



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, OCTOBER 21, 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. IW202419 - Abdulsalam Alsaleh and Zak Smith, owner/ Calito Development Group, applicant, request for a permit to conduct regulated activity to construct a driveway crossing, parking lot, wetlands mitigation area, stormwater basin, and associated site improvements for a retail store on West Road, APN 046-003-0002. *(Request to Table Opening of Public Hearing Submitted)*

### IV. OLD BUSINESS: None

### V. NEW BUSINESS:

1. IW202421 - Town of Ellington, owner / Department of Public Works, applicant, notification of permitted and nonregulated uses to repair the Webster Road Bridge over Charters Brook, bridge adjacent to property APN 108-008-0001.
2. Timothy and Dana Schneider, owner/applicant, request for positive referral to the Planning & Zoning Commission to resubdivide property on Somers Road, APN 182-001-0002 (S202404) pursuant to Conn. Gen. Stat. 8-26(e).
3. IW202420 – Town of Ellington, owner/applicant, request for a permit to conduct regulated activity to construct a sidewalk and associated improvements along Windermere Avenue from Pinney Street to the Vernon town line. *(Receipt Only)*

### VI. ADMINISTRATIVE BUSINESS:

1. Approval of September 23, 2024, Regular Meeting Minutes.
2. Correspondence/Discussion:
  - a. CT Association of Conservation and Inland Wetlands Commissions (CACIWC), Sat. November 16, 2024, Annual Conference and CACIWC Membership Renewal (July 1, 2024 thru June 30, 2025).
  - b. October 9, 2024, Memo from Lori Spielman, First Selectman, 2025-2026 Capital Improvements Budget Requests and meeting schedules.

### VII. ADJOURNMENT:

Next Regular Meeting is scheduled for November 18, 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/84471549140>  
Meeting ID: 844 7154 9140  
Passcode: 860593

#### Join Zoom Meeting by phone:

+1 646 558 8656 US (New York)  
Meeting ID: 844 7154 9140  
Passcode: 860593

October 16, 2024

Via Email Only: [bgalovich@ELLINGTON-CT.GOV](mailto:bgalovich@ELLINGTON-CT.GOV)

Ellington Inland Wetlands Agency  
c/o Ms. Barbra A. Galovich, CZET  
Planning Department, Town of Ellington  
57 Main Street  
P.O. Box 187  
Ellington, CT 06029

Reference: Pending Application, West Street parcel, APN 046-003-0002.  
Application of Calito Development

Ladies/Gentlemen:

Please be advised that this firm represents the above-referenced applicant with respect to the application presently pending before the Agency. This application had been scheduled for hearing on October 21, 2024. In order to have the opportunity to fully consider and respond to the comments received from the town's consulting engineer in as comprehensive a manner as possible, we hereby request that the hearing that is scheduled for the meeting of the Agency on October 21, 2024, be rescheduled to the Agency's meeting of November 18, 2024. This request is made with the approval of the applicant and with notice to the property owner.

If further information is needed, or if I can be further assistance, please contact me at your convenience. Thank you for your consideration.

Yours truly,



Peter Jay Alter, Attorney for the Applicant, duly authorized

Cc: Property Owner via Email: [abdulnyc@hotmail.com](mailto:abdulnyc@hotmail.com)  
James Cassidy, Project Engineer via Email: [jcassidy@hpcenr.com](mailto:jcassidy@hpcenr.com);  
[jpetrella@hpcenr.com](mailto:jpetrella@hpcenr.com)  
Calito Development via email: [eucalittogary@gmail.com](mailto:eucalittogary@gmail.com)

# Town of Ellington Inland Wetlands and Watercourses Agency Application

Application # IW202421  
Date Submitted 10-7-2024

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

**Owner's Information**

Name: Town Of Ellington  
Mailing Address: 55 Main St  
Ellington, CT 06029  
Email: lspielman@ellington-ct.gov

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

Primary Contact Phone #: 860-870-3100

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

Owner's Signature:  Date: 10-7-24

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: Ellington Department of Public Works  
Mailing Address: 21 Main St.  
Ellington, CT 06029  
Email: thmodzelewski@ellington-ct.gov

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

Primary Contact Phone #: 860-870-3140

Secondary Contact Phone #: 860-500-8208

Applicant's Signature:  Date: 10-1-2024

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**

OCT -7 2024

Street Address: Webster Rd @ Charter Brook

Assessor's Parcel Number (APN): 108 - 008 - 0001

Adjacent Town Property **TOWN OF ELLINGTON PLANNING DEPARTMENT**

Proposed upland review area affected in square feet: 800 sqft +/-

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): 800 sqft +/- 50L.F. +/-

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

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*

- Installing a 63" Snaptime system pipe liner into the twin 72" ACCMP culvert pipes to repair the deteriorating pipes.
- Repointing headwall end structures to strengthen the bridge outlet, inlet and bankings.
- Excavating to reduce outlet scour hole as indicated in the 2016 CT DOT condition report. Scour hole to be lined with rip-rap stone.

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

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

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

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

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

**FOR OFFICE USE ONLY**

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

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

Commercial/Industrial     Residential     Mixed Use     Timber     Agricultural

Other, explain: Municipal work

**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)

## IWA Project Narrative

1. The amount of regulated upland review area affected, in square feet; **800 +/-**
2. The amount of inland wetlands & watercourses affected, in square or linear feet, as applicable; **50 L.F.**
3. The overall (aggregate) area affected; **800 +/-**
4. The amount of permanent versus temporary impact; **Permanent impact is only related to the pipe liners being installed (500sqft). Temporary impact is related to excavation required to gain access to head/wing wall areas for repointing, excavation to repair outlet scouring and the cleaning of the existing pipe.**
5. The general characteristics of the regulated areas being affected by the proposal in terms of land cover, vegetation, soil types, slope, and relationship to other regulated areas on and off the project site;
6. The purpose and a description of the proposed activity; **The proposed activity includes the lining of the two 72" ACCMP pipe utilizing a 63" Snap-Tite pipelining solution. The annular space between the pipe & liner will be filled with Low-Density Cellular Concrete and the head/wing walls will be re-pointed. Additionally, the outlet scouring will be filled with rip-rap stone to reduce future reoccurrences.**
7. The proposed erosion and sedimentation controls and other best management practices and mitigation measures which may be considered as a condition of issuing a permit for the proposed regulated activity including, but not limited to, measures to:
  - prevent or minimize pollution or other environmental damage,
  - maintain or enhance existing environmental quality, or
  - in the following order of priority, restore, enhance and create productive wetland or watercourse resources.**Down-stream stone filtering will be utilized to reduce turbidity as a result of excavation. Disturbed bankings will be lined with straw/seed mats and if silt fence is required, it will be used.**
8. **N/A**
9. **N/A**
10. A construction or project narrative describing: **SEE ATTACHED**
  - method of construction,
  - duration of construction activity,
  - methods to control stormwater and limit erosion before, during & following construction,
  - type of equipment to be used,
  - type and location of access to the regulated area,
  - storage and disposal of excess materials or stockpiles,
  - type and composition of any fill material,
  - removal and disposition of trees and stumps,
  - measures to dewater, divert flows, and similar activities.
11. A description of any changes to water velocity, volume or course, the anticipated impacts of these changes, and measures to mitigate those impacts. **The flow characteristics will be slightly improved by the installation of the smooth-wall liner. As shown in the submittals, while the liner is smaller in diameter than the existing pipe, the flow will be improved by 154%.**
12. **N/A**
13. **N/A**
14. **N/A**
15. **N/A**
16. A graphic and textual description of all alternatives to the proposed regulated activity considered, and a general discussion of each, including the reason or reasons for choosing the proposed alternative. This requirement relates to the evaluation of the initial application only, and shall not be construed as a conclusion by the Agency or its agent that the proposed activity is "significant." The determination of significance shall be made by the Agency or its agent after review of the initial application, and if the proposed regulated activity or any component of that activity is deemed "significant," the applicant may be required by the Agency or its agent to submit a more detailed analysis of alternatives, in order to allow the Agency to make the necessary findings with respect to prudent and feasible alternatives. **The chosen method of repair is significantly less impactful than the alternative of full replacement. Full replacement would require bypass pumping, streambed excavation and significant disturbance.**

## **Culvert Slip Lining Project Narrative**

### **1. Method of Construction**

The project will utilize **Snap-Tite® HDPE liners**, which are designed to slip into the existing culvert. The process involves:

- **Culvert Inspection and Cleaning:** The host culvert will be inspected for debris or damage. If necessary, a water jet or other cleaning methods will be used to flush out debris.
- **Pipe Insertion:** The Snap-Tite liner will be slid into the existing culvert. **Chains and come-alongs** or the **Choker method** using a backhoe will be used to pull the liner into place.
- **Joint Sealing:** Liners will be snapped together using gaskets for a watertight seal.
- **Grouting:** The annular space between the liner and host pipe will be filled with grout to secure the liner and provide additional structural support.

### **2. Duration of Construction Activity**

The project is expected to last **10 days**, broken into the following phases:

- **Day 1-2:** Site preparation and cleaning of the culvert.
- **Day 3-4:** Insertion of Snap-Tite® liners.
- **Day 5-6:** Grouting and finishing work. These estimates may vary depending on site conditions and weather.
- **Day 7-8:** Headwall restoration as needed
- **Day 9-10:** Dewatering if needed

### **3. Stormwater and Erosion Control (Before, During, and After Construction)**

- **Pre-construction:** Erosion control measures, such as **silt fences** and **straw bales**, will be set up around the site to prevent runoff.
- **During construction:** Temporary stormwater management methods like **cofferdams** or **bypass pumping** will be implemented to divert flows around the construction area.
- **Post-construction:** Permanent erosion control will include grading and seeding disturbed areas to promote vegetation growth and stabilize the soil.

