NO. 7513

<p>PROJECT NO.: 23272 DESIGNED BY: FW DRAWN BY: KN SHEET CHK'D BY: JT CROSS CHK'D BY: FW APPROVED BY: JT DATE: 3/1/2024</p>				<p>PREPARED FOR: <b>RICHARD J. DECARLI &amp; DARYL A. DECARLI</b> 189 SADD'S MILL ROAD ELLINGTON, CT 06029</p>		<p>PREPARED BY: <b>ZUVIC</b> INFRASTRUCTURE SOLUTIONS 40 Cold Spring Road, Suite 1, Rocky Hill, CT 06067 ■ (860)436-4901 ■ WWW.ZUVIC.COM</p>		<p>PROPOSED LOTS 1 &amp; 1A 189 SADD'S MILL ROAD ELLINGTON, CT 06029</p>		<p>RESUBDIVISION OF LOT 1 LAND NOW OR FORMERLY OF RICHARD J. DECARLI VOL. 381, PAGE 1142</p>		<p>SHEET NO. <b>RSM-1</b></p>
REV. NO.	DATE	DRWN	CHKD	REMARKS								

FILE PATH: H:\Project\23272 - Decarli Lot Line Amendment\AutoCAD\S\Z\ave Ellington Decarli 23-052.dwg PLOT DATE: 3/1/2024 PLOT TIME: 2:44:05 PM



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

Application # IW 202406  
Date Submitted 3-6-2024

<p>Notices associated with this application will be sent to the applicant unless otherwise requested.</p> <p><b>Owner's Information</b></p> <p>Name: <u>David Noble</u></p> <p>Mailing Address: <u>910 Strong Road</u> <u>South Windsor, CT 06074</u></p> <p>Email: <u>cspnoble@yahoo.com</u></p> <p><b>WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Primary Contact Phone #: <u>860-508-3047</u></p> <p>Secondary Contact Phone #: _____</p> <p>Owner's Signature: <u>David Noble</u> Date: <u>3/5/24</u></p> <p><small>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.</small></p>	<p>Notices associated with this application will be sent to the applicant unless otherwise requested.</p> <p><b>Applicant's Information (if different than owner)</b></p> <p>Name: <u>Same</u></p> <p>Mailing Address: _____</p> <p>Email: _____</p> <p><b>WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Primary Contact Phone #: _____</p> <p>Secondary Contact Phone #: _____</p> <p>Applicant's Signature: _____ Date: _____</p> <p><small>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.</small></p>
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RECEIVED  
MAR - 6 2024

**Street Address:** 4 Tolland Turnpike

**Assessor's Parcel Number (APN):** 132 - 004 - 0000

**Proposed upland review area affected in square feet:** 350

**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:** 3.78 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*

Construction of a foundation drain discharge pipe within the  
100' upland review area.

Please mail correspondence to: Mark Peterson, Gardner & Peterson Assoc., LLC  
178 Hartford Tpke., Tolland, CT 06084

**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)

# 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  
www.GardnerPeterson.com  
info@GardnerPeterson.com

February 28, 2024

Re: Noble Estates  
4 Tolland Turnpike  
Project Narrative

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MAR -6 2024  
TOWN OF ELLINGTON  
PLANNING DEPARTMENT

4 Tolland Turnpike is a 17.89 acre wooded parcel located on the west side of Tolland Turnpike that is owned by the applicants, David and Karriann Noble. The parcel is located in the RAR zone and is bound by other parcels in the RAR zone and the Ellington/Tolland town line to the south. The topography generally drains from south to north and a wetland, delineated by Richard Zulick C.S.S, bisects the property. The total area of wetlands on the property is 3.78 acres.

The applicant/owner desires to subdivide the parcel into three building lots which will be served by individual wells and septic systems. Lot 1 will be retained by the applicant and lots 2 & 3 will be given to their children for no consideration. The stormwater runoff from the proposed house sites will sheet flow to the rear of the lots and a berm will be constructed downgrade of the site disturbance on lot 3 to divert surface water away from the abutting residence at 12 Tolland Turnpike. There will be no disturbance within the inland wetland soils and the only disturbance within the 100' upland review area will be a temporary disturbance for the installation of 35l.f. of foundation drain discharge pipe on lot 1.

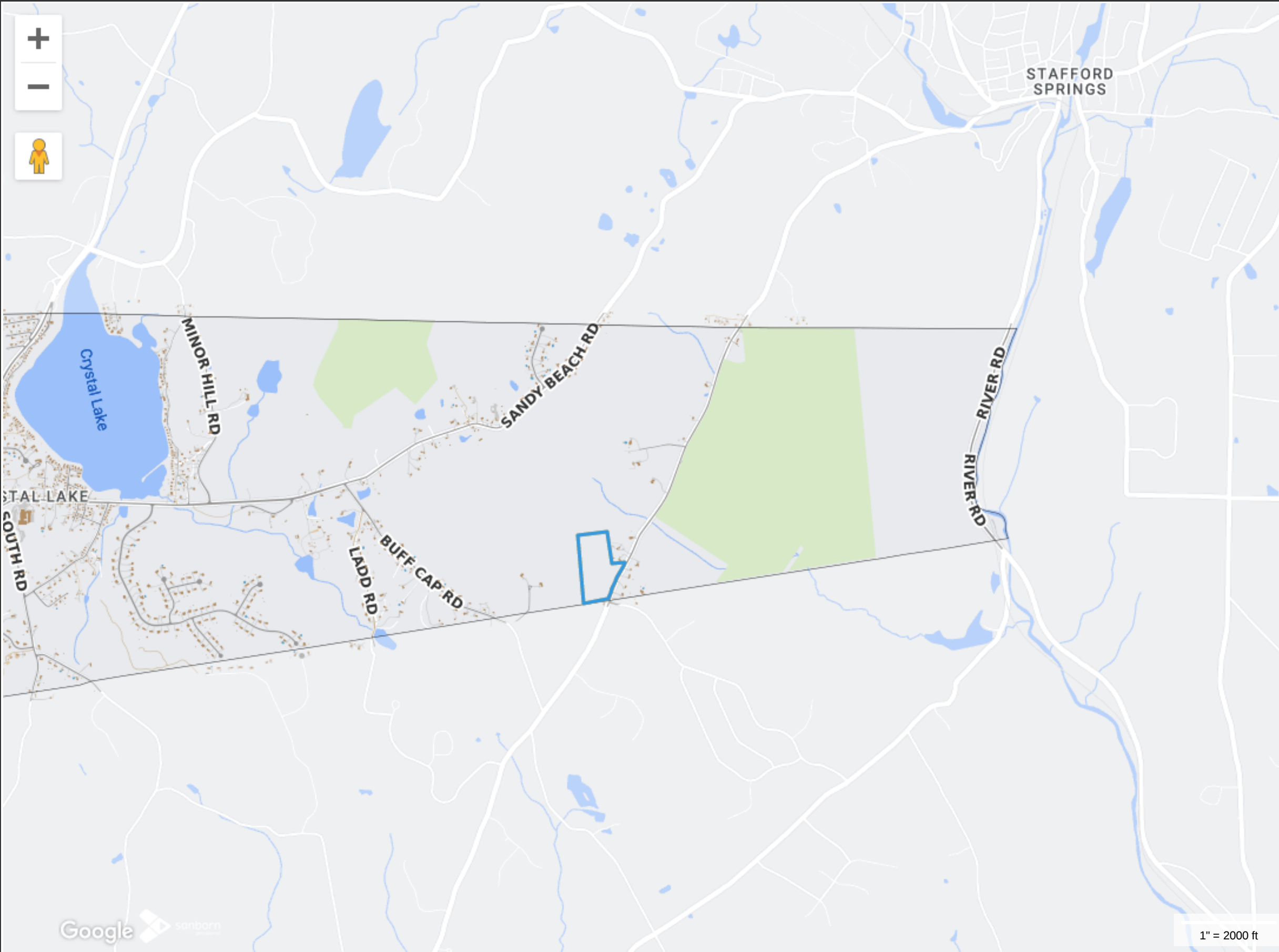
The subdivision plan contains Erosion and Sediment controls in plan view and in detail. E&S measures include an anti-tracking pad, siltfence, stockpile area and a seeding schedule. A permit plan with detailed E&S measures will also be prepared prior to the construction of each home.



Mark A. Peterson P.E.



