



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, MAY 13, 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):

1. IW202409 – 133 West LLC, owner/ Krause Excavating LLC, applicant, request for permit to conduct regulated activity to remove sediment and build up banks for maintenance of stream at 133 West Road, APN 037-006-0000 and 135 West Road, APN 037-005-0086.
2. IW202410 – James & Susan Pedersen, owner/applicant, request for a permit to conduct regulated activity to replace a concrete block retaining wall along the lake edge, restore grading to the lake, replace foundation for addition, construct decks, and associated improvements at 129 West Shore Road, APN 168-117-0000.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. IW202411 – Beth Gottier, owner/applicant request for a permit to conduct regulated activity to construct a patio and new wall along the lake edge at 14 Private Grounds 1, APN 148-062-0000. (RECEIPT ONLY)

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the April 8, 2024, Regular Meeting Minutes.
2. Correspondence/Discussion:
 - a. 88-100 West Road, Maintenance of Drainage Ditch.
 - b. Arbor Park on Main Street, Maintenance of Stream.

VII. ADJOURNMENT:

Next Regular Meeting is scheduled for June 10, 2024

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/89713853945>
Meeting ID: 897 1385 3945
Passcode: 930560

Join Zoom Meeting by phone:

+1 646 558 8656 US (New York)
Meeting ID: 897 1385 3945
Passcode: 930560

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

Application # FW 202409
Date Submitted 4-3-2024

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

Owner's Information

Name: 133 West LLC
Mailing Address: PO BOX 4
ELLINGTON CT 06029
Email: Gottierproperties@gmail.com

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

Primary Contact Phone #: 860 335 3415

Secondary Contact Phone #: _____

Owner's Signature: [Signature] Date: 04/03/24

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: KRAUSE EXCAVATING LLC
Mailing Address: 72 MOUNTAIN SPRING RD
TOLLAND CT 06084
Email: ALEX.P.KRAUSE@GMAIL.COM

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

Primary Contact Phone #: 860 978 3600

Secondary Contact Phone #: _____

Applicant's Signature: [Signature] Date: 4/3/24

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.

Street Address: 133 West Rd and 135 West Road

Assessor's Parcel Number (APN): 037-006-0000 and APN 037-005-0086

Proposed upland review area affected in square feet: Approx 400 linear ft

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): APPRX 400'

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*

Reshape stream for better flow, remove sediment + build up banks to prevent breaching. Seed banks to establish vegetative growth. Reshaping will allow for easier annual maintenance.

We already rebuilt a section of this stream under emergency circumstances. Owner wishes to continue with uphill and downhill sections.

RECEIVED

APR - 3 2024

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)

April 3, 2024

To: Ellington Inland Wetlands Agency

From: Reggie Kronstadt, ARJI Ellington, LLC

Re: Inland Wetland Agency application IW202409 for 133 West Road and 135 West Road

Dear Inland Wetland Agency:

In accordance with the proposed application, I hereby grant Justin Gottier of 133 West, LLC and Alex Krause of Krause Excavating, LLC to act on my behalf for the Inland Wetlands application to clean and maintain the stream between 135 and 133 West Road.