### **4. Type of Equipment Being Used**

- **Heavy Machinery:** An excavator will be used to position and install the Snap-Tite® pipe.
- **Other Equipment:** **Chains, come-alongs, or choker cables** will aid in pulling the liners into position. A **grout pump** will be used for grouting operations.

### **5. Type and Location of Access to the Regulated Area**

- **Access Points:** Existing service roads One lane and temporary access foot paths will be established to reach the culvert site. Special care will be taken to minimize environmental impacts when accessing the regulated areas.
- **Equipment Staging:** Equipment and materials will be staged in designated areas near the site to ensure smooth operations. Shrubs may need to be trimmed.

#### **6. Storage and Disposal of Excess Materials**

- **Material Storage:** Excess materials, such as unused pipe or grout, will be stored in **designated, contained areas** near the construction zone.
- **Disposal:** Any excess materials will be disposed of in accordance with local regulations, including recycling materials where possible. ALL debris and materials will be removed from site

#### **7. Type and Composition of Fill Material**

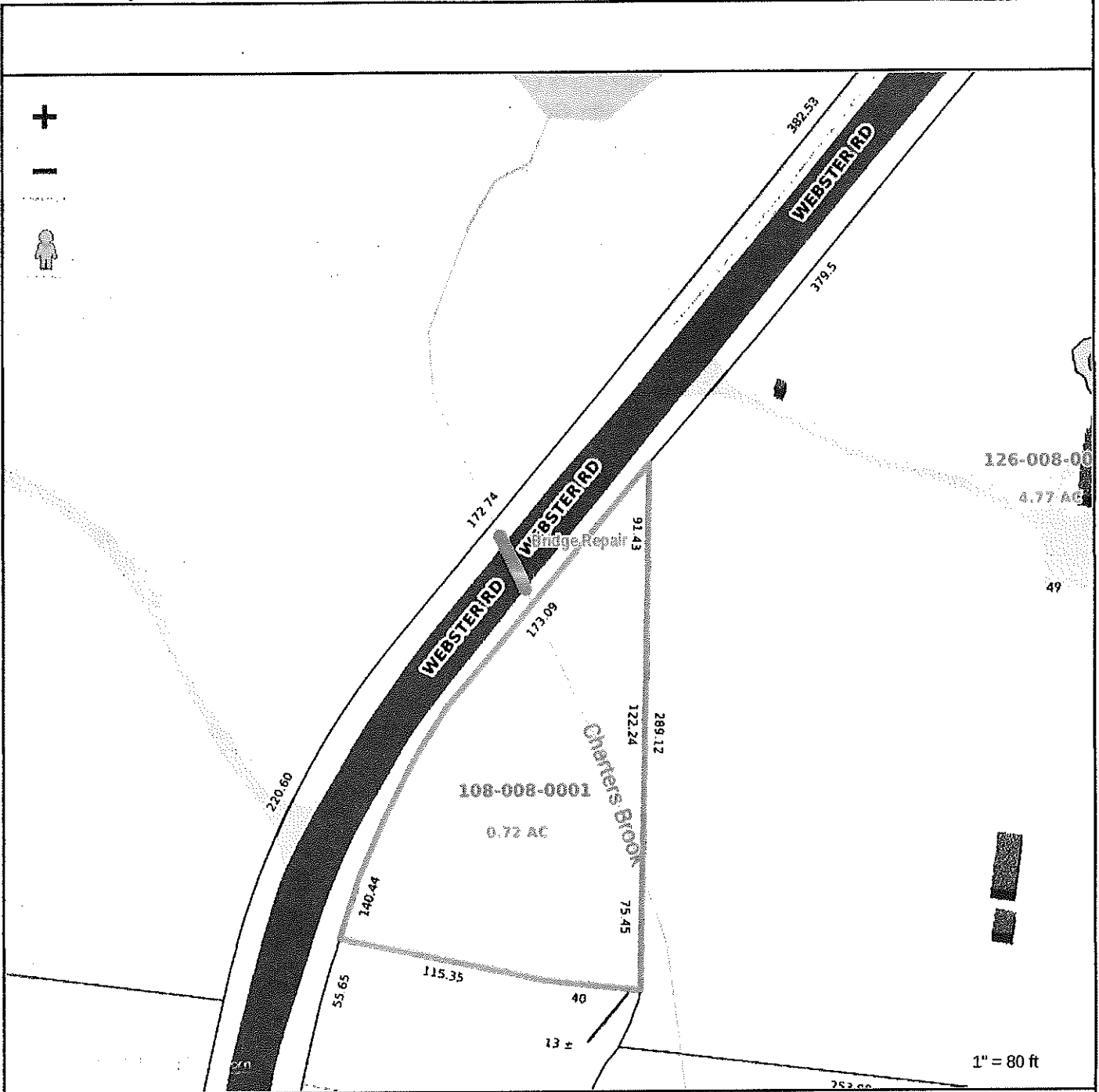
- **Grout:** A **cellular grout** will be used to fill the annular space between the Snap-Tite® liner and the host culvert. This grout provides support and prevents any future erosion.
- **Blocking:** Wooden blocks or skids will be used to control liner buoyancy during installation.

#### **8. Removal and Disposition of Trees and Stumps**


- **Tree Removal:** Any trees or vegetation that obstruct access to the culvert will be removed as minimally as possible.
- **Stump Disposal:** Stumps and roots will be removed and either chipped on-site or transported for proper disposal.

#### **9. Measures to Dewater, Divert Flows, and Similar Activities**

- **Dewatering:** **Cofferdams** or bypass pumping will be used to divert water flows during construction to maintain dry conditions for installation.
- **Flow Diversion:** The diverted water will be managed through temporary pipes or channels to ensure no backflow or flooding occurs.



**Property Information**  
 Property ID 108 008 0001  
 Location WEBSTER RD  
 Owner ELLINGTON TOWN OF

  
**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

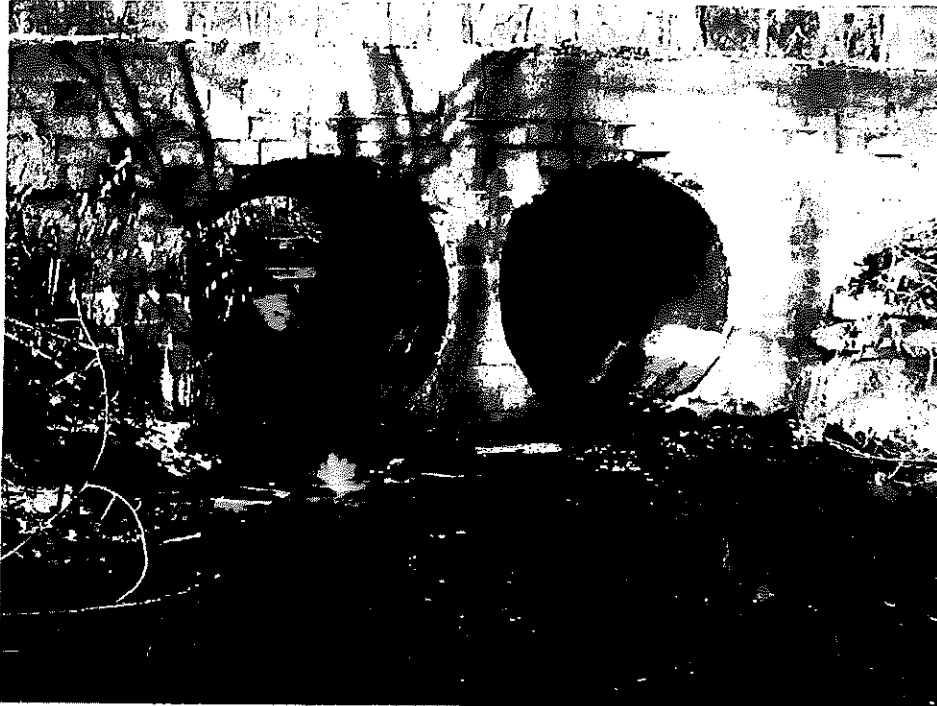
Print map scale is approximate.  
 Critical layout or measurement activities should not be done using this resource.



# Inspection Type: Screening

## Screening Inspection

ELLINGTON  
WEBSTER ROAD  
Over CHARTERS BROOK



State Project No. 170-3330

Date: 12/14/2016



Prepared for:  
Connecticut Department of Transportation

Prepared by:



PRIME AE Group, Inc.  
100 Great Meadow Road | Sixth Floor | Hartford, CT 06109 | P: 860 436 5600 | F: 860 436 5601

**Town Bridges (Span of 20 FT & under) - Inventory and Screening Form**

Town: Ellington

Bridge No.: \_\_\_\_\_

Date of Inspection: 12/14/2016

Lat.: 41.926224

(Bridge No. Req.)

Long.: -72.411947

Consultant Co Name: PRIME AE Group Inc.