### 4 Tolland Tpke



**Property Information**

**Property ID** 132 004 0000  
**Location** 4 TOLLAND TPKE  
**Owner** ZOTTOLA BARBARA

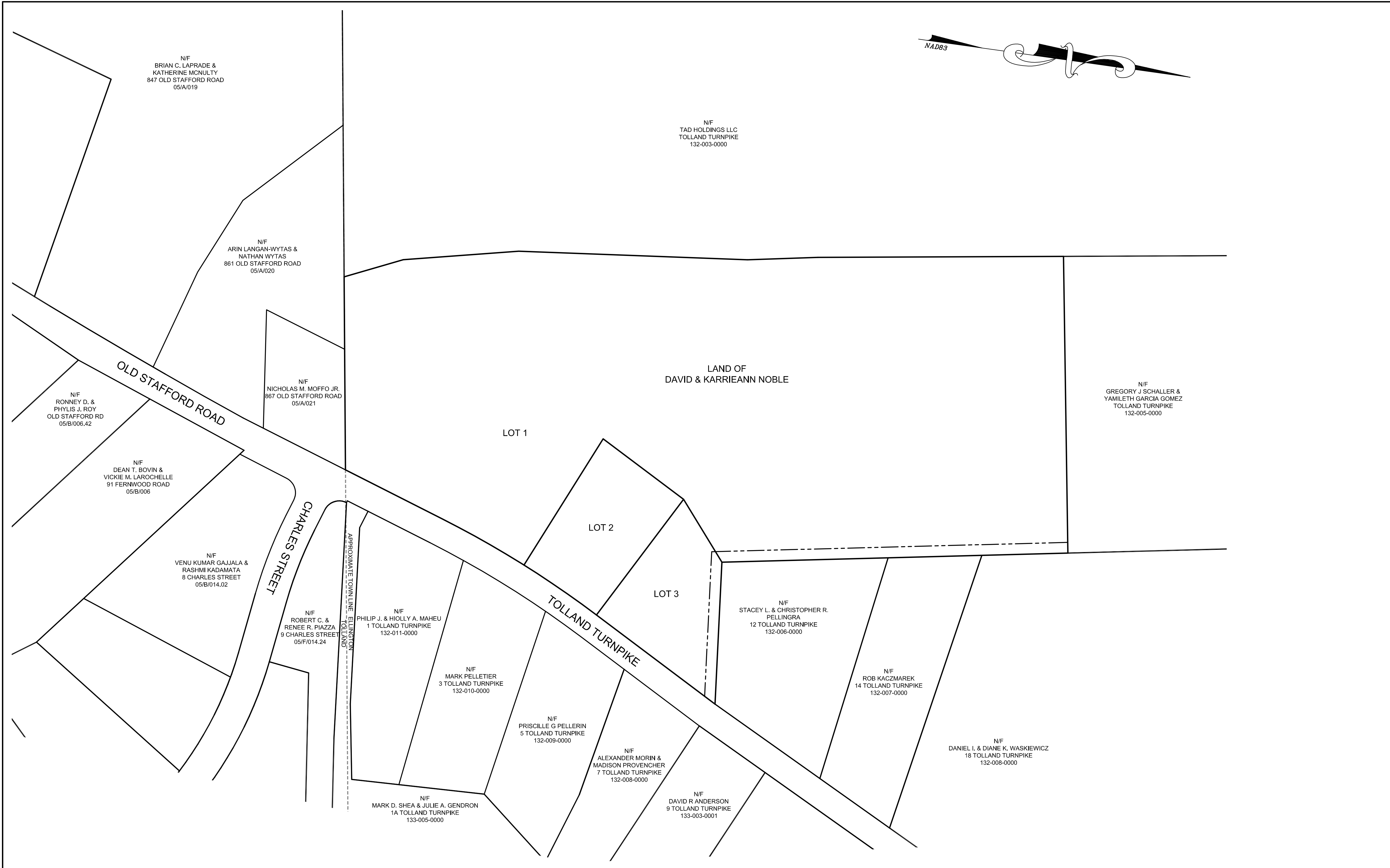
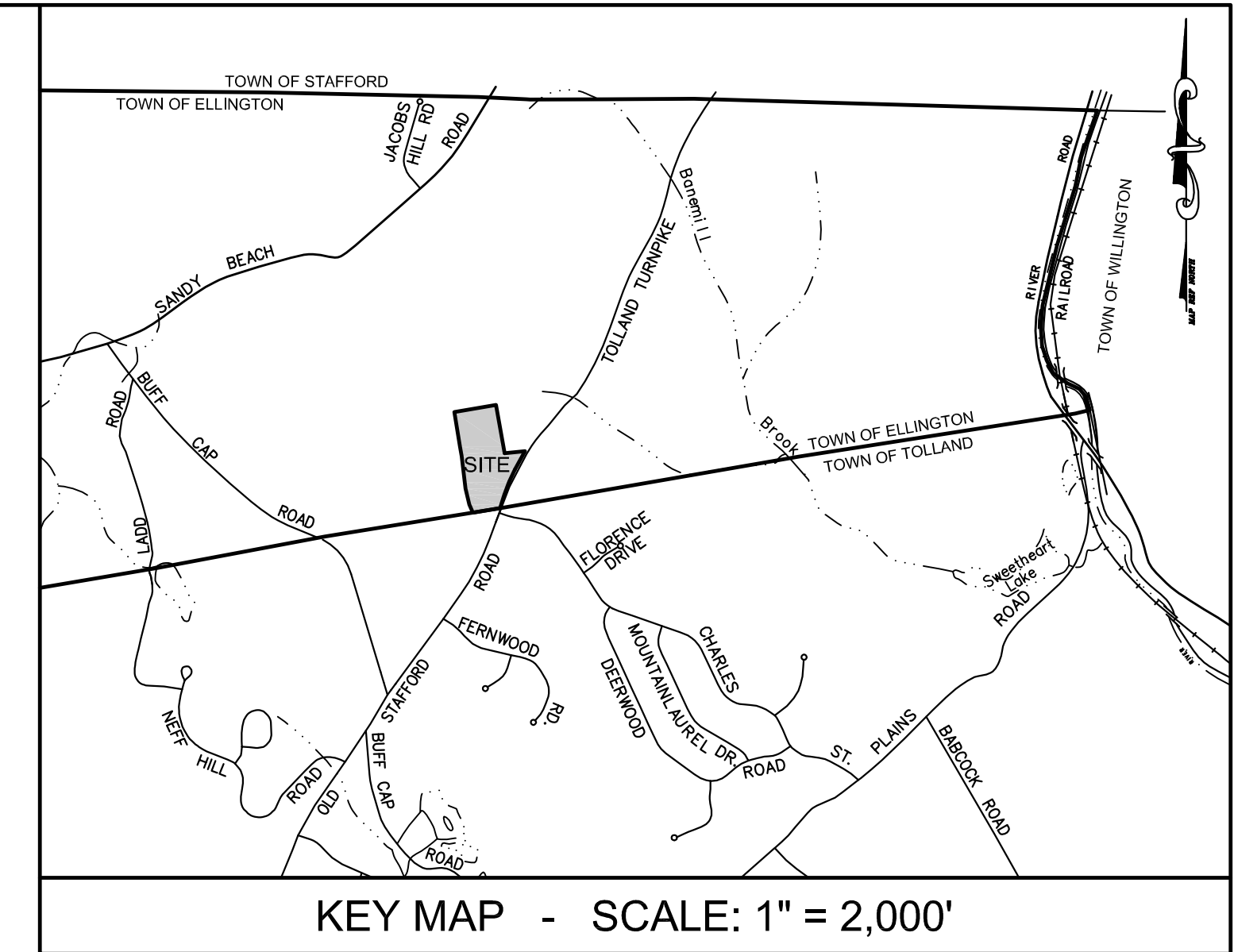
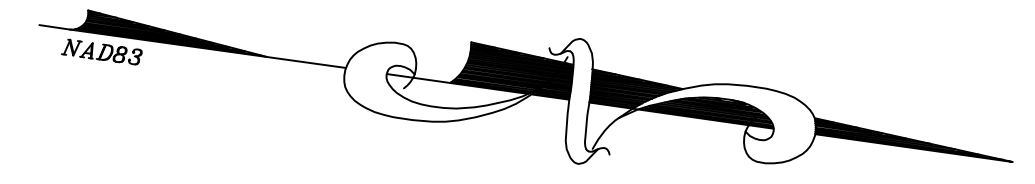


**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

Town of Ellington, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/11/2021  
 Data updated daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