Reggie Kronstadt 04/04/2024

Reggie Kronstadt

B16
4



PROPOSED SECTIONS TO BE SHAPED



SECTION PREVIOUSLY SHAPED

STREAM

GARAGE

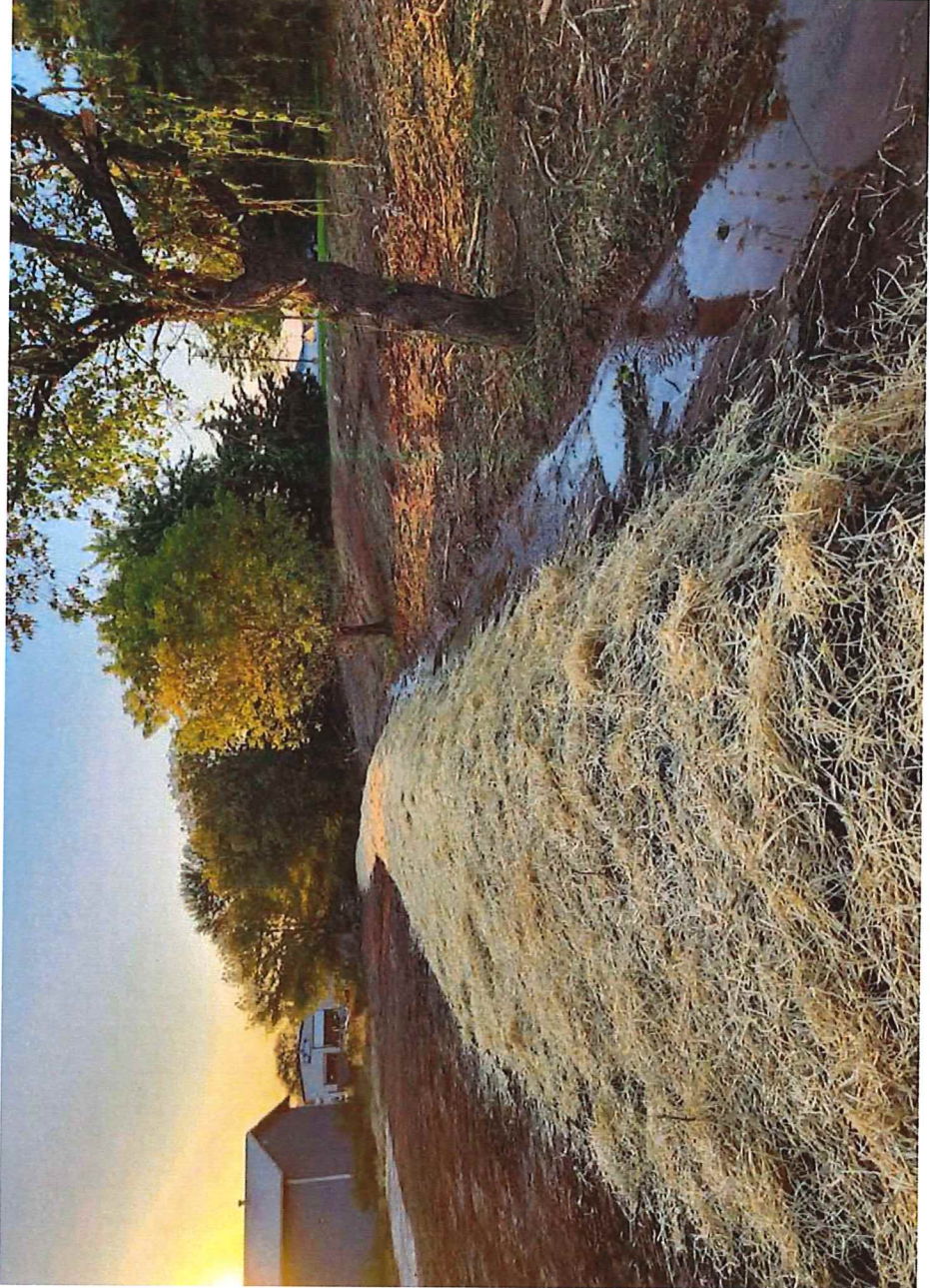
RT 83
AUTO
CENTER

CASEY'S

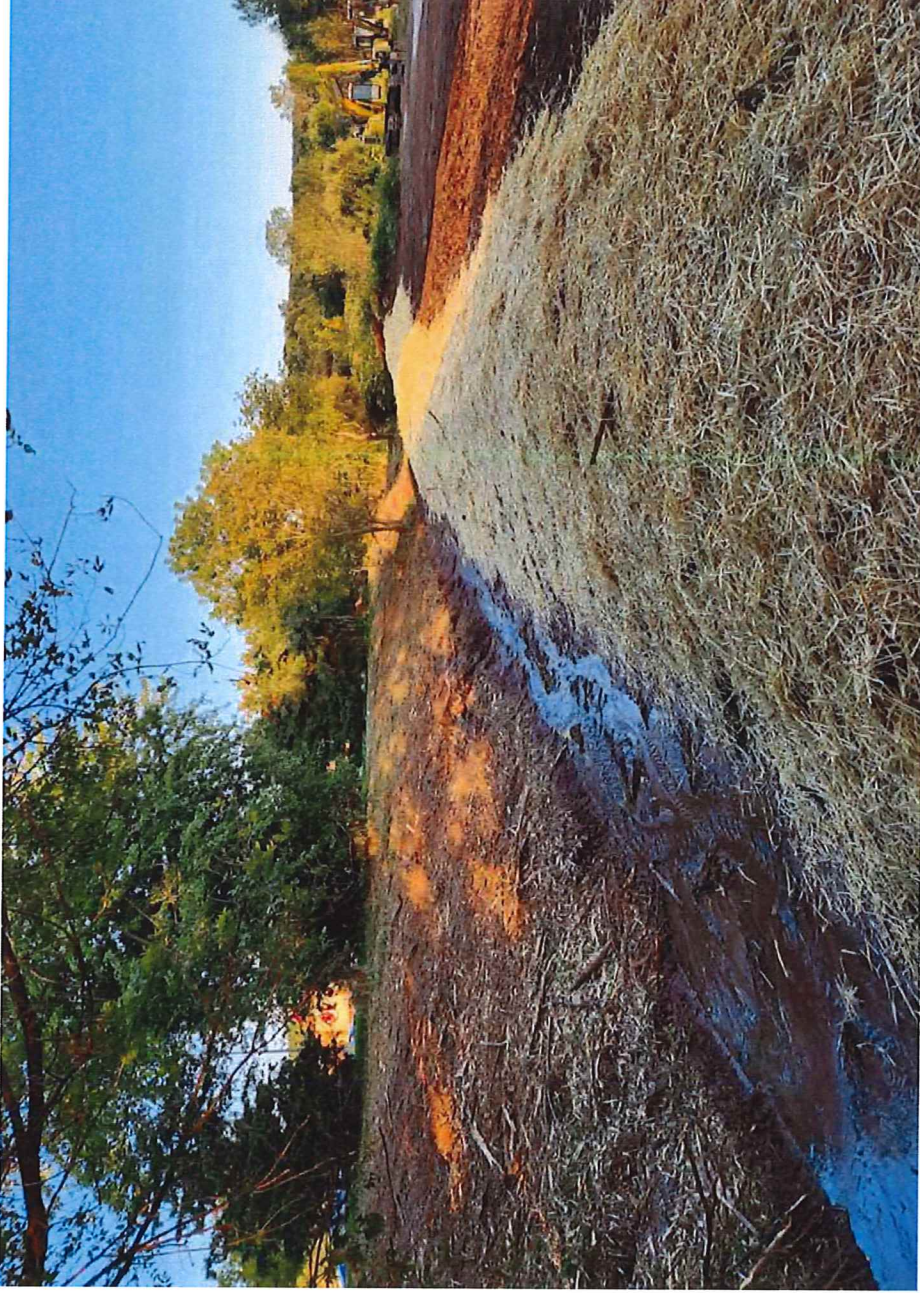
HOUSE

RIP
RAP
POOL

STATE RT 83



133-135 West Road Emergency Repair of Stream Completed Early October 2023 - Photo Taken Facing West



133-135 West Road Emergency Repair of Stream Completed Early October 2023 - Photo Taken Facing East

Town of Ellington Inland Wetlands and Watercourses Agency Application

Application # FW202410
Date Submitted 4/4/2024

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

Owner's Information

Name: James & Susan Pedersen
Mailing Address: 1745 Asylum Avenue
West Hartford, CT 06117
Email: jimsuepedersen@comcast.net

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

Primary Contact Phone #: 860-899-1038

Secondary Contact Phone #: 860-751-8705 (top)

Owner's Signature: Rusan U. Pedersen
James T. Pedersen Date: 3/18/24

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: _____
Email: _____

Same as owner

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 - 4 2024

Street Address: 129 West Shore Rd, Ellington, CT 06029

Assessor's Parcel Number (APN): 168-117-0800

Proposed upland review area affected in square feet: 156

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): 156

Total area of wetlands/watercourses on parcel in square feet or acres: 156

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

- ① TO REMOVE FAILING CONCRETE BLOCKS AND TO REPLACE THEM WITH THE NEW ONES. In front of 16' X 32' Existing Deck Being Replaced with New 16' X 32' Deck.
- ② Add Proposed 7' X 9' Deck on side.
- ③ Remove concrete blocks on left side shaded Grey with Lines and Restore To original Grade.
- ④ Remove and replace right side of house foundation for addition.