Inspector: \_\_\_\_\_

BD

Inspector: \_\_\_\_\_

MS

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

**Inventory Data**

Road: Webster Road

Crossing: Charters Brook

Location to nearest intersection: 0.5 Miles (N/S/E/W) from Junction with Crystal Lake Road (Rte 140)

Is this a border bridge? Yes/ No Border Town (and state): No

Functional Classification of Roadway: Rural principal arterial (interstate)/ Rural principal arterial (other)/ Rural minor arterial/ Rural major collector/ Rural minor collector/ Rural local/ Urban principal arterial (interstate)/ Urban principal arterial (other freeway)/ Urban other principal arterial/ Urban minor arterial/ Urban collector/ Urban local

ADT: \_\_\_\_\_ Date of ADT: \_\_\_\_\_

Source: CDOT Town ADT map, Town source, Project source, other \_\_\_\_\_  
(Do not use the ADT from previous 1991 report and do not estimate ADT - if no source, leave blank)

Main Span:

-Bridge Material: Concrete/ Continuous Conc/ Pre-stressed Conc/ Continuous Pre-Stressed Conc/ Steel Continuous Steel/ Timber/ Masonry/ Aluminum/ Other \_\_\_\_\_

-Type of Bridge: Slab/ Multi-Beam/ Girder & Floorbeam/ Tee Beam/ Multiple Box Beam/ Spread box Beam/ Frame/ Deck Arch/ Pipe culvert or Box Culvert/ Channel Beam/ Other 2 - 72" ACCMP

Approach Span:

-Bridge Material: Concrete/ Continuous Conc/ Pre-stressed Conc/ Continuous Pre-Stressed Conc/ Steel/ Continuous Steel/ Timber/ Masonry/ Aluminum/ Other \_\_\_\_\_

-Type of Bridge: Slab/ Multi-Beam/ Girder & Floorbeam/ Tee Beam/ Multiple Box Beam/ Spread box Beam/ Frame/ Deck Arch/ Pipe culvert or Box Culvert/ Channel Beam/ Other \_\_\_\_\_

NBIS Bridge Length: 13' Structure Length: 13'

Number of Spans: 2 Span Lengths: Span1- 6' Span2- 6' Span3- \_\_\_\_\_ Span4- \_\_\_\_\_

Bridge Width (out-to-out)\*\*: 38' (curb-to-curb): 25'

Deck Area\*\*: 494 SF Number of Lanes on Structure: 2

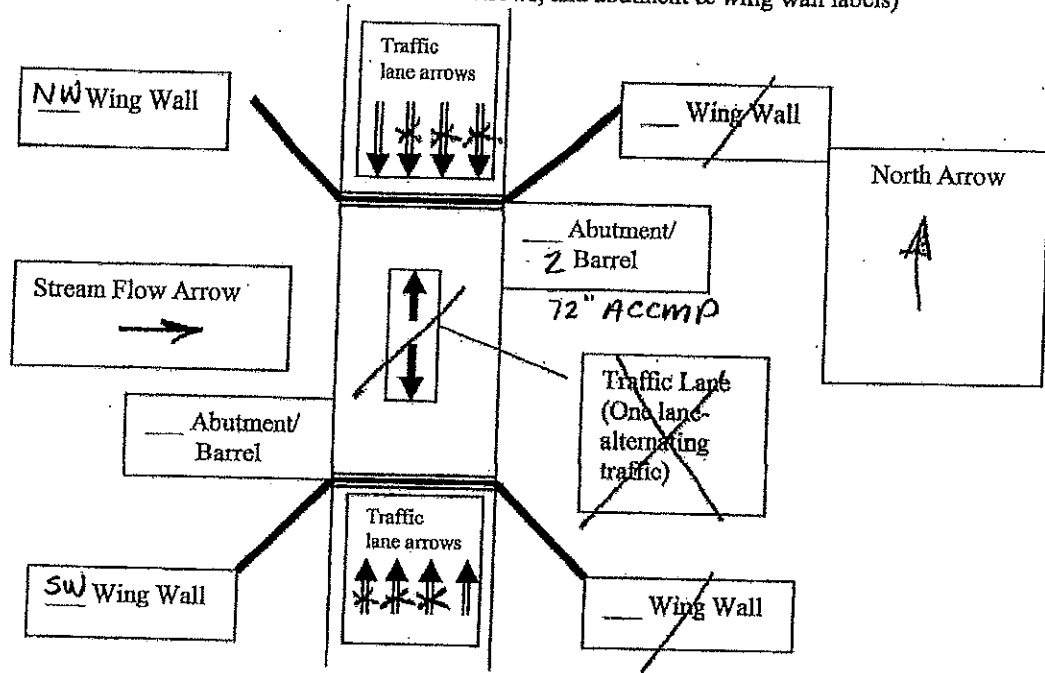
\*\* Under the screening phase of the program, Bridge Width (out to out) and Deck Area are not applicable to culverts that are significantly wider than the roadway (i.e. inlet-to-outlet measurement is significantly greater than the roadway curb-to-curb measurement)

# Town Bridges (Span of 20 FT & under) - Inventory and Screening Form

Town: Ellington Bridge No.: \_\_\_\_\_ Date of Inspection: 12/14/2016

## Basic Orientation Sketch:

(Add north arrow, stream flow arrow, traffic lane arrows, and abutment & wing wall labels)



## Screening Data (Limited Inspection)

- Was structure inspected under the previous CDOT project (#170-936)? . . . . . Yes \_\_\_\_\_ No
- Is structure new or significantly modified since last CDOT inspection? . . . . . Yes \_\_\_\_\_ No \_\_\_\_\_
- Has the structure been inspected by others since the last CDOT inspection? unkn. . . . . . Yes \_\_\_\_\_ No \_\_\_\_\_
- Date of last inspection by others: \_\_\_\_\_

### Inspection Access

- Is there ready access to both sides of bridge (up & downstream)? . . . . . Yes  No \_\_\_\_\_
- Can stream be walked with waders? . . . . . Yes  No \_\_\_\_\_
- Items for full inspection - Boat or raft/ Divers/ Ladder/ Tidal/ Low FB/ Confined space/ Other \_\_\_\_\_

### Topside (Bridge and Culvert)

- Condition of Topside (overlay, top of deck). . . . . Sat. Or Better  Fair or worse \_\_\_\_\_
- Safety concerns of urgent nature on topside? (include parapets, railing, etc) No  Yes \_\_\_\_\_

### Underside (Bridge)

- Condition of underside of deck . . . . . Sat. Or Better \_\_\_\_\_ Fair or worse \_\_\_\_\_
- Condition of superstructure. . . . . Sat. Or Better \_\_\_\_\_ Fair or worse \_\_\_\_\_
- Condition of abutments . . . . . Sat. Or Better \_\_\_\_\_ Fair or worse \_\_\_\_\_
- Condition of wingwalls . . . . . Sat. Or Better \_\_\_\_\_ Fair or worse \_\_\_\_\_
- Safety concerns of urgent nature on underside? . . . . . No \_\_\_\_\_ Yes \_\_\_\_\_

### Underside (Culvert)

- Condition of roof . . . . . Sat. Or Better  Fair or worse \_\_\_\_\_
- Condition of sidewalls. . . . . Sat. Or Better  Fair or worse \_\_\_\_\_
- Condition of invert . . . . . Sat. Or Better \_\_\_\_\_ Fair or worse
- Condition of wingwalls . . . . . Sat. Or Better \_\_\_\_\_ Fair or worse
- Safety concerns of urgent nature on underside? . . . . . No  Yes \_\_\_\_\_

**Town Bridges (Span of 20 FT & under) - Inventory and Screening Form**

Town: Ellington Bridge No.: \_\_\_\_\_ Date of Inspection: 12/14/2016

Channel

- Condition of scour . . . . . Sat. Or Better \_\_\_\_\_ Fair or worse
- Condition of channel . . . . . Sat. Or Better  Fair or worse \_\_\_\_\_
- Alignment of channel . . . . . Sat. Or Better  Fair or worse \_\_\_\_\_
- Adequacy of channel to carry high flow . . . . . Sat. Or Better  Fair or worse \_\_\_\_\_

General Assessment Based on Above:

- 58. Deck N/A Sat. Or Better \_\_\_\_\_ Fair or worse \_\_\_\_\_
- 59. Superstructure " " Sat. Or Better \_\_\_\_\_ Fair or worse \_\_\_\_\_
- 60. Substructure " " Sat. Or Better \_\_\_\_\_ Fair or worse \_\_\_\_\_
- 61. Channel Sat. Or Better  Fair or worse \_\_\_\_\_
- 62. Culvert Sat. Or Better \_\_\_\_\_ Fair or worse
- 67. Structural Evaluation Sat. Or Better  Fair or worse \_\_\_\_\_
- 71. Waterway adequacy Sat. Or Better  Fair or worse \_\_\_\_\_

Safety Items:

Was town notified of any urgent safety concerns by e-mail (with photos) . . . . . Yes \_\_\_\_\_ No

Date the town was notified: \_\_\_\_\_

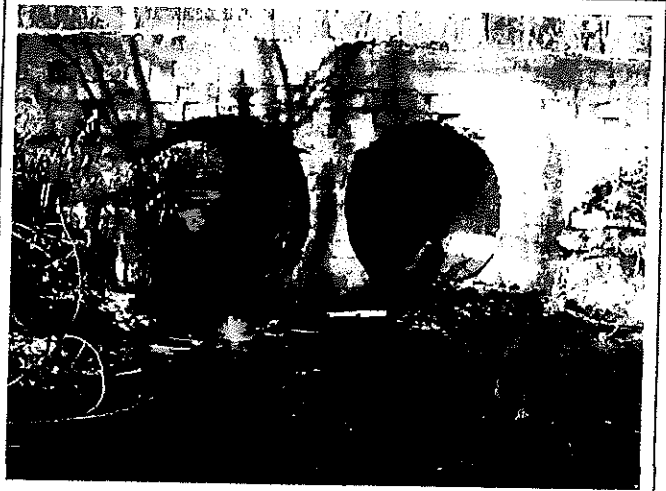
Comments and Observations:

Topside - Bit Conc. Punt in good condition, on Horiz. curve  
R. B. guiderail (no anchors) both sides  
No sidewalks

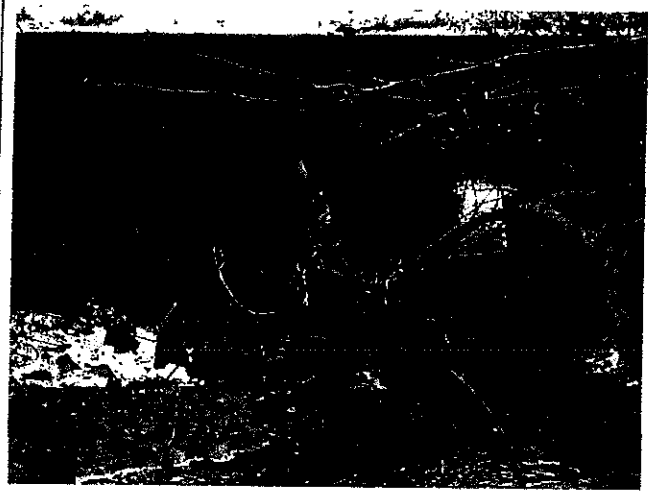
Underside - Rusted along waterline; pitted w/ section loss  
at invert; both cells; both sides  
Asphalt coating, peeled, missing from  
spring line

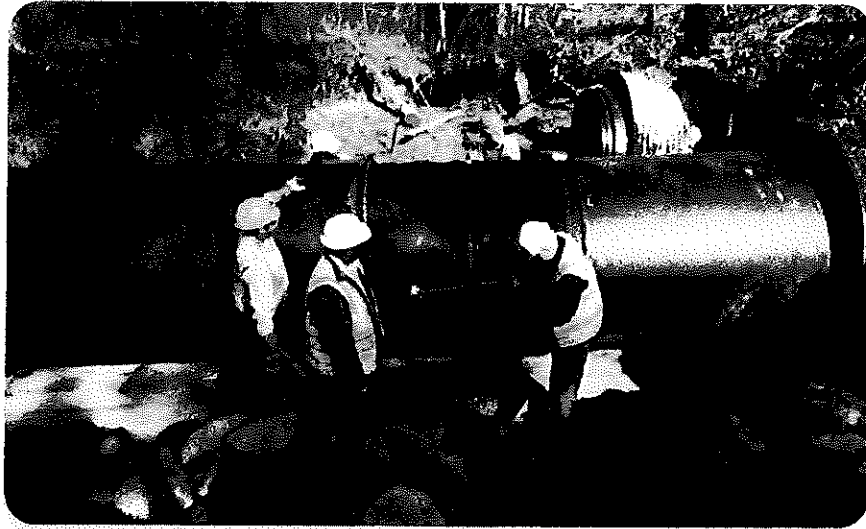
Channel - Missing mortar/conc blocks @ Outlet Headwall  
Scour hole at outlet, moderate flow, Aggradation  
downstream beyond scour hole  
Waterfalls upstream, entering culverts

Ellington-Webster Road over Charters Brook



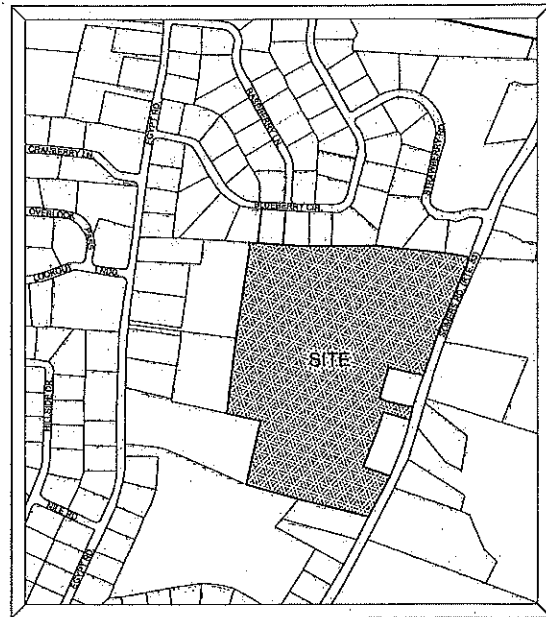
Additional Photos:



## THE SNAP-TITE® SOLUTION

- Meets AASHTO Standard M326 for rehabilitating culverts.
- Flexibility to insert into misaligned concrete or rusted partially collapsed corrugated metal pipe.
- Tough, but thin, sidewall to give the highest flows possible after lining. The SnapTite joint makes a solid mechanical connection that can be pushed or pulled.



KEY MAP  
SCALE 1"=500'

**SURVEY NOTES:**

1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES' MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 28, 2015. THE BOUNDARY FOR 15 BLUEBERRY CIRCLE PARCELS A, B, C AND 370 SOMERS ROAD IS A LIMITED PROPERTY RESUBDIVISION SURVEY MAP. THE EXISTING BOUNDARY LINES ARE A RELIEVEY AND THE PROPOSED LOT LINES ARE AN ORIGINAL SURVEY CONFORMING TO HORIZONTAL SURVEY ACCURACY CLASS A-2. THE BOUNDARY FOR PARCEL D IS A GENERAL LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL SURVEY ACCURACY CLASS D. THIS PORTION OF THE MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY BOUNDARY OR LIMITED PROPERTY BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE. THE INTENT OF THIS MAP IS TO DEPICT THE PROPOSED LOT LINE MODIFICATIONS SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.

2.) PROPERTY IS LOCATED IN A RARIZONE.

3.) A PORTION OF THE PROPERTY IS WITHIN A FLOOD HAZARD ZONE A PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 090159-0006G REVISED FEBRUARY 5, 1997 AS SHOWN.

**MAP REFERENCES:**

1.) SUBDIVISION PLAN WOODSIDE ACRES EAST PROPERTY OF WEDECO, INC. ELLINGTON, CONN. MEGSON & HYPPA CIVIL ENGINEERS GLASTONBURY, CONN. SCALE 1"=100' DATE 1-22-70 MAP NO. 188-28-15

2.) AGRICULTURAL SPLIT PREPARED FOR TIM SCHNEIDER 470/472 SOMERS ROAD ELLINGTON, CONNECTICUT LAND MARK SURVEYS, LLC 65 LOWER BUTCHER RD 286-815-204 ELLINGTON, CONNECTICUT DRAWN BY R.L.D. SCALE 1"=40' DATE 5/9/2015 JOB NO. 201505-4

3.) SUBDIVISION PLAN PREPARED FOR WILHELM A. & SHIRLEY M. FREDERICH EGYPT ROAD ELLINGTON, CONNECTICUT SCALE 1"=40' APRIL 21, 1996 FRANCIS E. HAWK & ASSOCIATES LAND SURVEYING ENGINEERING (203) 537-6310 (203) 875-4118 P.O. BOX 772 COLCHESTER, CT.

4.) MOUNTAIN VIEW ESTATES PROPERTY OF ROBERT T. MORRIN RESIDENCE "A" ZONE EGYPT ROAD ELLINGTON, CONNECTICUT SCALE: 1 IN. = 50 FT. JUNE 16, 1973 EMANUEL LUXE P.E. L.S. MANCHESTER, CONN.

5.) MAP SHOWING SOME LAND OF HENRY VOGEL ELLINGTON, CONNECTICUT SCALE: 1"=50' TO BE CONVEYED TO PAUL & MARIE STROMBERG SZESTOWSKI & LOMBARDI ASSOC. 28 WINDSOR AVE, ROCKVILLE, CONN.

6.) PROPERTY MAP FOR WEDECO, INC. BLUEBERRY CIRCLE ELLINGTON, CONN. REINO HYPPA & ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS 124 HEERON AVENUE GLASTONBURY, CONN. 06033 (203) 633-8218 SCALE 1"=20' DATE 6-1-84 MAP NO. 156-26-1D

7.) CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF ELLINGTON THE ROCKVILLE-SOMERS ROAD FROM VERMONT TOWN LINE TO SOMERS TOWN LINE ROUTE NO. 104 SCALE 1"=40' MADE BY C.S.S. DATE: 12-6-27 CHECKED BY R.P.A.S. DATE 12-6-27 APPROVED BY H.R.H. DATE 12-6-27 NUMBER 128 SHEET 7 OF 8

8.) PLAN PREPARED FOR TIMOTHY SCHNEIDER 15 BLUEBERRY CIRCLE ELLINGTON, CT. LOT LINE MODIFICATION PLAN SCALE 1"=20' DATE: 5/12/2024 FILE NO. 2023-84 SHEET 1 OF 1 BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 660-643-7876

**LEGEND**

- EXISTING MERESTONE
- IRON ROD TO BE SET
- EXISTING IRON ROD
- EDGE OF FIELD LOCATED WETLANDS
- WF 20 WETLANDS FLAG

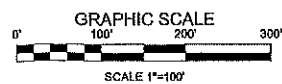
**DENSITY LIMITATION CALCULATION:**

TOTAL AREA OF SUBDIVISION: 38.41 ACRES  
 AREA OF WETLANDS PER GIS DATA: 18 ACRES  
 AREA OF GREATER THAN 25% SLOPES PER GIS DATA: 0 ACRES  
 AREA OF DEVELOPABLE LAND: 20.41 ACRES  
 DENSITY FACTOR 0.5 LOTS PER ACRE OF DEVELOPABLE LAND:  
 MAXIMUM NUMBER OF LOTS PERMITTED = 20.41 ACRES X 0.5 LOTS PER ACRE = 10 LOTS

THE WETLAND SOILS ON THIS MAP WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CT PA 72-165 AS AMENDED BY PA 73-671 AND ARE SUBSTANTIALLY ACCURATELY REPRESENTED ON THIS PLAN.