- NOTES:
- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". THIS IS A PROPERTY SURVEY BASED ON A DEPENDANT RESURVEY WITH MODIFICATIONS OF THE PERIMETER BOUNDARY AND AN ORIGINAL SURVEY OF THE PROPOSED PROPERTY LINES CONFORMING TO HORIZONTAL ACCURACY CLASS A-2, TOPOGRAPHIC ACCURACY CLASS T-2 WITHIN THE RIGHT OF WAY OF TOLLAND TURNPIKE AND TOPOGRAPHIC ACCURACY CLASS T-D ELSEWHERE.
  - BEARINGS DEPICTED ON THIS PLAN ARE BASED UPON THE 1983 NORTH AMERICAN DATUM (NAD 83/87) PER THE PUBLISHED COORDINATES OF CTGS MONUMENT 2260 & 2261. ELEVATIONS DEPICTED ON THIS PLAN ARE BASED UPON THE 1988 NORTH AMERICAN DATUM AS PROVIDED BY GPS COORDINATES FROM J.R. RUSSO & ASSOCIATES.
  - REFERENCE IS MADE TO THE FOLLOWING MAP:
    - "MAP OF PROPERTY OF ARMAND J. & MARION P. ZOTTELLA ELLINGTON, CONNECTICUT" BY ALFRED E. SCHINDLER SCALE: 1"=100', DATE: 1/18/80, JOB NO. 7910-2, REVISIONS 10/30/87 EASEMENT ADDED"
  - THIS PARCEL IS LOCATED IN THE RURAL AGRICULTURAL RESIDENCE (RAR) ZONE.
  - WETLANDS DEPICTED ON THIS PARCEL WERE DELINEATED BY RICHARD ZULICK R.S.S.
  - 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.
  - AN OPEN SPACE CONTRIBUTION FOR THIS PARCEL IS NOT REQUIRED AS LOTS #2 AND #3 WILL BE CONVEYED AT NO FEE TO IMMEDIATE FAMILY MEMBERS.
  - PASSIVE SOLAR ENERGY TECHNIQUES WERE CONSIDERED IN THE LAYOUT OF THE PROPOSED LOTS.
  - IRON PINS AND MONUMENTS ARE TO BE SET AS DEPICTED ON THIS PLAN.
  - LOTS ARE TO BE SERVED BY INDIVIDUAL WELLS AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS. THE LATTER TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
  - DRIVEWAYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH TOWN SPECIFICATIONS.
  - PROPOSED UTILITIES LINES REQUIRED FOR ELECTRICAL, COMMUNICATION, LIGHTING AND CABLE TELEVISION SHALL BE PLACED UNDERGROUND.
  - THIS PARCEL IS LOCATED IN FLOOD HAZARD ZONE 'C' (AREAS OF MINIMAL FLOODING-NO SHADING) PER FIRM FLOOD INSURANCE RATE MAP TOWN OF ELLINGTON, CONNECTICUT, TOLLAND COUNTY, COMMUNITY-PANEL NUMBER 090158 0010 B, EFFECTIVE DATE: MARCH 15, 1982.
  - LOT CLOSURE IS NOT LESS THAN 1:5000 PER SECTION A.05.XIV.
  - TOLLAND TURNPIKE IS A COLLECTOR ROAD WITH A 35 MPH SPEED LIMIT IN BOTH DIRECTIONS.
  - THE TOTAL AREA OF THIS PARCEL IS 779,214 Sq.Ft. OR 17.89 Acres.

LEGEND

—————	PROPERTY LINE
—————	ABUTTING PARCEL
-----	APPROXIMATE TOWN LINE

DENSITY CALCULATION:

AREA OF SUBDIVISION:	17.89 Acres
SLOPES > 25%:	0 Acres
WETLANDS AND 100-YR FLOODPLAIN:	3.78 Acres

Developable Land = 14.11 Acres

Lot Yield = 14.12 x 0.5(RAR) = 7.05 Lots  
The subdivision proposes 3 lots. Additional lots may be resubdivided in the future.

ZONING TABLE

RAR ZONE	REQUIRED
MIN. LOT SIZE	40,000 SQ.FT.
MIN. LOT WIDTH	125 FEET
FRONT YARD	55 FEET
SIDE YARD	10 FEET
REAR YARD	25 FEET-PRINCIPLE 10 FEET-ACCESSORY
MAX. LOT COVERAGE	25%

SHEET INDEX

SHEET NO.	TITLE	SCALE	DESCRIPTION
1	COVER SHEET	1"=200'	PLAN OVERVIEW
2	BOUNDARY PLAN	1"=50'	LOTS 1,2,3
3	GRADING & SITE DEVELOPMENT MAP	1"=50'	LOTS 1,2,3
4	EROSION CONTROL DETAILS, SOIL DATA & MLSS	N.T.S.	LOTS 1,2,3

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION OF THE TOWN OF ELLINGTON ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, IN ACCORDANCE WITH SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, ALL WORK IN CONNECTION WITH THE SUBDIVISION MUST BE COMPLETED BY \_\_\_\_\_ 20\_\_\_\_.

OWNER/APPLICANT  
DAVID & KARRIEANN NOBLE  
910 STRONG ROAD  
SOUTH WINDSOR, CT 06074

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

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

SECRETARY \_\_\_\_\_ CHAIRMAN \_\_\_\_\_

RICHARD ZULICK C.S.S.

**FINAL APPROVAL**

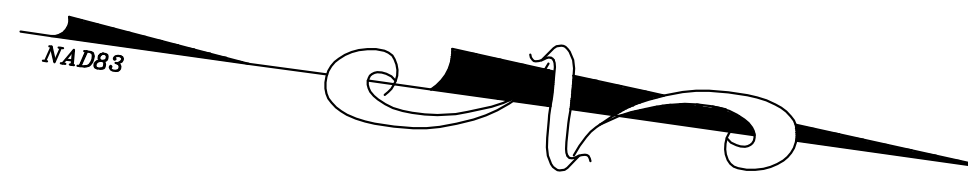
COVER SHEET  
PREPARED FOR DAVID & KARRIEANN NOBLE  
**NOBLE ESTATES**  
APN: 132-004-0000  
TOLLAND TURNPIKE  
ELLINGTON, CONNECTICUT

**GARDNER & PETERSON ASSOCIATES, LLC**  
178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=100'	02-23-2024	1 OF 4	11300





NIF  
TAD HOLDINGS LLC  
TOLLAND TURNPIKE  
132-003-0000

NIF  
ARIN LANGAN-WYTAS &  
NATHAN WYTAS  
861 OLD STAFFORD ROAD  
05/A/020

NIF  
NICHOLAS M. MOFFO JR.  
867 OLD STAFFORD ROAD  
05/A/021

NIF  
GREGORY J SCHALLER &  
YAMILETH GARCIA GOMEZ  
TOLLAND TURNPIKE  
132-005-0000

LOT #1  
683,689 Sq.Ft.  
15.70 Acres

LOT #2  
47,944 Sq.Ft.  
1.10 Acres

LOT #3  
47,581 Sq.Ft.  
1.09 Acres

NIF  
PHILIP J. & HOLLY A. MAHEU  
1 TOLLAND TURNPIKE  
132-011-0000

NIF  
ROBERT C. &  
RENEE R. PIAZZA  
9 CHARLES STREET  
05/F/014.24

NIF  
MARK D. SHEA & JULIE A. GENDRON  
1A TOLLAND TURNPIKE  
132-013-0000

NIF  
MARK PELLETIER  
3 TOLLAND TURNPIKE  
132-010-0000

NIF  
PRISCILLE G PELLERIN  
5 TOLLAND TURNPIKE  
132-009-0000

NIF  
ALEXANDER MORIN &  
MADISON PROVENCHER  
7 TOLLAND TURNPIKE  
132-008-0000

NIF  
DAVID R ANDERSON  
9 TOLLAND TURNPIKE  
133-003-0001

NIF  
STACEY L. & CHRISTOPHER R.  
PELLINGRA  
12 TOLLAND TURNPIKE  
132-006-0000

NIF  
ROB MACZMAREK  
14 TOLLAND TURNPIKE  
132-007-0000

NIF  
DANIEL I. & DIANE K. WASKIEWICZ  
18 TOLLAND TURNPIKE  
132-008-0000

- LEGEND**
- PROPERTY LINE
  - ABUTTING PARCEL
  - - - EXISTING EASEMENT
  - EXISTING I.P.
  - EXISTING MONUMENT
  - PROPOSED I.P.
  - - - PROPOSED ZONING SETBACK—PRINCIPAL STRUCTURE
  - - - PROPOSED ZONING SETBACK—ACCESSORY STRUCTURE
  - △ MB.32 WATER COURSE
  - STONEMALL
  - UTILITY POLE
  - - - WATERCOURSE

**FINAL APPROVAL**  
**BOUNDARY PLAN**  
 PREPARED FOR DAVID & KARRIANN NOBLE  
**NOBLE ESTATES**  
 APN: 132-004-0000  
 TOLLAND TURNPIKE  
 ELLINGTON, CONNECTICUT

**GARDNER & PETERSON ASSOCIATES, LLC**  
 178 HARTFORD TURNPIKE  
 TOLLAND, CONNECTICUT

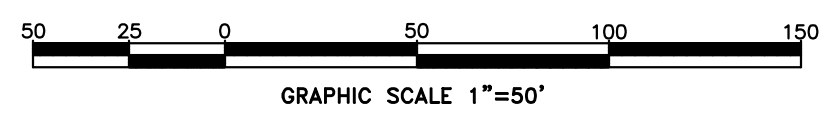
PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS				
BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=50'	02-23-2024	2 OF 4	11300