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)
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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)

Location: 129 WEST SHORE RD

911 Address: 168 117 0000

Map Id: 168 117 0000

General Description	Description	Area/Qty	Value
Building Use Unit	Single Family	1,314	151,044
Overall Condition	Good	1,314	2,628
Class	C+	2	2,200
Stories	1.75	1	3,300
Design (Style)	Conventional	2	22,000
Construction	Wood Frame	0	181,172
Year Built	1940 Remodel 2005		
Percent Complete	100		

Finished Area 1314
 Finished Area Does Not Include Finished Basement Area
Foundation

Basement Area	0
Finished Basement	0
Garage Bays	0
Outside Entry	No
Sump Pump	No

Attached Components	
Type	Year
HVAC	1940
Heating Type	Forced Hot Air
Fuel	Propane Gas
Cooling Type	Central
Floors	Carpet Ceramic Cla
Attic Access	Pull-Down
Walls	Drywall
Bath Cond	Typical
Kitchen Cond	Typical
Exterior	Vinyl Siding
Roof Cover	Wood Shingles
Roof Type	Asphalt Gable

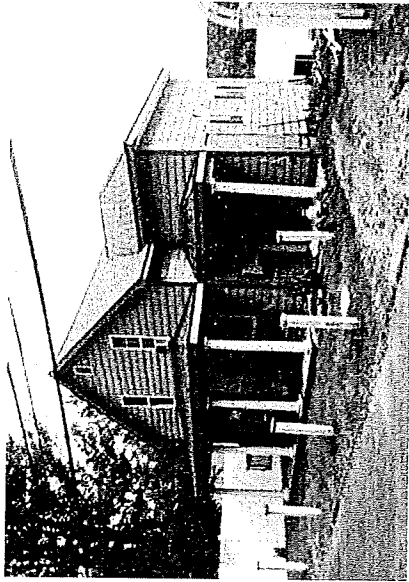
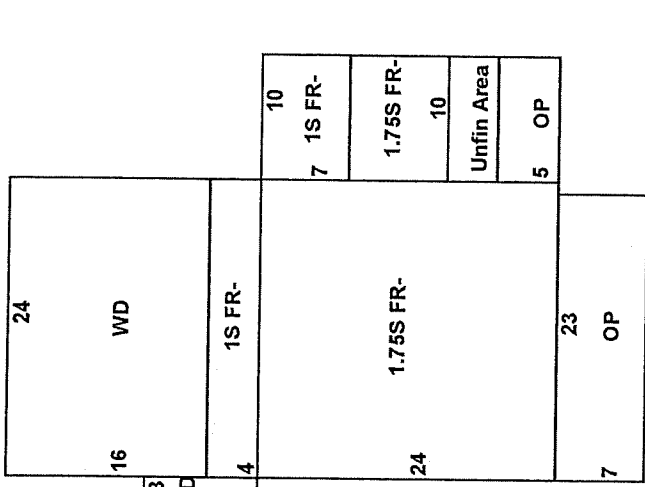
Type	Year	Area	Value
Wood Deck	1940	27	267
Wood Deck	1940	384	3,802
Open Porch	1940	161	1,674
Open Porch	1940	50	520
Unfinished Area	1940	40	396

Type	Count/Area
Extra Fixtures	2
Fireplace	1

Grade Factor:	
0	Economical Depr: 0%
37%	Functional Depr: 0%
Total Building Value: 120,800	

Detached Component Computations			
Type	Year	Condition	Area/Qty Value
Dock	2010	Average	1 0

Room Summary			
Total Bedroom	Kitchens	Full Baths	Half Baths
6	3	1	2
			0



Location: 129 WEST SHORE RD **Map Id:** 168 117 0000 **Zone:** LR **Date Printed:** 03/18/2024
911 Address: **Neighborhood:** RCL240 **Last Update:** 03/06/2024
Owner Of Record
Volume/Page **Date** **Sales Type** **Valid** **Sale Price**
 PEDERSEN JAMES L + SUSAN V 0547 1094 Mar/04/2024 Warranty Deed NO 330,000
 1745 ASYLUM AVE WEST HARTFORD, CT 06117

Prior Owner History

Permit Number	Date	Cost	New Hse	Status	% Comp	CO Issued	C.O. Date	Reason for Change
26515	May/13/2004	3,000	No	Closed	100	No		VINYL SIDING ON HOUSE
25131	Nov/03/2003	2,985	No	Closed	100	No		REMOVE EXISTING ENTRANCE; REPLACE WITH OPEN PORCH
MP0130	Mar/26/2002	2,500	No	Closed	100	No		MP-2002-0130-HEATING FOR ADDITION
EP0135	Mar/26/2002	1,000	No	Closed	100	No		EP-2002-0135-ELECTRICAL FOR ADDITION
PP0066	Mar/26/2002	2,000	No	Closed	100	No		PP-2002-0066-PLUMBING FOR ADDITION
BD0324	Mar/26/2002	4,000	No	Closed	100	No		BD-2002-0324-ADDITION