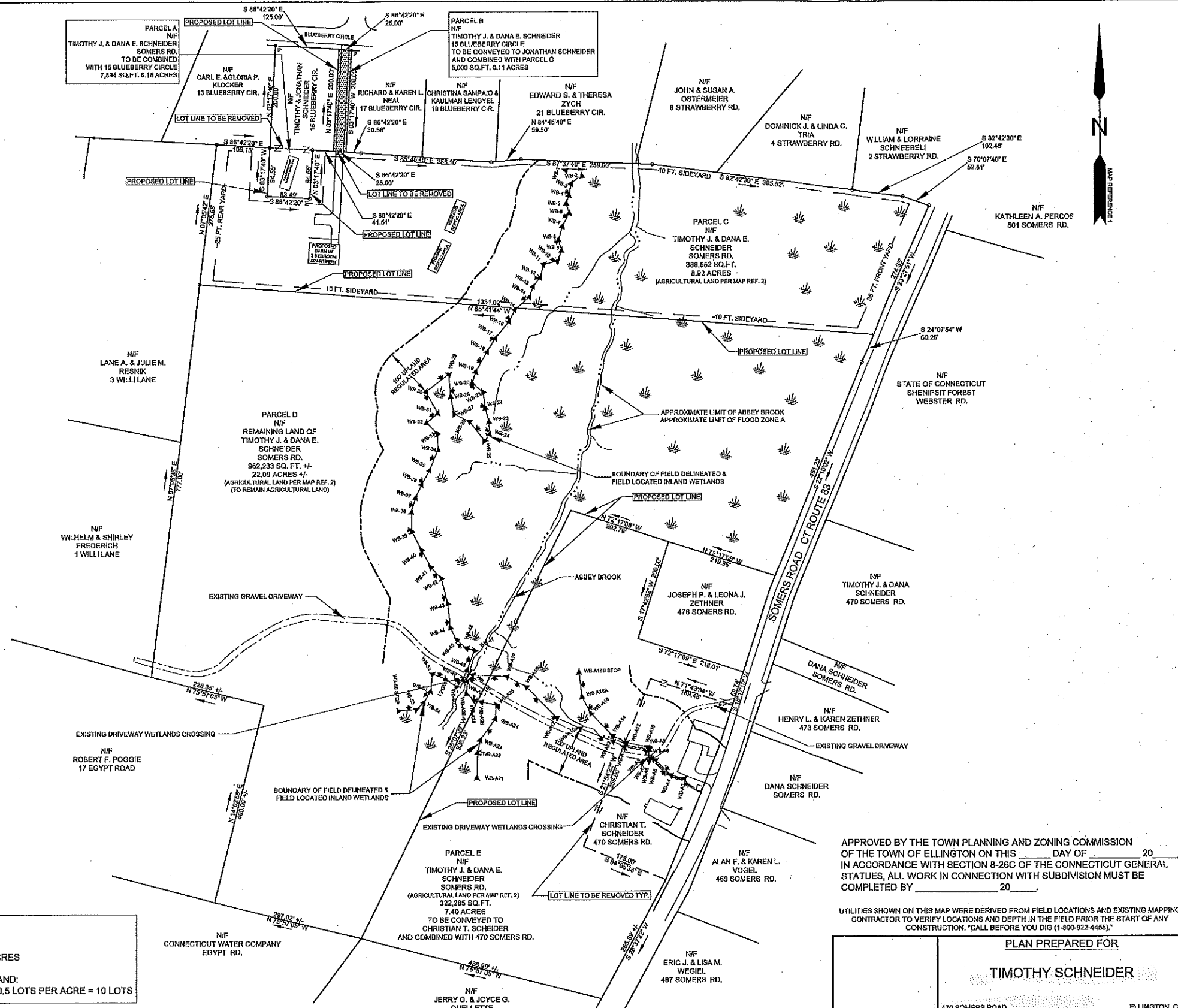
RICHARD ZULICK  
 CERTIFIED SOIL SCIENTIST  
 9/17/2024  
 DATE

THE OPEN SPACE REQUIREMENTS OF THE TOWN OF ELLINGTON SUBDIVISION REGULATIONS SHALL NOT APPLY IF THE TRANSFER OF PARCEL C IS TO A PARENT, CHILD, BROTHER, SISTER, GRANDPARENT, GRANDCHILD, AUNT, UNCLE, OR FIRST COUSIN FOR NO CONSIDERATION. PARCEL C SHALL BE LIABLE FOR ITS PROPORTIONAL SHARE OF THE 10% PRE-SUBDIVISION FAIR MARKET APPRAISAL AT THE TIME OF SUBSEQUENT SALE OR TRANSFER TO A PERSON NOT EXEMPT IF SUCH A SALE OR TRANSFER OCCURS WITHIN FIVE YEARS OF THE ORIGINAL SUBDIVISION APPROVAL



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

ANDREW F. BUSHNELL, P.E., L.S., 24581  
 THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.



APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION OF THE TOWN OF ELLINGTON ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ IN ACCORDANCE WITH SECTION 8-28C OF THE CONNECTICUT GENERAL STATUTES, ALL WORK IN CONNECTION WITH SUBDIVISION MUST BE COMPLETED BY \_\_\_\_\_ 20\_\_\_\_.

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION. CALL BEFORE YOU DIG (1-800-922-4455).

PLAN PREPARED FOR	
<b>TIMOTHY SCHNEIDER</b>	
470 SOMERS ROAD	ELLINGTON, CT.
RESUBDIVISION PLAN	
SCALE: 1"=100'	DATE: 9/13/2024
FILE NO. 2023-84	SHEET: 1 OF 2
<b>BUSHNELL ASSOCIATES LLC.</b>	
CIVIL ENGINEERING AND LAND SURVEYING	
563 WOODBRIDGE STREET MANCHESTER, CT. 06042	
660-643-7876	
REVISIONS: 10/3/2024	







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, SEPTEMBER 23, 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:** Vice Chairman Katherine Heminway, Regular members Ken Braga, Steve Hoffman, Landon Barlow, Ron Brown, Hocine Baouche (via Zoom 7:06 pm) and Alternate Ryan Orszulak

**ABSENT:** Chairman Jean Burns 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:** Vice Chairman Katherine Heminway 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. IW202413 – Stephen D. Williams, owner/applicant request for a permit to conduct regulated activity to construct a single-family home and associated improvements at 37 Wendell Road, APN 168-019-0000.

Time: 7:01 pm

Seated: Heminway, Braga, Brown, Hoffman and Barlow

Stephen D. Williams, 22 Rudnansky Lane, Tolland, CT and George Logan, REMA Ecologic Services, LLC, 43 Blue Ridge Drive, Vernon, CT were present to represent the application.

George Logan reviewed the changes made to the plan, showing the updated Construction Schedule and the changes to the proposed plantings. George noted a proposed split rail fence, and an additional 12 native shrubs to be added to the rear of the fence as included on the Tables of Planting Materials for Wetland Enhancement. George reviewed plans for removal of the invasive Japanese knotweed on the property and creating a wetlands area to be seeded with New England Wetmix, a wetland seed mix. George stated the stream channel will be maintained.

Vice Chairman Heminway asked if it will take two to three years to complete the work then who will be responsible to the maintenance. George Logan noted he can oversee the initial work, but

it will ultimately be the responsibility of the property owner. Stephen Williams said if the property is to be sold, then it could be restricted, or it will remain maintained by him.

Commissioner Hoffman inquired about the footing drain into the wetlands potentially dewatering the wetlands. George explained that based on elevation he felt it would protect the integrity of the foundation would be maintained and there might be a little fringe dewatering. Commissioner Hoffman has concerns about the sanitary sewer pump dewatering the wetlands. George Logan is not concerned that the sewer will not have a significant adverse effect of the wetlands. Commissioner Hoffman confirmed that grass will be planted between the dwelling and the proposed split rail fencing. George noted that the backyard will most likely be wet and it is the edge of the wetlands. Commissioner Barlow asked for clarification of the area where the Japanese knotweed will be removed. George Logan responded that it will be a wet meadow after the knotweed is removed and have a wetland seed planted. Commission Barlow asked about the mitigation ratio between this area and the areas that are being compromised by the house. George said it is approximately a 1 to 1 ratio. Commissioner Barlow asked how deep the excavation would be. George replied about 2 to 2 ½ feet.

Maura (Heintz) Freckleton, 33 Pine Street, asked how the future wet meadow would be maintained as the slopes are steep in the area. George Logan noted the area may need to be cut with a string trimmer. Maura explained she is concerned about trees on her property being impacted by construction on the property. David Freckleton, 33 Pine Street, brought up concerns about the sewer system being installed and disturbing the area and asked who would do the work. Steve Williams said he was unsure of contractor who would do the work and there is an easement for them to do the work to connect to the Town's system. David noted there is ledge in the area and has concerns the sewer construction will hit ledge close to his property. David has concerns with the sewer pump being in a wetlands area pumping sewage.