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

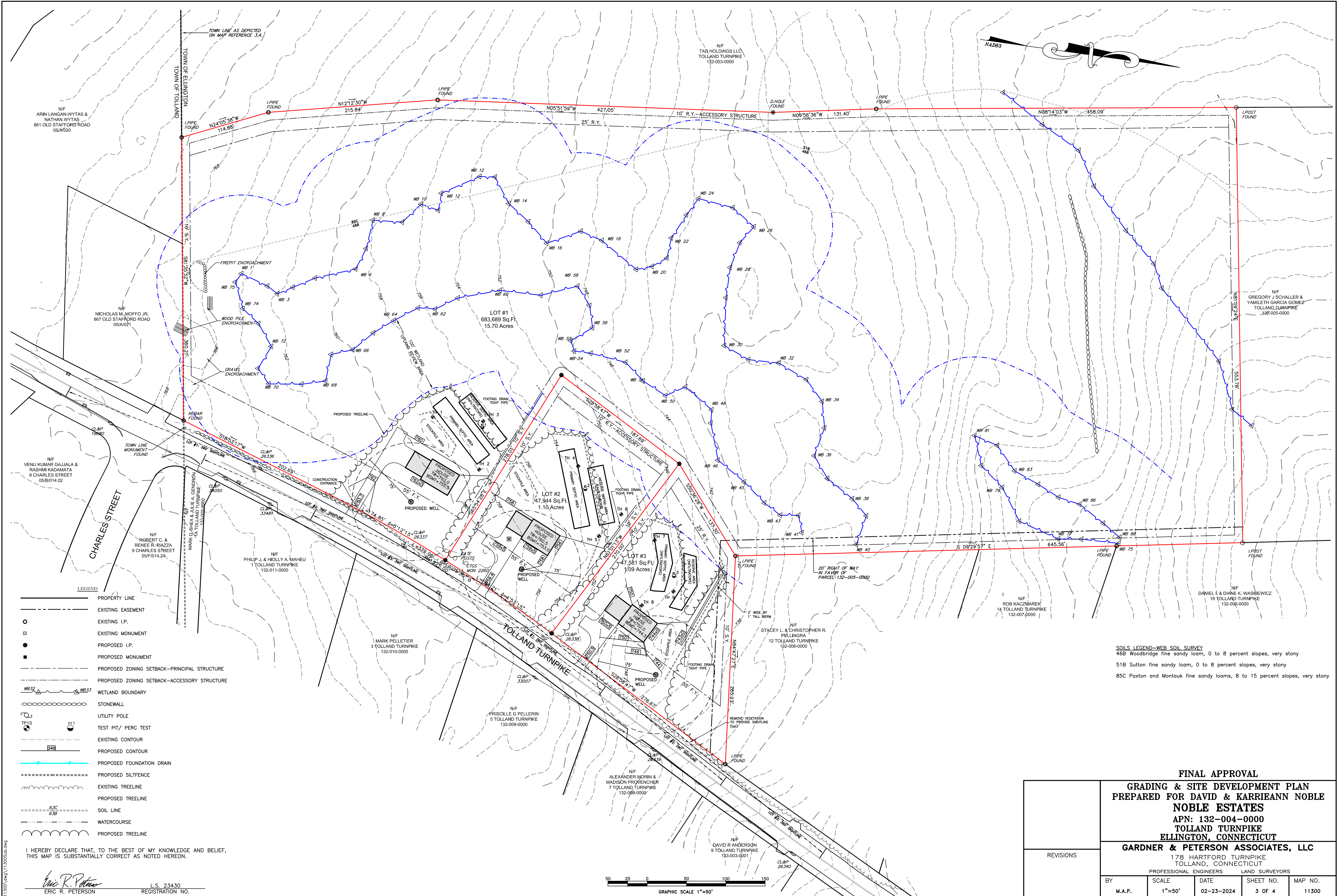
*Eric R. Peterson*  
ERIC R. PETERSON

L.S. 23430  
REGISTRATION NO.



11300.dwg 113005.dwg





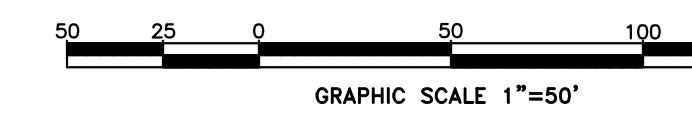
**LEGEND**

- PROPERTY LINE
- - - EXISTING EASEMENT
- EXISTING I.P.
- EXISTING MONUMENT
- PROPOSED I.P.
- PROPOSED MONUMENT
- - - PROPOSED ZONING SETBACK—PRINCIPAL STRUCTURE
- - - PROPOSED ZONING SETBACK—ACCESSORY STRUCTURE
- MB 32, MB 33 WETLAND BOUNDARY
- ○ ○ ○ ○ STONEWALL
- ○ ○ ○ ○ UTILITY POLE
- ● ● ● ● TEST PIT/ PERC TEST
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- PROPOSED FOUNDATION DRAIN
- - - PROPOSED SILTFENCE
- EXISTING TREELINE
- PROPOSED TREELINE
- 6.30, 6.39 SOIL LINE
- WATERCOURSE
- PROPOSED TREELINE

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.



**SOILS LEGEND—WEB SOIL SURVEY**  
 46B Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony  
 51B Sutton fine sandy loam, 0 to 8 percent slopes, very stony  
 85C Paxton and Montauk fine sandy loams, 8 to 15 percent slopes, very stony

**FINAL APPROVAL**  
**GRADING & SITE DEVELOPMENT PLAN**  
 PREPARED FOR DAVID & KARRIANN NOBLE  
**NOBLE ESTATES**  
 APN: 132-004-0000  
**TOLLAND TURNPIKE**  
**ELLINGTON, CONNECTICUT**

**GARDNER & PETERSON ASSOCIATES, LLC**  
 178 HARTFORD TURNPIKE  
 TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS		LAND SURVEYORS		
BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=50'	02-23-2024	3 OF 4	11300

REVISIONS
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11300.dwg 11/3/2024 11:30:05 am



MINIMUM LEACHING SYSTEM SPREAD (MLSS)

HYDRAULIC FACTOR (HF) X FLOW FACTOR (FF) X PERCOLATION FACTOR (PF)

MLSS = HF X FF X PF

HYDRAULIC FACTOR (HF)

TO RESTRICTIVE LAYER DEPTH	HYDRAULIC GRADIENT (% OF SLOPE)									
	<1	1.1-2	2.1-3	3.1-4	4.1-6	6.1-8	8.1-10	10.1-15	>15	
<17.9	SEE NOTE #1									
18-22	72	62	54	48	42	34	30	28	26	
22.1-26	66	56	48	42	34	30	28	26	24	
26.1-30	56	49	42	34	30	28	26	24	20	
30.1-36	48	42	34	30	28	26	24	20	18	
36.1-42	42	36	30	28	26	24	20	18	16	
42.1-48	36	32	28	26	24	20	18	16	14	
48.1-60	30	28	24	22	20	18	16	14	10	
>60	MLSS NEED NOT BE CONSIDERED									

#1-CANNOT BE APPROVED UNLESS HYDRAULIC ANALYSIS DEMONSTRATES SUITABILITY

FLOW FACTOR (FF) = DESIGN FLOW SO: 3 BEDROOMS = 450 / 300 = 1.5

4 BEDROOMS = 525 / 300 = 1.75

PERCOLATION FACTOR:  
Up to 10.0 Minutes/Inch = 1.0  
10.1 - 20 Minutes/Inch = 1.25  
20.1 - 30 Minutes/Inch = 1.5

LOT 1:  
AVERAGE DEPTH TO RESTRICTIVE LAYER:  
TH 1: 20"  
TH 2: 20"  
TH 3: 22"  
AVERAGE: 20.7"  
HYDRAULIC GRADIENT: 4.1-6X  
HF=42  
FF=1.75  
PF=1.25  
MLSS: 92'

LOT 2:  
AVERAGE DEPTH TO RESTRICTIVE LAYER:  
TH 4: 24"  
TH 5: 22"  
TH 6: 24"  
AVERAGE: 23.3"  
HYDRAULIC GRADIENT: 6.1-8X  
HF=30  
FF=1.75  
PF=1.5  
MLSS: 79'

LOT 3:  
AVERAGE DEPTH TO RESTRICTIVE LAYER:  
TH 7: 20"  
TH 8: 23"  
TH 9: 30"  
AVERAGE: 24.3"  
HYDRAULIC GRADIENT: 4.1-6X  
HF=30  
FF=1.75  
PF=1.25  
MLSS: 66'

PERCOLATION TESTS:  
BY GARDNER & PETERSON ASSOCIATES, LLC

DATE TESTED: JANUARY 4, 2024

PERC. 1:  
AT TH 3  
PRESOAKED @ 8:15  
DEPTH = 20"  
MARK DOWN 0"

TIME DEPTH  
10:45 8 1/2"  
10:55 9 3/4"  
11:05 10 7/8"  
11:15 12 1/4"  
11:25 14 5/8"  
11:35 16"  
11:45 17 1/8"  
11:55 17 5/8"  
12:05 18"  
12:15 18 1/2"  
12:25 19 1/4"  
12:35 DRY  
RATE: 20 MIN/IN

DATE TESTED: DECEMBER 22, 2023

PERC. 2:  
AT TH 6  
PRESOAKED @ 8:22  
DEPTH = 20"  
MARK DOWN 0"

TIME DEPTH  
12:32 5 3/4"  
12:42 8 5/8"  
12:52 10 1/2"  
1:02 11 5/8"  
1:12 13 1/8"  
1:22 14"  
1:32 14 3/4"  
1:42 15 1/8"  
1:52 15 5/8"  
2:02 16 1/16"  
2:12 16 1/2"  
2:22 16 7/8"  
2:32 17 1/4"  
2:42 17 5/8"  
RATE: 20.1-30 MIN/IN

PERC. 3:  
AT TH 9  
PRESOAKED @ 8:15  
DEPTH = 20"  
MARK DOWN 0"

TIME DEPTH  
12:31 6 3/4"  
12:41 10"  
12:51 12 1/2"  
1:01 14 1/4"  
1:11 15 1/2"  
1:21 16 5/8"  
1:31 17 5/8"  
1:41 18 3/8"  
1:51 19 1/8"  
2:01 DRY  
RATE: 10.1-20 MIN/IN

DEEP TEST PIT RESULTS  
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.