Supplemental Data

Census/Tract	5352	VisionPID	5305	Inspection Information	State Item Codes	Appraised Value
Dev Map/ Lot	N9-O10	Assessor Map	168	Date/ Inspector / Action	Code	Total Land Value
Permit Route	168-117-0000	Sub Div		01/08/2021	11- Res Land	201,600
GIS ID		Survey Map		Measure	13- Res Bldg	120,800
		Zone 2		09/29/2020	14- Res Outldg	0
				EQ		
				DM No Change		

Acres

Land Type	Acres	490	Total Value	Influence Factors
House Lot	0.07	0.00	201,600	Influence Reason
				Comment

Assessment History (Prior Years as of Oct:1)

Total	0.07	2023	2022	2021	2020	490 Appraised Totals
Current	141,120	141,120	141,120	141,120	141,120	Value
Land	84,560	84,560	84,560	84,560	84,560	Acres
Building	0	0	0	0	0	Type
Outbuilding	225,680	225,680	225,680	225,680	225,680	Value
Total						Acres

Comments

VC05: ADD CENTRAL A/C. CORRECT SKETCH.;VC 08: ADD DECK RENOVATION COMPLETE;1/10 WATERFRONT
 VC02: ADDITION STILL INCOMPLETE. ADD 2ND; FULL BATH. LIST HOUSE AS 95% COMPLETE. ;REMOVE FRONT PORCH. DELETE GARAGE FROM THIS PARCEL. GARAGE IS ACROSS STREET.;VC03: ADD TWO PORCHES ON FRONT.;CORRECT DIMENSIONS ON HOUSE.

Application Date: **Expiration Date:**

Information may be deemed reliable, but not guaranteed.

Residential Fieldcard Revaluation Date: 10/01/2020

Barbra Galovich

From: Barbra Galovich
Sent: Tuesday, April 30, 2024 8:53 AM
To: Andrew Laroche
Cc: John Colonese; jimsuepedersen@comcast.net
Subject: FW: Staff Review - IW202410 - 129 West Shore Road

Hi,

Hope this email finds you well. Please see the attached comments from Dana Steele, Town Engineer.

Thank you,
Barbra

Barbra Galovich, CZET
Ellington Planning Department
57 Main Street
Ellington, CT 06029
(860)870-3120, Option 1

From: Dana Steele <dsteele@jrussocom.com>
Sent: Friday, April 26, 2024 3:42 PM
To: Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>
Cc: Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>
Subject: RE: Staff Review - IW202410 - 129 West Shore Road

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

I've reviewed the plan for new deck construction and retaining wall removal and replacement at 129 West Shore Rd. My comments are as follows:

1. After the wall is removed, install sediment barriers at the shoreline to limit soil erosion into lake until slope is stabilized with vegetation.
2. A turbidity curtain may also be required within the lake if soils behind the wall are left exposed overnight. This determination can be made in the field by Town Staff based on observed site conditions.
3. Specify the slope of the regraded area where the wall is being removed. I recommend maximum 3:1 slope (roughly 6' to about the closure line). Provide minimum 4" of topsoil, seed and mulch to establish vegetation on the new slope.

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



J.R. RUSSO & ASSOCIATES, LLC



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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

INLAND WETLANDS AGENCY REGULAR MEETING MINUTES MONDAY, APRIL 8, 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, Landon Barlow, Alternates Jon Kaczmarek and Ryan Orszulak

ABSENT: Regular Members Ron Brown, Steve Hoffman and Hocine Baouche

STAFF

PRESENT: 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. 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.

Barbra Galovich stated from John Colonese, Wetlands Agent, memo dated April 3, 2024, "There is no activity proposed with this re-subdivision application. The applicant is proposing to create one lot for the existing house and one for the existing riding arena building. Due to statutory requirements for a re-subdivision, the Agency must review the re-subdivision plan and make a referral to the Planning & Zoning Commission."

MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO MAKE A POSITIVE REFERRAL FOR – 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.

Mark Peterson, Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT and David Noble, 910 Strong Road, South Windsor, CT were present to represent the application.

Mark Peterson said the property is located at 4 Tolland Turnpike, which is in the easterly part of town on the Toland town line. The parcel is just under 18 acres. The owner is looking to create three lots, one for the owner, and two others for their children, which would be a family subdivision. Mark noted a subdivision application has been submitted to the Planning & Zoning Commission and the owner has applied to North Central District Health Department for approval. The plans show the wetlands have been delineated on the site by Soil Scientist, Rick Zulick.