John Colonese noted Dana Steele, Town Engineer, feels his comments were addressed. Vice Chairman Heminway referred to a Journal Inquirer article dated August 21, 2024, written by Alicea Charamut, quoting, "...And we need to recognize that we can't keep building on every piece of property without causing consequences for everyone in the community." Chairman Heminway feels the wetlands are being impacted with this project and everything is going to be disturbed, and it will impact neighbor's properties.

George Logan stated they are providing mitigation of 1 to 1 wetlands creation and believes that flooding is public health and safety issue and not within the Agency's jurisdiction. Maura Freckleton has concerns with surfaces that can't infiltrate such as the driveway and house having a larger impact than what is being discussed.

Commissioner Braga noted he is against the proposal. Commissioner Brown noted the Agency is dictated by the State of Connecticut, the Agency needs to adhere to these guidelines and believes this proposal would not preserve the wetlands. Commissioner Hoffman stated the proposed activity is too close to the wetlands, and constructing the foundation a foot away from the wetlands is too close. Commissioner Barlow recommended parsing out the area of wetlands that is to be improved and show the area of wetlands that will be taken away.

Stephen Williams said the parcel is a lot of record, which was created by combining three individual lots. Stephen asked for the public hearing to remain open so he can come back with a legal opinion. Stephen noted the Town paved the corner of Wendell and Pine Street onto a portion of the 37 Wendell Road property.

**MOVED (BRAGA) SECONDED (BROWN) AND PASSED UNANIMOUSLY TO CLOSE PUBLIC HEARING FOR IW202413.**

**MOVED (BRAGA) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO DENY WITHOUT PREJUDICE IW202413** – Stephen D. Williams, owner/applicant request for a permit to conduct regulated activity to construct a single-family home and associated improvements at 37 Wendell Road, APN 168-019-0000.

2. IW202414 – Stephen Quatrocelli, owner/applicant request for a permit to conduct regulated activity to demolish existing home, deck and existing lake wall, to construct new single-family home, retaining walls, steps, storage shed and associated improvements at 10 East Shore Road, APN 149-097-0000.

Time: 7:45 pm

Seated: Heminway, Braga, Brown, Hoffman, Barlow, and Orszulak

Stephen Quatrocelli, 24 Ellridge Place, Ellington, CT, Eric Peterson, Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT and Jennifer Kloter, Bahler Brothers, 24 Jeffrey Drive, South Windsor, CT were present to represent the application.

Eric Peterson said the Quatrocelli family has owned the property for six years and is looking to reconstruct the home and site improvements. Eric explained the project will occur in three stages. The first being to demolish the existing house, second stage is to restore the lake wall, deck and access to the deck and third being construction of the dwelling, final grading and exterior finishes around the dwelling. The owners are looking to demolish the house next month, all materials will be hauled off the site. The Bahler Brothers will complete the landscaping, decking, and stairs by the lake, the retaining wall, and all paver materials which will be pervious pavers.

Jennifer Kloter reviewed the steps of construction, first the dwelling will be demolished to have easy access to the lake by way of a temporary gravel access ramp and to allow for material staging during construction. A skid steer and mini excavator will be used throughout the project. Then, demolition and disposal of the existing deck, wooden steps, retaining walls, and plants will take place. Excess materials will be removed from the site using trucks and roll-off dumpsters. Immediately behind the existing lake wall the shoreline will be stabilized using a mix of a gabion wall and large boulders working with the existing rock and ledge near the lake. Rip-rap stone will be placed on the gentler slopes under the future deck area. Then the concrete lake wall will be removed. They will build geo-grid reinforced natural stone retaining walls by hand using locally sourced materials and replace the deck with a new deck using a grate system and permeable pavers. Concrete piers will be anchored to the rock ledge. Stone steps will be installed on the hillside. Jennifer continued by noting that immediately behind the existing lake wall they will use a mix of a gabion wall and large boulders working with the existing rock and ledge by the lake. A new 15'x10' storage shed will be built on site. As for the construction of the new house, the builder will install and maintain silt fencing and haybales downhill of house construction at the uphill edge of the completed work prior to excavation of the foundation. All excess earth will be loaded on a truck and removed from the site.

Once the new house is built, they will install some additional steps, boulder retaining walls, a permeable patio with a fire pit, a permeable front walkway, pergolas, low voltage lighting, a permeable driveway and parking area.

John Colonese read Dana Steele, Town Engineer, email comments dated September 4, 2024, as follows, "I've reviewed the revised plans and calculations for 10 East Shore Road. The

drainage has been revised to remain on the subject property. Pervious pavement is proposed where hard surfaces would otherwise exceed lot coverage limits. Appropriate erosion controls are proposed. The plans call for the existing wall to remain until the new wall is installed, thus limiting impacts to the lake. I take no exception to the plans or calculations as submitted.” John read the Water Pollution Control Authority comments as follows. “Coordinate with WPCA for pump chamber panel disconnect and the pump chamber is not to be disturbed.”

Stephen Quatrocelli stated the existing house has four bedrooms and the proposed new house will have four bedrooms, and the grinder pump is to remain in place. Commissioner Barlow reviewed a few site elevations with Eric Peterson for clarification.

**MOVED (BRAGA) SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A SIGNIFICANT ACTIVITY FOR IW202414.**

**MOVED (BRAGA) SECONDED (BROWN) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW202414** – Stephen Quatrocelli, owner/applicant request for a permit to conduct regulated activity to demolish existing home, deck and existing lake wall, to construct new single-family home, retaining walls, steps, storage shed and associated improvements at 10 East Shore Road, APN 149-097-0000.

**MOVED (HOFFMAN) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS IW202414** – Stephen Quatrocelli, owner/applicant request for a permit to conduct regulated activity to demolish existing home, deck and existing lake wall, to construct new single-family home, retaining walls, steps, storage shed and associated improvements at 10 East Shore Road, APN 149-097-0000.

**Conditions:**

1. Erosion control measures shall be installed then inspected by the wetlands agent prior to activity and remain operational until the site is stabilized.
  2. Silt sack or silt barrier shall be installed for catch basin in road prior to start of phase 1.
  3. Retaining walls and foundation walls of shed shall follow building code and be designed by a professional engineer if required.
3. IW202415 – Windermere Village Homeowners Association, owner/applicant, request for a permit to conduct regulated activity to excavate and maintain area to improve retention pond function and drainage at Windermere Avenue and Windermere Village Road, APN 017-024-0000.

Time: 8:20 pm

Seated: Heminway, Braga, Brown, Hoffman, Barlow, and Orszulak

Steven Anderson, KP Management, LLC, 693 Main Street, Glastonbury, CT was present to represent the application. Steven explained KP Management, LLC is now responsible for managing Windermere Village and was recently on the site with John Colonese and the Town Engineer regarding the retention pond on the site. Steven described the sequence of work to be completed and would like to excavate an approximate 15'x15' area with a 6" depth to allow water to continuously flow.

Commissioner Hoffman asked where the silt materials came from. John Colonese noted the construction of the development over the years may have contributed to the build up within the area of concern.

Steven Anderson asked the Agency to allow the maintenance of the retention pond be completed without returning to the Agency, and to notify the Wetland Agent prior to maintenance. The Agency agreed. John Colonese read Dana Steele, Town Engineer, September 4, 2024, comments as follows, "I've reviewed the plans for maintenance work downstream from the stormwater pond outlet at Windermere Village and it looks appropriate. I recommend any disturbed areas be seeded with a conservation seed mix or wetland mix rather than left to regrow over time. The narrative indicates this area will require occasional maintenance again. The wetland permit should clarify whether the permit covers this future maintenance as well or if they need to return for additional permits prior to each maintenance activity. As long as the maintenance activities are consistent with the current proposal it would seem appropriate to allow for future maintenance as well. But the Commission has authority to make this determination."

Commissioner Hoffman asked where material will be placed, and Vice Chairman Heminway asked for all materials to be removed from the site. Commissioner Barlow asked about the stone riprap outlet. Steven Anderson replied that none of the riprap will be touched during the maintenance of this area as it appears to be functioning correctly.

**MOVED (BROWN) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A NON-SIGNIFICANT ACTIVITY FOR IW202415.**

**MOVED (BRAGA) SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW202415** – Windermere Village Homeowners Association, owner/applicant, request for a permit to conduct regulated activity to excavate and maintain area to improve retention pond function and drainage at Windermere Avenue and Windermere Village Road, APN 017-024-0000.

**MOVED (BRAGA) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS IW202415** – Windermere Village Homeowners Association, owner/applicant, request for a permit to conduct regulated activity to excavate and maintain area to improve retention pond function and drainage at Windermere Avenue and Windermere Village Road, APN 017-024-0000.

**Conditions:**

1. Excavated areas shall be stabilized with a conservation or wetland seed mix.
  2. Permit approval covers future maintenance of this area as needed.
  3. The Wetland Agent shall be notified prior to the start of the project and prior to the start of any future maintenance.
4. IW202418 – Diane Shea, owner/applicant, request for a permit to conduct regulated activity to add stone to existing rock wall at the lake edge at 3 Holmes Road, APN 169-027-0000.

Time: 8:30 pm

Seated: Heminway, Braga, Brown, Hoffman, Barlow, and Orszulak

Diane Shea, 3 Holmes Road, Ellington, CT and Raul Lemus-Soc, 77 Wildwood Road, Mansfield, CT were present to represent the application.

Raul Lemus-Soc explained the boat waves on the lake are causing erosion along the linear edge of the property and if no action is taken, the existing shrubs and land will deteriorate. The owner would like to install additional rock along the edge of the lake for approximately 100' to 110' linear feet to help protect the land from eroding. The stones will be handset along the water's edge.