DATE TESTED: 12/21/2023

SIGNIFICANT RAINFALL ON 12/17/2023

TH 1  
0-9" TOPSOIL  
9-20" YELLOW BROWN FINE SANDY LOAM, WELL ROOTED  
20-25" MOTTLED FINE SANDY LOAM  
25-58" GRAY LOAMY FINE SAND, SOMEWHAT COMPACT  
NO LEDGE  
SEEPAGE @ 20"  
ROOTS TO 22"  
MOTTLING @ 20"

TH 2  
0-9" TOPSOIL  
9-22" BROWN FINE SANDY LOAM  
20-29" MOTTLED FINE SANDY LOAM  
29-58" GRAY LOAMY FINE SAND, SOMEWHAT COMPACT  
NO LEDGE  
SEEPAGE @ 24"  
ROOTS TO 24"  
MOTTLING @ 22"

TH 3  
0-12" TOPSOIL  
12-30" BROWN FINE SANDY LOAM  
30-54" GRAY LOAMY FINE SAND, SOMEWHAT COMPACT  
NO LEDGE  
SEEPAGE @ 30"  
ROOTS TO 22"  
MOTTLING @ 22"

TH 4  
0-10" TOPSOIL  
10-24" BROWN FINE SANDY LOAM  
24-60" GRAY LOAMY FINE SAND, SOMEWHAT COMPACT  
NO LEDGE  
SEEPAGE @ 38"  
ROOTS TO 24"  
MOTTLING @ 24"

TH 5  
0-8" TOPSOIL  
8-22" BROWN FINE SANDY LOAM  
22-58" GRAY LOAMY FINE SAND, SOMEWHAT COMPACT  
NO LEDGE  
SEEPAGE @ 29"  
MOTTLING @ 22"

TH 6  
0-8" TOPSOIL  
8-24" BROWN FINE SANDY LOAM  
24-68" GRAY LOAMY FINE SAND, SOMEWHAT COMPACT  
NO LEDGE  
SEEPAGE @ 38"  
ROOTS TO 24"  
RESTRICTIVE @ 24"

TH 7  
0-9" TOPSOIL  
9-25" BROWN FINE SANDY LOAM  
25-72" GRAY LOAMY FINE SAND, SOMEWHAT COMPACT  
NO LEDGE  
SEEPAGE @ 26"  
BURIED BOULDER ON NE END OF TEST PIT AT 40"  
D=50" NORTHEAST OF BOULDER  
ROOTS TO 22"  
MOTTLING @ 20"

TH 8  
0-7" TOPSOIL  
7-29" BROWN FINE SANDY LOAM  
29-64" GRAY LOAMY FINE SAND, SOMEWHAT COMPACT  
NO LEDGE  
SEEPAGE @ 38"  
HEAVY ROOTS TO 24"  
MOTTLING @ 23"  
SURFACE BOULDERS IN AREA

TH 9  
0-8" TOPSOIL  
8-30" BROWN FINE SANDY LOAM  
30-68" GRAY LOAMY FINE SAND, SOMEWHAT COMPACT  
NO LEDGE  
SEEPAGE @ 36"  
ROOTS TO 30"

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 STRUCTURES 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, SLIPPAGE, 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 CULTRIPACKER 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 CULTRIPACKER 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.

CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST

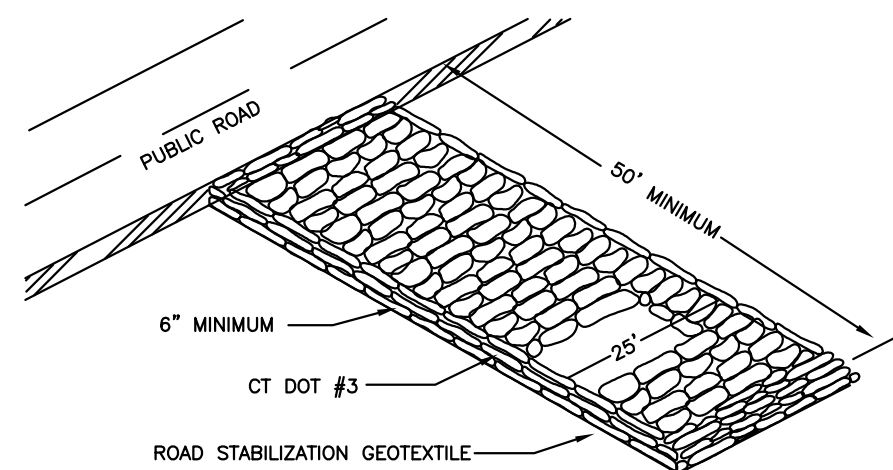
PROJECT NAME: NOBLE ESTATES  
LOCATION: 4 TOLLAND TURNPIKE, ELLINGTON  
PROJECT DESCRIPTION: RESIDENTIAL SUBDIVISION  
PARCEL AREA: 17.89 ACRES

RESPONSIBLE PERSONNEL: DAVID NOBLE

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
NO PUBLIC IMPROVEMENTS REQUIRED			
PREPARE PERMIT PLAN FOR EACH PARCEL			