Mark Peterson reviewed the topography, and any water sheet flow drains in a northerly direction. The owner is proposing to cut Lot 2 and 3 just over an acre in size and then Lot 1 will be roughly 15 acres. The upland review area is the dash dot line noted on the plan. There is no disturbance in the wetlands. The only disturbance in the upland review area is a small temporary encroachment about 35 feet in length for the installation of a foundation drain discharge pipe for the house on Lot 1, and there will be no disturbance on Lot 2 or Lot 3 in the upper review area. Mark reviewed the erosion and sediment control measures that will take place during construction if approved.

Barbra Galovich stated the applicant will be going to the Planning and Zoning Commission to request a three-lot subdivision on April 22, 2024. Barbra asked the agency to consider making a referral from the Inland Wetlands Agency to the Planning and Zoning Commission for the subdivision.

MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITION(S) FOR IW202406 – David Noble, owner/applicant request for permit to conduct regulated activity to construct a footing drain for a home with a positive referral to the Planning & Zoning Commission associated with a 3-lot subdivision (S202403) at 4 Tolland Turnpike, APN 132-004-0000.

Condition(s):

1. Erosion control measures shall be installed then inspected by the wetlands agent prior to activity and remain operational until the site is stabilized.
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.

Bradly and Amanda Bahler were present to represent the application. Bradly stated there are two wetland delineation areas on his property, one being Hyde's Brook and another across the property to the west of the brook. Bradly is looking to have a pasture and a couple of structures added to the property for feed storage and shelter for the animals. There is an existing fence line that has not been maintained along Kibbe Road that needs to be cleaned up of debris and overgrowth of the trees. There's going to be some tree removal, possibly a little bit of regrading to get into the area.

Bradly Bahler spoke to Tom Modzelewski, Director of Public Works, about having the two access drives from Kibbe Road. Mr. Modzelewski did not have any issues with either access. Bradly explained if only one access was constructed then there would be more crossing of the wetlands, with two access drives, this would eliminate the potential to cross the wetlands. Bradley noted there is an old fence that's not been maintained since they moved there and is looking to clear the area and replace the fence, and then create the access points off Kibbe Road in order to stay away from Route 83. Vice Chairman Heminway stated if Mr. Bahler doesn't have two access ways, then you're going to be driving through the wetlands more often.

Amanda Bahler explained to the Agency how the water flows through the property and is piped to flow under Route 83 across the street.

Barbra Galovich noted from John Colonese's memo dated April 3, 2024, the request appears to be in line with farming Section 4.1 A. Therefore, the notification can be accepted by the agency and the applicant is clearing the brush along Kibbe Road, farming and agricultural use and installing one or two barns, depending on the need.

MOVED (HEMINWAY) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO ACCEPT 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 construct an animal structure permitted as of right on property on Lower Butcher Road, APN 018-020-0002.

John Hoffman, 60 Lower Butcher Road was present to represent the application.

John Hoffman stated the application is to notify the agency of tree clearing along the Hockanum River on the west and south of the property on Lower Butcher Road. John noted there is a 1992 photo at the library of the property, and it shows no trees along the Hockanum River and would like to bring the property back to that condition.

Commissioner Braga asked what is going to be put between the river and the crops to protect the river. John Hoffman replied this field is currently in no till farming activity and no stumps will be removed. Commissioner Heminway clarified that all stumps will remain in place to help protect the river. John Hoffman stated there's not going to be any disturbance other than the tree coming down and will be able to plant a little closer to the river, because the trees will not be shading the 50-foot buffer and still have a barrier.

Commissioner Barlow asked if clearing of the trees would be on both sides of the river or just one side, John Hoffman replied to the clearing will be only one side of the river. Commissioner Barlow asked how many of the trees are over 9 inches in diameter? John Hoffman noted the trees are different sizes and did not measure each tree. Commissioner Barlow stated according to CT Department of Energy and Environmental Protection, if any trees over 9 inches in diameter intended to be cut, they should be notified.

MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ACCEPT 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.

5. IW202409 – 133 West LLC, owner/Krause Excavating LLC, applicant, request for permit to conduct regulated activity to remove sediment and build up banks for maintenance of stream at 133 West Road, APN 037-006-0000 and 135 West Road, APN 037-005-0086. (RECEIPT ONLY)

BY CONSENSUS, THE AGENCY AGREED TO RECEIVE AND SET A PUBLIC HEARING FOR THE MAY 13, 2024, MEETING FOR IW202409 – 133 West LLC, owner/Krause Excavating LLC, applicant, request for permit to conduct regulated activity to remove sediment and build up banks for maintenance of stream at 133 West Road, APN 037-006-0000 and 135 West Road, APN 037-005-0086.