Commissioner Barlow asked about the size of rocks proposed to be installed, Raul Lemus-Soc explained the smallest rocks would be around 1' to 1 ½' in diameter. Vice-Chairman Heminway asked how the rocks would be brought down to the lake edge. Raul noted a small utility vehicle such as a Gator, would be used to haul the rocks down to the edge. Commissioner Barlow suggested that since the rocks will be imported to the site, the rocks should be cleaned prior to placing into the water.

Mark Shea, 1A Tolland Turnpike, likes the idea of building up the wall with natural rock. John Colonese read Dana Steele, Town Engineer, email comments from September 4, 2024, as follows. "I've reviewed the application for 3 Holmes Road and have no concerns with the proposed work. The photos show vegetation on top of the existing rock wall. If any vegetation is to be removed this should be noted on the wetland permit." Commissioner Brown asked if the Lake Association has any concerns about the proposed activity. Diane Shea, owner of 3 Holmes Road, is on the Crystal Lake Association committee, and they have a scheduled meeting tomorrow. Diane can ask the Association for a letter commenting on the proposal.

Gerald Chesley, 2 Holmes Road, is in favor of the proposed improvements.

**MOVED (BRAGA) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A SIGNIFICANT ACTIVITY FOR IW202418.**

**MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW202418** – Diane Shea, owner/applicant, request for a permit to conduct regulated activity to add stone to existing rock wall at the lake edge at 3 Holmes Road, APN 169-027-0000.

**MOVED (BRAGA) SECONDED (BROWN) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS IW202418** – Diane Shea, owner/applicant, request for a permit to conduct regulated activity to add stone to existing rock wall at the lake edge at 3 Holmes Road, APN 169-027-00000.

**Conditions:**

1. Wetland Permit to include removal of shrubs as needed.
2. Any disturbed areas shall be seeded and stabilized upon completion of the project.
3. All rock material shall be washed before placement.
4. Shall obtain consent for activity from Crystal Lake Association.

**IV. OLD BUSINESS: None**

**V. NEW BUSINESS:**

1. IW202417 – Bradly & Amanda Bahler, owner/applicant, request for a permit to conduct regulated activity to construct a 26'x6' bridge over Hydes Brook at 353 Somers Road, APN 105-007-0000.

Bradly Bahler, 353 Somers Road, Ellington, was present to represent the application. Bradly Bahler noted the previous approval for agricultural use was granted by the Agency and they are now requesting to construct a 26' x 6' walking bridge over the existing brook that runs through the property. Bradly explained the proposed four piers will be outside of the banks of the brook. Bradly showed the proposed bridge to be constructed on the site.

John Colonese read Dana Steele, Town Engineer, email comments dated September 4, 2024, as follows, "I've reviewed the proposed bridge crossing at 353 Somers Road. My main concern is that the bridge abutments be placed sufficiently up the banks of the watercourse to prevent encroachment into the high-water mark of the watercourse and avoid undermining of the footings from stream erosion. The proposed 10' setback seems reasonable. The owner should also maintain the stream flow by removing any debris caught by the bridge that might block the stream flow."

**MOVED (HOFFMAN) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITION(S) IW202417** – Brady & Amanda Bahler, owner/applicant, request for a permit to conduct regulated activity to construct a 26'x6' bridge over Hydes Brook at 353 Somers Road, APN 105-007-0000.

**Condition(s):**

1. Shall comply with Town Engineer comments dated September 4, 2024.
2. IW202419 –Abdulsalam Alsaleh and Zak Smith, owner/ Calito Development Group, applicant, request for a permit to conduct regulated activity to construct a driveway crossing, parking lot, wetlands mitigation area, stormwater basin, and associated site improvements for a retail store on West Road, APN 046-003-0002.

**MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO RECEIVE AND SCHEDULE A PUBLIC HEARING FOR MONDAY, OCTOBER 21, 2024, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR IW202419** – Abdulsalam Alsaleh and Zak Smith, owner/ Calito Development Group, applicant, request for a permit to conduct regulated activity to construct a driveway crossing, parking lot, wetlands mitigation area, stormwater basin, and associated site improvements for a retail store on West Road, APN 046-003-0002.

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of August 12, 2024, Regular Meeting Minutes.

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

2. Correspondence/Discussion:
  - a. Journal Inquirer article published August 21, 2024, titled "Flooding is destructive and we're making it worse".

**VII. ADJOURNMENT:**

**MOVED (BRAGA) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO ADJOURN THE SEPTEMBER 23, 2024, REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 9:02 PM.**

Respectfully submitted,

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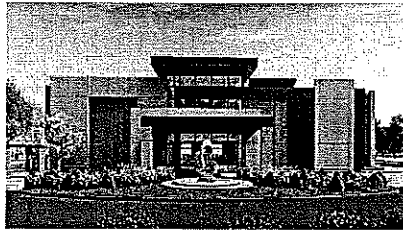
Barbra Galovich, Recording Clerk



Connecticut Association of Conservation & Inland Wetlands Commissions, Inc. (CACIWC)  
 Annual 2024 Conference

**SCHEDULE FOR  
 THE DAY**

**“CACIWC’s 50th  
 Anniversary”**



at the Bristol Event Center, 112 Century Drive,  
 Bristol, CT 06010

Saturday, November 16, 2024

- Registration & Breakfast 8:00 – 8:45 am
- Welcome & Business Meeting 8:45 – 9:00 am
- Keynote Speaker Panel 9:00 – 10:45 am
- Break 1 10:45 – 11:00 am
- Session 1 Workshops 11:00 am – 12:00 pm
- Break 2 12:00 – 12:15 pm
- Lunch 12:15 – 1:15 pm
- Break 3 1:15 – 1:30 pm
- Session 2 Workshops 1:30 – 2:30 pm
- Break 4 2:30 – 2:45 pm
- Session 3 Workshops 2:45 – 3:45 pm
- Exhibits close 4:00 pm
- Conference ends 4:30 pm



**Marshall K. Berger, Jr.**  
 CT Superior Court Judge  
 (retired)



**Mary M. Mushinsky**  
 CT State Representative  
 & Deputy Speaker



**Jason C. White, PhD,**  
 Director, Connecticut  
 Agriculture  
 Experiment Station

**SUPPORT CACIWC  
 and promote your  
 brand to an audience  
 of passionate  
 conservation/wetland  
 professionals:**

Our keynote speakers, retired Judge Marshall Berger, Jr., State Representative Mary Mushinsky, and Director of the Connecticut Agriculture Experiment Station, Jason White, PhD, will help us review the five decades of progress in environmental regulation, conservation, and habitat protection since CACIWC was first organized. Information from their presentations will also help CACIWC and our member commissions prepare for future efforts impacted by climate change and other challenges.

**Please register for our conference soon to qualify for our early registration rates!**

- ▶ **SPONSOR** the Annual Meeting (many sponsor tiers and benefits)
- ▶ **EXHIBIT** at the Annual Meeting (make an impression through the day – reduced rates for **NONPROFITS!**)
- ▶ **ADVERTISE** in the Annual Report & Conference Brochure (distributed the day of the Annual Meeting then posted online)

**Conference Schedule & Workshop Descriptions: Four Tracks, Three Sessions, 12 Workshops):**

	Session 1 11:00 AM-	Session 2 1:30 -2:30	Session 3 2:45-3:45



	12:00 PM	PM	PM
<b>Track B.</b> IWWA application evaluation, enforcement and wetlands regulation	<b>Workshop B1</b>	<b>Workshop B2</b>	<b>Workshop B3</b>
<b>Track C.</b> Increasing climate resiliency and other emerging threats	<b>Workshop C1</b>	<b>Workshop C2</b>	<b>Workshop C3</b>
<b>Track D.</b> Assisting our commissions evaluate and respond to evolving threats & other issues	<b>Workshop D1</b>	<b>Workshop D2</b>	<b>Workshop D3</b>

CACIWC Conference Registration Forms



Click here to

[download the printable form](#)

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**Session 1 (11:00 AM-12:00 PM):**

**A1. "Update on Invasive Aquatic Plants in CT including Hydrilla"**

**Gregory J. Bugbee, Associate Scientist & Head, Office of Aquatic Invasive Species, Department of Environmental Science and Forestry, The Connecticut Agricultural Experiment Station (CAES)**

Invasive aquatic plants crowd out native vegetation, harm fisheries, degrade recreation, impede navigation, and reduce property values. A unique strain of hydrilla now occurs in the Connecticut River with many areas choked with the weed. Led by the U.S. Army Corps of Engineers (USACE), demonstration projects involving dye tests and herbicide use are underway. Management efforts entail many complications including river flow, tidal action, suspended sediment, numerous protected species, and large numbers of stakeholders. In 2023, CAES documented the spread of the CT River strain of hydrilla to East Twin Lake. In 2024, the number of lakes increased to nine with the locations associated with public boat launches.

For information on our Annual Meeting, please email us at: [AnnualMtg@caciwc.org](mailto:AnnualMtg@caciwc.org)

**B1. "All Things Vegetative Considered: Enforcement & Regulation"**

**Janet Brooks, Attorney at Law, LLC, with Darcy Winther, State of Connecticut Department of Energy and Environmental Protection (DEEP)**

In this workshop we will discuss: (1) how to regulate the removal of vegetation (by permit), (2) how to add vegetation plantings to a permit, i.e. a vegetated buffer (by specific permit condition or by adopting a regulation), (3) how to take enforcement for unpermitted removal of vegetation (cutting/clearing of brush and trees), and (4) how to regulate the beneficial removal of invasive vegetation. This workshop is appropriate for new and experienced commission members. Bring your questions!