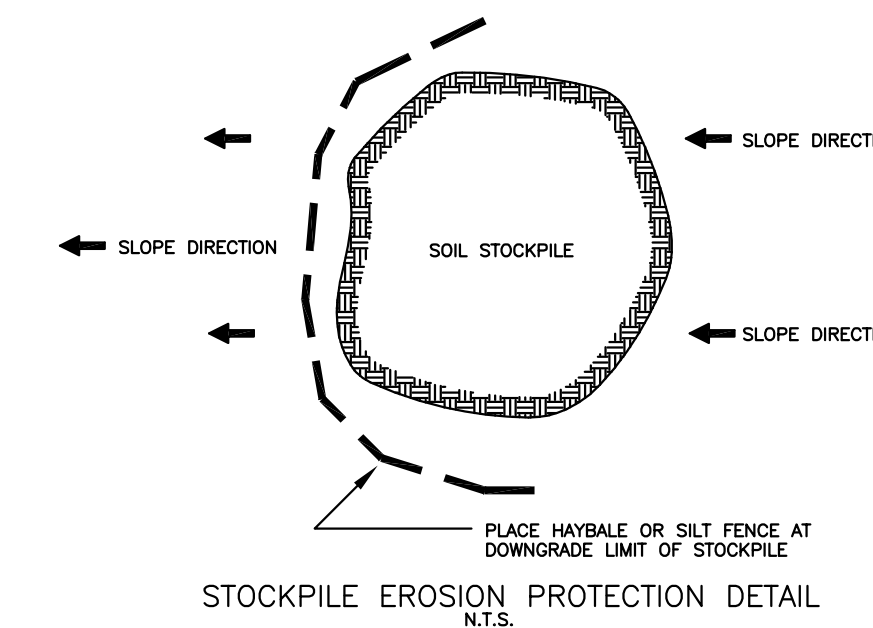
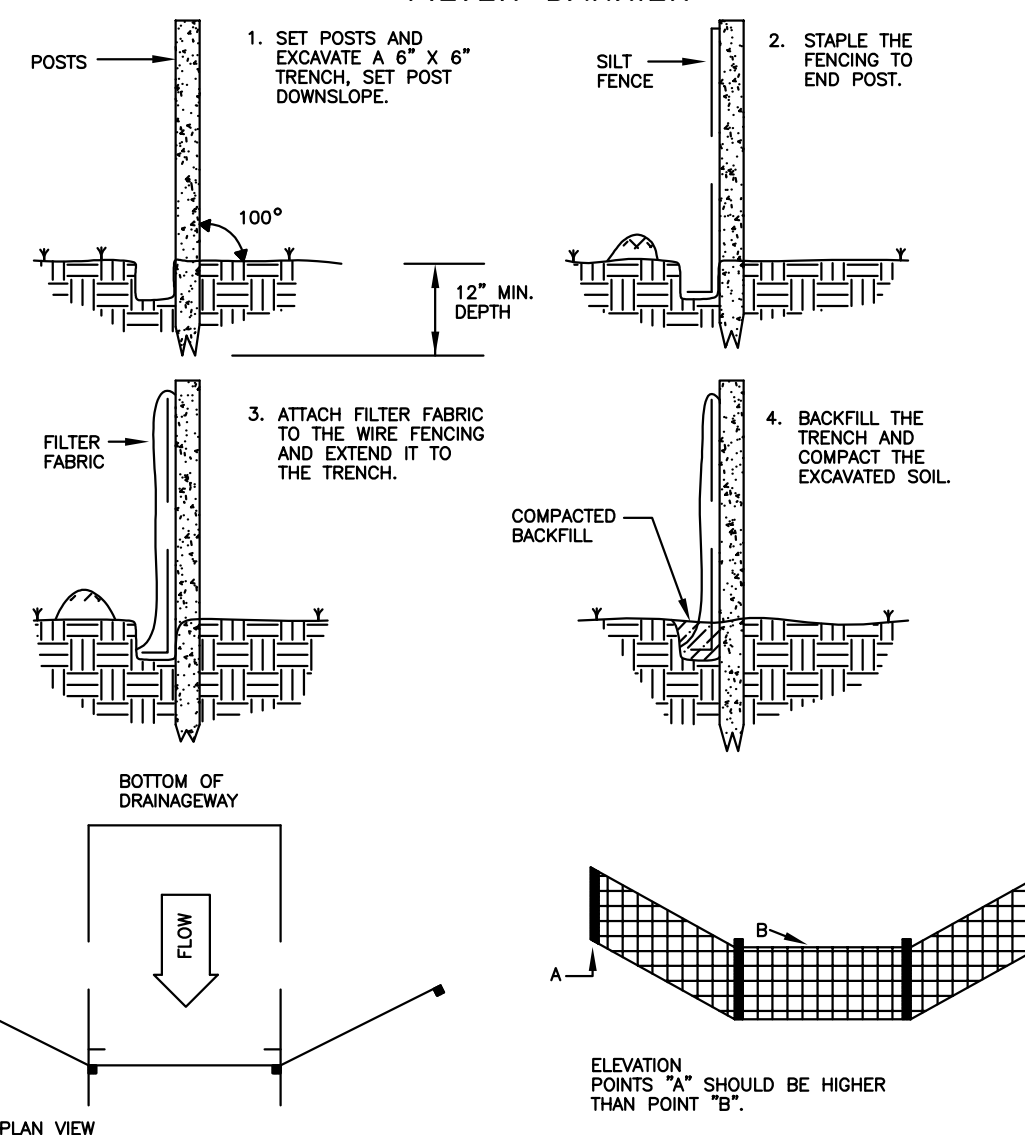
PROJECT DATES:  
DATE OF CONSTRUCTION START: N/A  
DATE OF CONSTRUCTION COMPLETION: N/A

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.



CONSTRUCTION ENTRANCE  
(AT TOLLAND TURNPIKE)

PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



TEMPORARY SEEDING SCHEDULE:

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	0.9	3/1-6/15, 8/1-10/1
WINTER RYE	40	0.9	4/15-6/15, 8/15-10/1
SUDANGRASS	11	0.25	5/15-8/15

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 SEEDING 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	40	0.90	4/15-6/15, 8/15-9/15
CREeping RED FESCUE	120	2.75	
PERENNIAL RYEGRASS	40	0.90	

EROSION CONTROL DETAILS, SOIL DATA & MLSS  
PREPARED FOR DAVID & KARRIANN NOBLE

**NOBLE ESTATES**  
APN: 132-004-0000  
4 TOLLAND TURNPIKE  
ELLINGTON, CONNECTICUT

**GARDNER & PETERSON ASSOCIATES, LLC**  
178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	NONE	02-23-2024	4 OF 4	11300



# Town of Ellington Inland Wetlands and Watercourses Agency Application

Application # IW202407  
Date Submitted 3/29/2024

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

### Owner's Information

Name: Bradly & Amanda Bahler  
Mailing Address: 353 Somers Rd  
Ellington CT 06029  
Email: Bradlybahler@gmail.com

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

Primary Contact Phone #: 860-874-5738

Secondary Contact Phone #: 860-268-8241

Owner's Signature: [Signature] Date: 3/28/24

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: \_\_\_\_\_  
Mailing Address: Same as owner  
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: \_\_\_\_\_ 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: 353 Somers Rd

Assessor's Parcel Number (APN): 105 - 067 - 0000

Proposed upland review area affected in square feet: .2 acres +/-

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): 100 linear feet

Total area of wetlands/watercourses on parcel in square feet or acres: .3 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-42t). 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*

Looking to enclose two acre field next to my home into pasture for Micro mini cows. Need to fix fence line. Would like to clear and maintain drainage ditch along Kibby Rd side of field. Potential for structures on the field for feed storage, and shelter.

**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)**

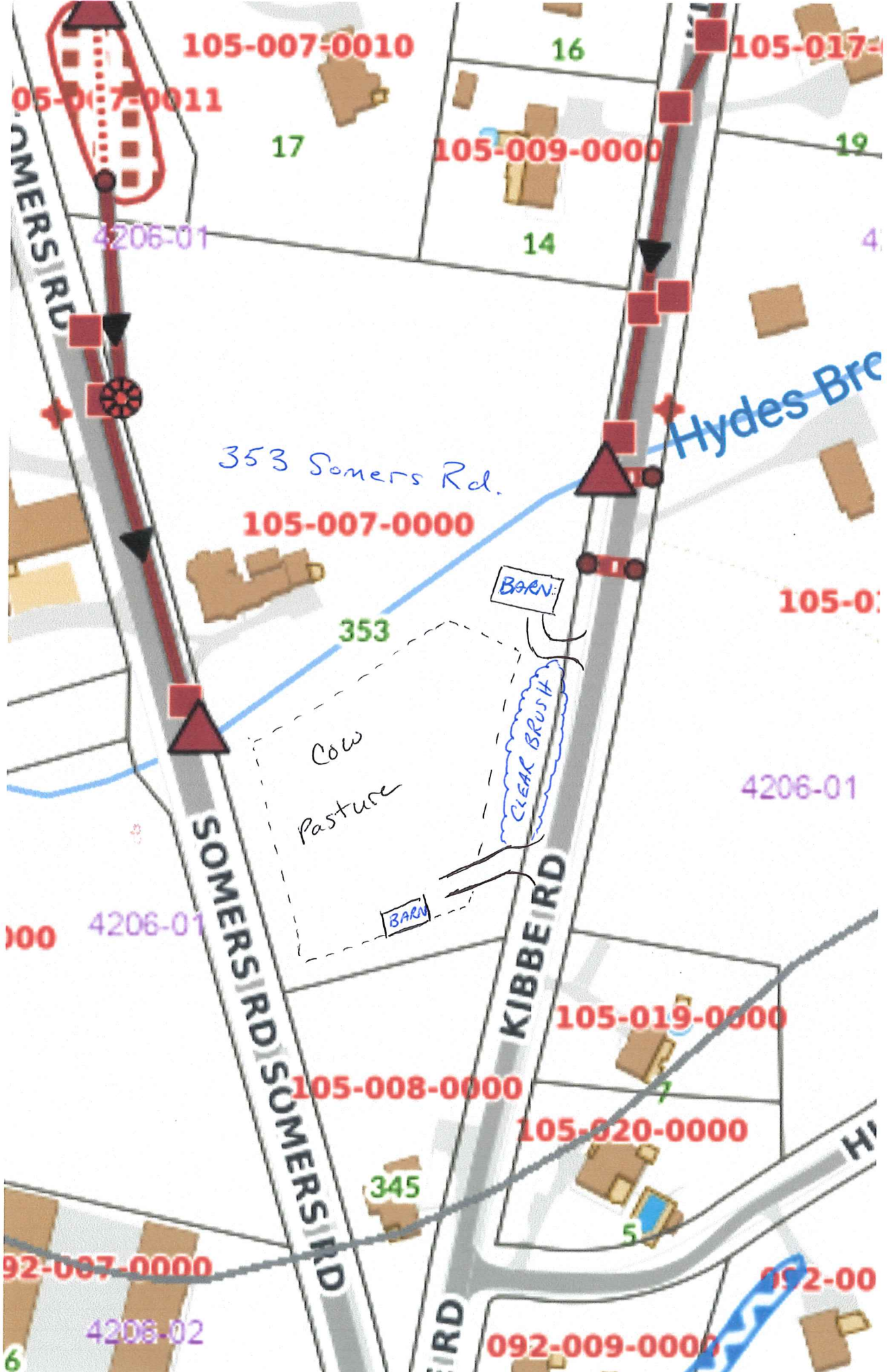
Commercial/Industrial     Residential     Mixed Use     Timber     Agricultural  
 Other, explain: \_\_\_\_\_

**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)









Monday \$75  
4/8/24 7:00 PM

# Town of Ellington Inland Wetlands and Watercourses Agency Application

Application # IW202408  
Date Submitted 4/1/2024

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

### Owner's Information

Name: John Hoffman  
Mailing Address: 60 Lower Butcher RD  
Ellington, CT 06029  
Email: johnny.sayservices@gmail.com

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

Primary Contact Phone #: 860-281-8559

Secondary Contact Phone #: \_\_\_\_\_

Owner's Signature: [Signature] Date: 4/1/24

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: \_\_\_\_\_  
Mailing Address: SAME  
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: \_\_\_\_\_ 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  
APR - 1 2024

Street Address: Lower Butcher RD

Assessor's Parcel Number (APN): 018 - 020 - 0002

Proposed upland review area affected in square feet: NA

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

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

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*

Clear cutting trees for expansion of crop land and land already in crop use being shaded by trees. I am also planning to put a run in shed for cattle during fall - Spring months.