- IW202410 – James & Susan Pedersen, owner/applicant, request for a permit to conduct regulated activity to remove and replace concrete block retaining wall, replace 16'x32' deck, add 7'x9' deck on side, restore grading to lake at 129 West Shore Road, APN 168-117-0000. (RECEIPT ONLY)

BY CONSENSUS, THE AGENCY AGREED TO RECEIVE AND SET A PUBLIC HEARING FOR THE MAY 13, 2024, MEETING FOR IW202410 – James & Susan Pedersen, owner/applicant, request for a permit to conduct regulated activity to remove and replace concrete block retaining wall, replace 16'x32' deck, add 7'x9' deck on side, restore grading to lake at 129 West Shore Road, APN 168-117-0000.

VI. ADMINISTRATIVE BUSINESS:

- Approval of the March 11, 2024, Regular Meeting Minutes.

MOVED (HEMINWAY) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE MARCH 11, 2024, REGULAR MEETING MINUTES AS WRITTEN.

- Correspondence/Discussion: None

VII. ADJOURNMENT:

MOVED (BRAGA) SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO ADJOURN THE APRIL 8, 2024, REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:32 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk

Sunset Valley Construction, LLC
"Contracting With A Conscience"
100 West Rd Building 2 Unit 2 Ellington, CT 06029
AA/EOE

Regarding: Ditch Cleaning at 88-100 West Rd Ellington, CT 06029

To Whom This May Regard:

The owners of West Meadow associates are looking to hire us, Sunset Valley Construction, LLC to clean out the ditch located on the attached plan.

Cause: Drainage Issues

Fix: We are proposing to clean out the ditch with a smooth edge grading bucket. We plan to remove all excavated material from the site. We will not be interfering with any wetland areas, but due to being close to a wetland we will place hay bales in the ditch prior to completing the work just to ensure no silt will end up the wetlands. We will not be interfering with the sewer in the area. A CBYD will be completed anyway.

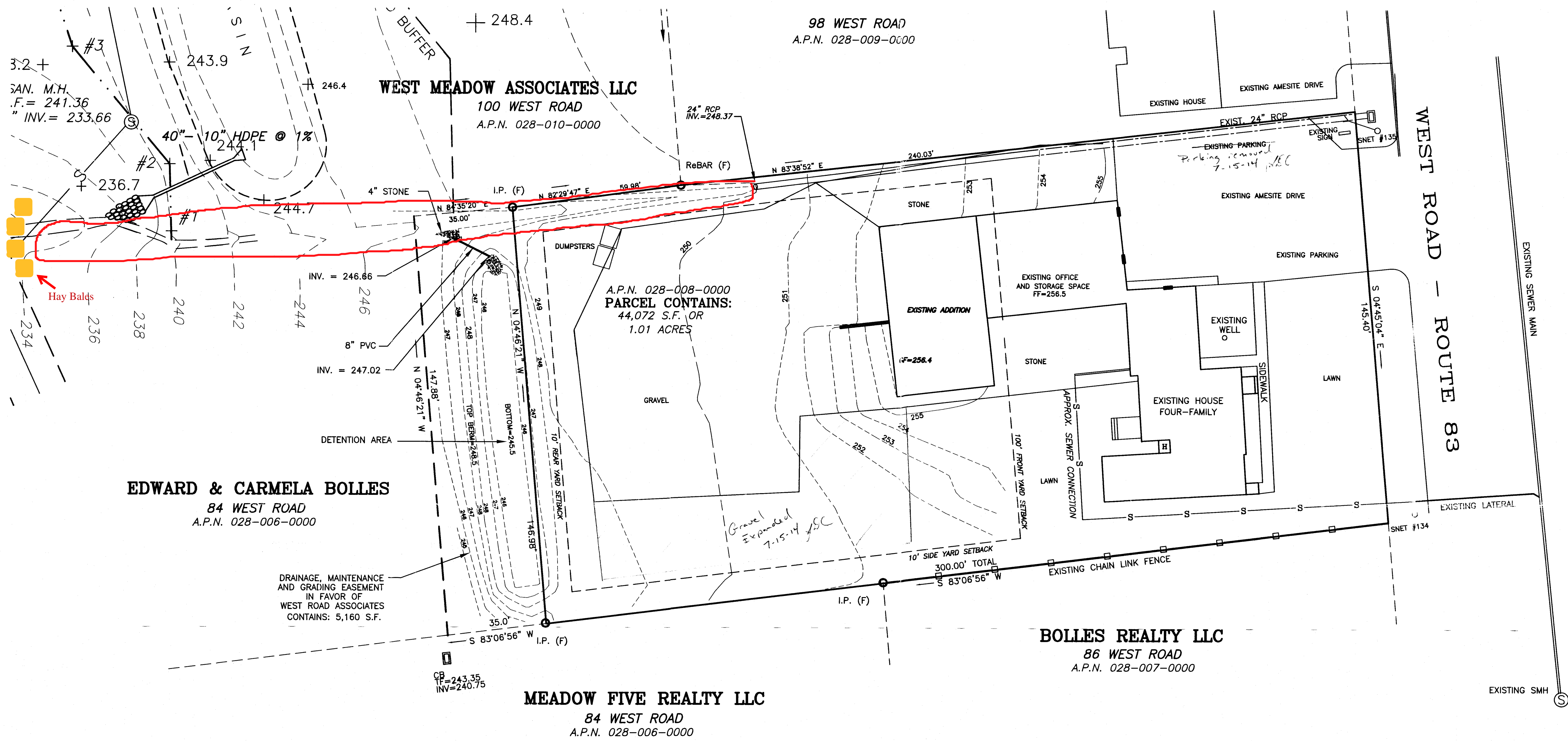
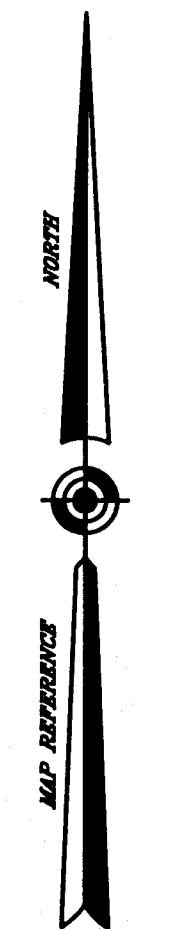
This will benefit the wetlands long term, as well as both property owners in the area.