TOWN OF ELLINGTON  
PLANNING DEPARTMENT



**Applicant shall provide certification in accordance with Wetlands Regulation, Section 7.4e, Application Requirements:**

Whether or not any portion of the property on which the regulated activity is proposed is located within 500 feet of an adjoining town.  Yes  No

Whether or not a significant portion of the traffic to the completed project will use streets within an adjoining town to exit or enter the site.  Yes  No

Whether or not a significant portion of the sewer or water drainage from the project will flow through and significantly impact the sewer or water drainage system of an adjoining town.  Yes  No

Whether water run-off from the improved site will impact streets or other municipal/private property within an adjoining town.  Yes  No

**FOR OFFICE USE ONLY**

If YES to any of the above, the Agency shall, in accordance with CGS 8-7d(f) notify the clerk of any adjoining municipality of the pendency of any application, petition, appeal, request or plan concerning any project on any site. Notice of the pendency of such application shall be made by certified mail, return receipt requested, and shall be mailed within seven (7) days of the date of receipt of the application, petition, appeal, request or plan. (See Agency requirements Section 8.4)

**Type of Project: (check one)**

Commercial/Industrial     Residential     Mixed Use     Timber     Agricultural  
 Other, explain: \_\_\_\_\_

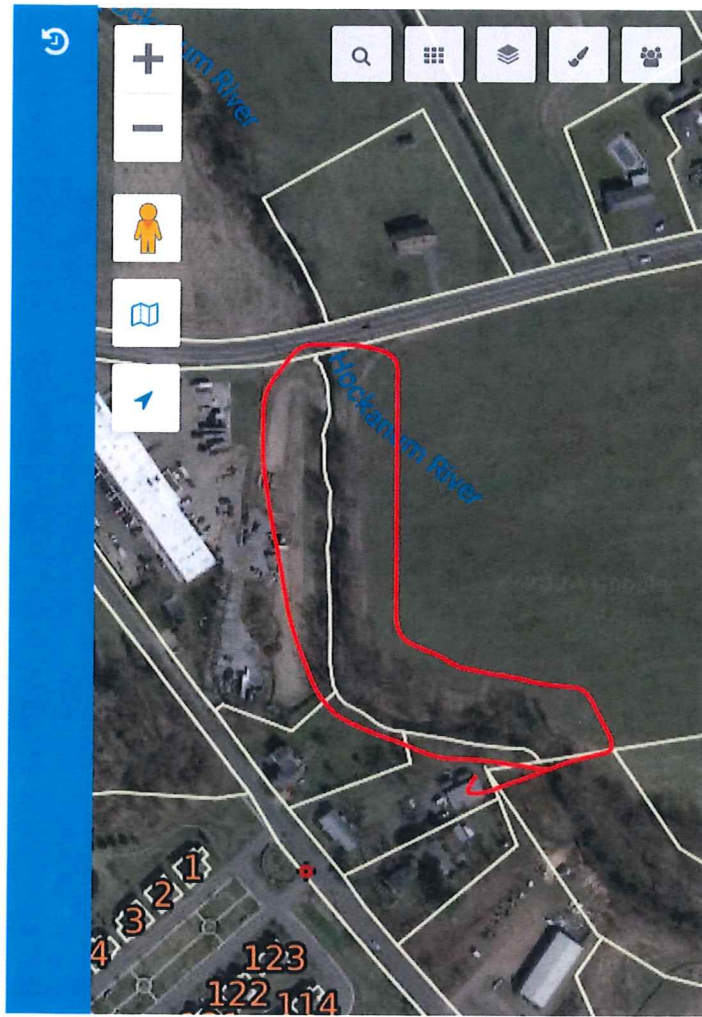
**Type of Application: (check one)**

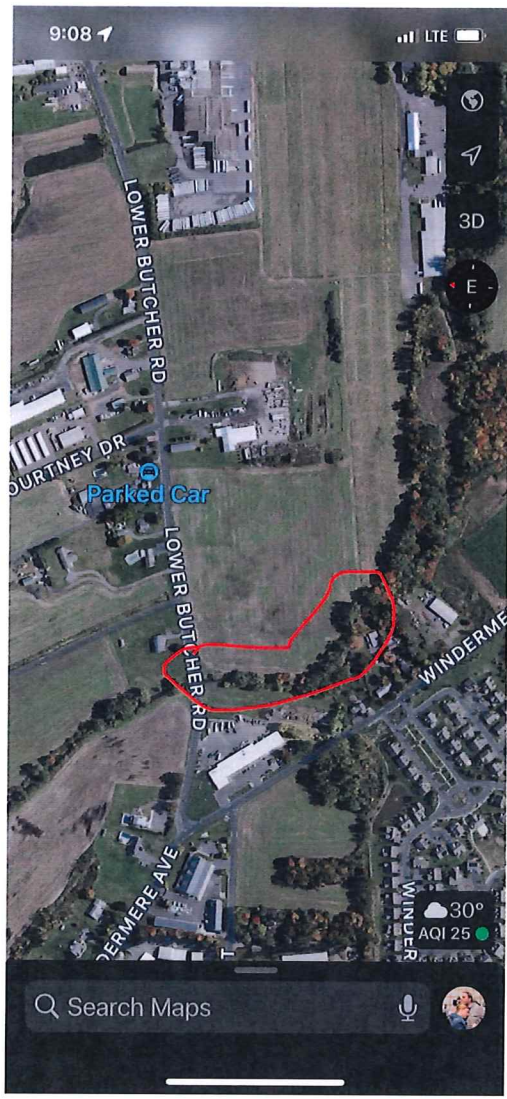
- Notification for Non-Regulated Use (Section 4.2)
- Notification of Permitted Use as of Right (Section 4.1)
- Administrative Permit (Section 6.4)
- Agency Permit (**TWELVE COPIES REQUIRED**)
- Permit Modification
- Permit Extension
- Regulation Amendment
- Map Amendment
- Appeal of Administrative Permit

**Application Submittals:**

- Completed Application Form (Section 7.4a)
- Application Fee (Section 7.4b)
- Abutters List (Section 7.4c)
- Certification as to Adjacent Towns (See above)
- Certification as to Connecticut Water Company & Commissioner of Public Health (See above)
- Notification Narrative and Supporting Documentation (If applicable, Appendix D)
- Project Narrative and Supporting Documentation (Section 7.4g, 1-11 inclusive, as deemed applicable)
- Project Site Plan - circle one: Administrative (Section 7.4h1) / Agency (Section 7.4h2)
- Supplemental Information (Section 7.5a-j, inclusive, as deemed applicable)











STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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

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

## INLAND WETLANDS AGENCY REGULAR MEETING MINUTES MONDAY, MARCH 11, 2024, 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, Hocine Baouche, Landon Barlow (arrived at 7:02 pm), and Alternate Ryan Orszulak

**ABSENT:** Regular Members Ron Brown and Steve Hoffman 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:

1. IW202404 – Fifty (50) West Road LLC, owner/applicant request for permit to conduct regulated activity to construct water quality basins and associated improvements to serve adjacent industrial and commercial development at 50 West Road, APN 019-005-0000.

Time: 7:01 pm

Seated: Burns, Heminway, Braga, Baouche, Barlow and Orszulak

Guy Hesketh, FA Hesketh & Associates, LLC, 6 Creamery Brook, East Granby, CT and George Logan, REMA Ecological Services, LLC, 43 Blue Ridge Drive, Vernon, CT were present to represent the application.

Guy Hesketh explained the property is located on West Road, just south of Country Pure Foods and to the north of Sullivan Tire. Guy showed an overall plan of the proposal as the developed condition of the site of 25.91 acres. Most of the property is currently used agriculturally, and some of the activities that are planned will be within the upland review area and wetlands. Guy noted they designed the storm water management system for the entire development proposed in the commercial and industrial zone. There will be two water quality basins. The smaller one is located on the eastern side. There is a woodland line that's located approximately 50 feet from the southern edge of the water quality basins. The proposal is to restore that area to a natural state. Guy reviewed the wetland delineations on the plan.

George Logan noted the wetland delineations took place in February and March of 2023. The western most portion of the property starts in the field and the delineation matches the one he did for the property to the north. George showed where the most disturbed areas were on the site. George noted the delineations follow the woodland line approximately, and then the delineation ends up on the property to the east.

Guy Hesketh stated the runoff will flow into basin one, flow over to the second basin, then overflow to the river. The basins were also designed to handle drainage from the Moser property to the north. There will be 94,000 sf of disturbance within the upland review area, and 3,200 sf of direct disturbance of wetlands. George Logan noted the areas that will be seeded to provide a natural habitat and asked to work with the Wetland's Agent regarding the types of seed mixture that would best suit the area.

Alternate Orszulak asked if the new racquet facility parcel would be part of the proposed drainage activity. Guy Hesketh noted there won't be a drainage connection to the racquet facility currently under construction as that area flows to the east.

Matthew Skypek, 11 Ryan Drive, asked for clarification of what is going to be built first on the site. Guy Hesketh noted the concept plan went before the Planning and Zoning Commission last spring for a zone change. The water quality basins and the industrial portion of the parcel will be developed first. The development of the commercial portion of the property will be in the future.

Commissioner Barlow inquired about the outlet elevation of the water quality basin. Guy Hesketh reviewed the elevation and explained the stormwater management report was based on a 50-year storm. Commissioner Barlow asked if any fill will be imported onto the site. Guy stated they will keep all clean soil on the site and intend on importing approximately 11,000 cubic yards of fill. Commissioner Barlow asked about trees that will be cut near the Hockanum River for the water quality basin outlet. Guy reviewed the outlet area showing photos and noting the larger trees that will be removed for the project.

**MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A SIGNIFICANT ACTIVITY FOR IW202404.**

**MOVED (BRAGA) SECONDED (BAOUCHE) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW202404** – Fifty (50) West Road LLC, owner/applicant request for permit to conduct regulated activity to construct water quality basins and associated improvements to serve adjacent industrial and commercial development at 50 West Road, APN 019-005-0000.

**MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITION(S) FOR IW202404** – Fifty (50) West Road LLC, owner/applicant request for permit to conduct regulated activity to construct water quality basins and associated improvements to serve adjacent industrial and commercial development at 50 West Road, APN 019-005-0000. **FINDING THAT THERE IS NO FEASIBLE AND PRUDENT ALTERNATIVE TO THE PROPOSED WETLANDS IMPACT AS THIS IS THE BEST LOCATION FOR THE WATER QUALITY BASIN AND OUTLET PIPE.**

**Condition(s):**

1. Shall comply with Town Engineer comments dated March 8, 2024.
2. Shall work with the Ellington Trails Committee to relocate the trail per the Town Engineer's comment number 1.



3. Erosion control measures shall be installed then inspected by the wetlands agent prior to activity and remain operational until the site is stabilized.
  4. A soil scientist shall work with the wetlands agent to determine the best seed mix to be used on former agricultural field areas between the basins' gravel access drive and the tree line.
2. IW202405 – MCC Lake Properties Trust, owner/applicant, request for permit to conduct regulated activity to demolish and rebuild the existing home, garage, patio, parking, and associated improvements at 28 East Shore Road, APN 169-035-0000.

Time: 7:50 pm

Seated: Burns, Heminway, Braga, Baouche, Barlow and Orszulak

Mark Peterson, Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT and Matthew Couzens, MCC Lake Properties Trust, 1 Pinnacle Road, were present to represent the application.

Mark Peterson reviewed the proposed plan to demolish the existing dwelling and detached garage. Mark stated the owner is looking to construct a portion of the new house, walkways, lakeside sitting area, and a water treatment collection area within the 100' upland review area, which will disturb 6,400 sf of land. The site disturbance outside of the review area will be the removal of the existing garage, house and walkway. A retaining wall along the lake edge was previously approved by the Wetland Agency on October 16, 2023. Mark reviewed the Town Engineer's comments, noting that a roof leader will be added to the northwest corner of the proposed dwelling, the walkways will be constructed with pervious pavers, and the garage will be built higher than the house. Mark noted the owner is looking to keep as many trees as possible on the property.

Alternate Orszulak asked how many square feet the proposed house will be. Matthew Couzens responded that the new dwelling footprint will be approximately 2,000 sf. Commissioner Barlow asked about the water treatment system. Mark Peterson said a new water treatment system may need to be installed but it depends on the well water test after the new well is drilled. John Colonese stated the lot coverage is shown as under the required 25%.

Linda DeYoung, 30 East Shore Road, asked if all the trees will be removed. Matthew Couzens showed the trees that would be cut down and those that would remain on the property. Linda asked if the new dwelling will be seasonal. Matthew stated the dwelling will be occupied year-round. Linda noted concerns about the electricity to be installed under the road. Mark Peterson explained how the installation would be conducted.

**MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A NON-SIGNIFICANT ACTIVITY FOR IW202404.**

**MOVED (BRAGA) SECONDED (BAOUCHE) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW202405 – MCC Lake Properties Trust, owner/applicant, request for permit to conduct regulated activity to demolish and rebuild the existing home, garage, patio, parking, and associated improvements at 28 East Shore Road, APN 169-035-0000.**

**MOVED (HEMINWAY) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITION(S) FOR IW202405 – MCC Lake Properties Trust, owner/applicant, request for permit to conduct regulated activity to demolish and rebuild the existing home, garage, patio, parking, and associated improvements at 28 East Shore Road, APN 169-035-0000.**

**Condition(s):**

1. Shall comply with Town Engineer comments dated March 7, 2024.
2. Erosion control measures shall be installed then inspected by the wetlands agent prior to activity and remain operational until the site is stabilized.

**IV. OLD BUSINESS:** None

**V. NEW BUSINESS:**

1. IW202406 – David Noble, owner/applicant request for permit to conduct regulated activity to construct a footing drain for a home and request for positive referral to the Planning & Zoning Commission on a 3-lot subdivision (S202403) pursuant to CGS 8-26(e) at 4 Tolland Turnpike, APN 132-004-0000.

**BY CONSENSUS, THE AGENCY RECEIVED AND ADDED TO NEW BUSINESS FOR THE APRIL 8, 2024, MEETING IW202406** – David Noble, owner/applicant request for permit to conduct regulated activity to construct a footing drain for a home and request for positive referral to the Planning & Zoning Commission on a 3-lot subdivision (S202403) pursuant to CGS 8-26(e) at 4 Tolland Turnpike, APN 132-004-0000.

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the February 12, 2024, Regular Meeting Minutes.

**MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE FEBRUARY 12, 2024, REGULAR MEETING MINUTES AS WRITTEN.**

2. Correspondence/Discussion:

- a. Ad Hoc Ellington Trails Committee request to use pressure treated wood to anchor the 36-foot bridge on hiking trail off Windermere Avenue accepted as file IW202402.

John Colonese stated there was a discussion among Agency members during the acceptance of file IW202402 at last month's meeting. It was recommended to use steel posts to anchor the foot bridge on the trail off Windermere Ave. The Ellington Trails Committee would like to use pressure treated wood posts to anchor the foot bridge. Based on the information they provided from the Association of State Wetland Managers and Connecticut Forest & Park Association, it seems like the use of pressure treated wood is a standard practice for trail boardwalks through wetlands. The Agency was okay with the Ellington Trails Committee using pressure treated wood to anchor the foot bridge.

- b. CT DEEP Municipal Inland Wetlands Agency Comprehensive Training Program.

John Colonese noted that state statute requires the annual notification of the comprehensive training program available to Wetlands Agency commissioners and staff. John asked them to review the information and contact the Planning Department if anyone has any questions or intends to complete the on-line training. Landon Barlow noted he is in the middle of completing the training.

c. Greenwood Holistic Farm Pond Creation – Webster Road & School House Road

John Colonese explained the owners of the property would like to dig a ½ acre pond for the farm at 73 School House Road and use the removed material on Assessor Parcel 165-008-0000 off Webster Road. The town GIS wetlands map does not show any wetlands on these parcels and the proposed pond may not be within 250 feet of a wetland therefore a formal notification may not be required. John noted farm ponds that are less than three acres and essential to the farming operation are permitted as of right by the wetland regulations. These parcels are currently under an agricultural conservation easement held by the Connecticut Farmland Trust.

**VII. ADJOURNMENT:**

**MOVED (HEMINWAY) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO ADJOURN THE MARCH 11, 2024, REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 8:18 PM.**

Respectfully submitted,

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Barbra Galovich, Recording Clerk