Let me know if you have any questions –

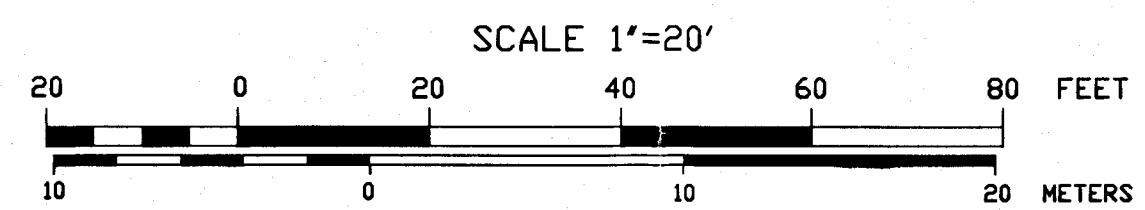
Matthew Moser – Owner

Sunset Valley Construction, LLC





- NOTES:**
- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS AN "IMPROVEMENT" LOCATION SURVEY BASED UPON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
 - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE FOLLOWING SURVEY:
 - "MAP OF PROPERTY OF ELEANOR D. SCHULZE ELLINGTON, CONN. ALFRED E. SCHINDLER SCALE 1"=20' DATE 8/01/89 JOB NO 897-2."
 - "IMPROVEMENT LOCATION SURVEY PREPARED FOR WEST MEADOW ASSOC., LLC ELLINGTON, CONNECTICUT BY SCHINDLER SURVEYS SCALE 1"=40' DATE 8/12/97 REV TO 10/01/99"
 - PARCEL IS IN ZONE C.



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Rachel Dearborn 5/14/14 L.S. 70295
 RACHEL L. DEARBORN, LICENSED LAND SURVEYOR DATE LICENSE NO.

RECORD AS-BUILT			
IMPROVEMENT LOCATION SURVEY			
PREPARED FOR			
EARTHLIGHT			
88-96 WEST ROAD			
ELLINGTON, CONNECTICUT			
LANDMARK SURVEYS, LLC			
<small>62 LOWER BUTCHER RD ~ 860-875-8204</small>			
<small>ELLINGTON, CONNECTICUT</small>			
REVISIONS	DRAWN BY	SCALE	DATE
	R.L.D.	1"=20'	5/14/2014
			JOB NO.
			201303-24B