**C1 "A Roadmap for Connecticut Climate Resilience"**

**John Truscinski, Director of Resilience Planning, Connecticut Institute for Resilience and Climate Adaptation (CIRCA)**

In this workshop John Truscinski of UConn's Connecticut Institute for Resilience and Climate Adaptation (CIRCA) will discuss how CIRCA's work with Connecticut Coastal communities on climate resilience strategies has led to the development of a roadmap for Connecticut policy makers. Understanding climate vulnerabilities, and the actions towns can take to prepare, mitigate and adapt will require planning for future hazards, budgeting and coordination between municipal commissions, boards and authorities.

**D1. "Conducting Natural Resource Inventories"**

**Hank Gruner, Herpetologist, Member of the Andover Conservation Commission, Erik Keller, Vice Chairman, Ridgefield Conservation Commission & others**

While some conservation commissions have already completed a Natural Resource Inventory (NRI) for their town and others have been working to gather initial information and develop local information and databases, many commissions lack the resources or understanding of the steps needed to go beyond their initial stages of planning. Even when their NRI completed, a commission should recognize the additional steps and resources needed to best utilize the information obtained in their NRI to effectively carry out their conservation mandate. By presenting information on successful examples of new and revised NRI projects, attendees will gain useful information and insight on how to efficiently conduct their own NRI.

## Session 2 (11:30 AM-12:30 PM):

### A2. "Sharing the Landscape with Amphibians and Reptiles"

**Hank Gruner, Herpetologist, Member of the Andover Conservation Commission & Dennis Quinn, Owner of Quinn Ecological, LLC**

Connecticut has a long-held public trust in the stewardship of natural resources, including biological diversity. The long-term persistence of many populations of amphibians and reptiles will rely on a renewed commitment to this public trust. But what do we mean by stewardship? This session will explore the importance of stewardship at multiple scales, putting stewardship in action, and how stewardship of the land relates to changing environmental conditions and amphibian and reptile conservation.

### B2. "2024 Wetlands Law & Regulations Update with Question & Answer Session"

**Janet Brooks, Attorney at Law, LLC, Mark Branse, Halloran & Sage, LLP,\* with Darcy Winther & Kristen O'Neill, State of Connecticut Department of Energy and Environmental Protection (DEEP) \*invited**

This always popular inland wetlands session has been brought back again to keep you current with the law. Bring your questions and any new suggestions of improvements to the Connecticut Inland Wetlands and Watercourses Act (IWWA) following our 2022 celebration of the Act's 50th Anniversary. There is still much to discuss! Come ready to pose questions as you try to stump the team!

### C2. "Climate Change Impact on Rural and Urban Areas"

**Louanne Cooley and Kayla Vargas from the Connecticut Institute of Resilience and Climate Adaptation (UConn CIRCA)**

Climate change continues to impact Connecticut, and rural and urban areas face both similar and distinctly different challenges. In this workshop we will discuss how heat and flooding can be addressed using the tools municipalities currently have and might need in the future with a focus on Zoning, Inland Wetlands Agency and Conservation Commission authority.

### D2. "Invasive Plant Updates and Prioritizing Management"

**Lauren Kurtz, PhD, Invasive Species Outreach Specialist, UConn Department of Plant Science and Landscape Architecture**

This presentation will review recent updates to the Connecticut Invasive Plant List including identification and control methods. The recent additions are the first updates to the list since 2018. Additionally, the task of managing invasive plants can quickly become overwhelming due to the time, money, and persistence required for positive results. One practical approach is to use triage, an assessment practice that prioritizes invasive species management based on the degree of ecological damage to the site and economic criteria.

## Session 3 (2:45-3:45 PM):

### A3. "Connecticut's Second Bird Atlas"

**Min T. Huang, PhD, Migratory Bird Program Leader, State of Connecticut Department of Energy and Environmental Protection (DEEP)**

The second Connecticut Bird Atlas is complete and with its completion ushers the bird conservation community into the next phase of this vision for restoring our cherished birds. The Atlas provides Towns, Land Trusts, NGOs, and State and Federal Agencies with the information on the status of our birds to inform land management actions to benefit declining populations on both local and regional scales. However, as is often the case, funding to implement necessary conservation actions is lacking. The second objective of the CT Bird Atlas, after the data were collected and analyzed, was to galvanize the conservation community to develop a dedicated source of funding to implement the findings of the Atlas. We are now at that critical juncture.

### B3. "River Systems: Riparian Corridors & Stormwater Management"

**Alicea Charamut, Executive Director, Rivers Alliance of Connecticut & Representatives of the Department of Energy and Environmental Protection (DEEP)**

Protecting riparian zones is important in maintaining the health and water quality of our rivers, streams, lakes, reservoirs, and other water bodies and is essential for source water protection. This workshop will focus on the functions and value of riparian zones in protecting water quality and aquatic habitats, along with helping to mitigate the impact of storms. The workshop will compare buffers and upland review areas and discuss the role of local land use agencies in protection of these critical areas. This workshop will also explore

how Connecticut state agencies are continuing their efforts to improve management of stormwater as our state experiences increasing numbers of extreme rainfall events driven by climate change and other factors. The impacts of the catastrophic flooding event observed in southwestern Connecticut towns this past August will also be discussed.

**C3. "Light Pollution: Its Impact on Wildlife & Climate Change"**

**Leo Smith, Chair Connecticut Chapter, DarkSky International & Susan Masino, PhD, Vernon D. Roosa Professor of Applied Science, Trinity College**

Light pollution adversely affects the health and quality of life of plants, animals and people. Discussion will focus on efforts to provide outdoor light when and where it's needed, while, to the highest degree reasonably possible, minimizing harm from light pollution. Discussion will include the Model Outdoor Lighting Regulations for Connecticut, intended to guide municipalities in reducing light pollution through their zoning amendment process. Using Federal Highway Administration (FHWA)-approved streetlight technologies, such as adaptive lighting, to reduce lighting levels from 11 PM until 5 AM will also be included in this discussion.

**D3. "Identifying Potential Vernal Pools"**

**Edward Pawlak, MS, Registered Soil Scientist & Certified Professional Wetland Scientist (PWS)**

Many municipalities are interested in mapping potential vernal pools as a first step in protecting and conserving these critical habitats. Challenges to these efforts will be discussed. Two strategies for remotely identifying potential vernal pools will be presented. Tools available within Google Earth can be used to identify small, isolated water bodies on the landscape with varying degrees of reliability, depending largely on forest composition (deciduous versus coniferous). Several examples of how confirmed vernal pools appear on Google Earth aerial photos will be presented, along with examples of "false positive" vernal pool identifications on Google Earth. A resource for identifying property lines and ownership on Google Earth will be shared. Additionally, the strategy of using spring time evening "road running" as a clue to the location of vernal pools on the landscape will also be discussed.



# Connecticut Association of Conservation and Inland Wetlands Commissions, Inc.

## MEMBERSHIP APPLICATION & RENEWAL FORM

To: CACIWC Members and Supporters:

**Membership Dues for July 1, 2024, through June 30, 2025, are now due.**

*Please join CACIWC or renew your membership!*

Your annual dues support CACIWC education and outreach programs, the Annual Meeting and Environmental Conference, the publication and distribution of our newsletter *The Habitat*, the CACIWC.org website and CACIWC's operational budget. Please note that we have not increased membership fees for the 2024-2025 fiscal year.

Your continued support is vital to our mission to promote the statutory responsibilities of Connecticut Conservation Commissions and Inland Wetlands Agencies, and to foster environmental quality through education and through the conservation and protection of wetlands and other natural resources.

CACIWC is a 501(c)(3) non-profit organization.

*Please complete the below form and return to with your check payable to CACIWC at:  
CACIWC; deKoven House Community Center; 27 Washington Street, Middletown, CT 06457*

### CACIWC MEMBERSHIP - July 1, 2024, through June 30, 2025

#### Voting: Commissions & Agencies

- One Commission \$ 65.00
- One Commission (Sustaining Member) \$ 75.00
- Two Commissions \$ 120.00
- Two Commissions (Sustaining Member) \$ 150.00

- Membership Renewal
  - New Membership

#### Non-Voting: Individual, Organization, Business

- |                                             |                                          |                                                                    |           |
|---------------------------------------------|------------------------------------------|--------------------------------------------------------------------|-----------|
| <input type="checkbox"/> Individual \$25.00 | <input type="checkbox"/> Student \$10.00 | <input type="checkbox"/> Organization/Business                     | \$ 50.00  |
| <input type="checkbox"/> Saw-whet Owl       | \$35.00                                  | <input type="checkbox"/> Organization/Business (Supporting Member) | \$ 100.00 |
| <input type="checkbox"/> Long-eared Owl     | \$50.00                                  | <input type="checkbox"/> Organization/Business (Sustaining Member) | \$ 250.00 |
| <input type="checkbox"/> Great Horned Owl   | \$100.00                                 | <input type="checkbox"/> Individual (Lifetime)                     | \$ 750.00 |

Please visit [www.caciwc.org](http://www.caciwc.org) and click on "Support CACIWC" for additional information.

#### CONTACT INFORMATION:

Commission/Organization/Individual Name: \_\_\_\_\_

City/Town: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ email (required): \_\_\_\_\_

Chairperson's Name: \_\_\_\_\_ email: \_\_\_\_\_

Staff Person's Name: \_\_\_\_\_ Phone/email: \_\_\_\_\_ / \_\_\_\_\_

*NOTE: If membership payment is for two commissions, please complete the following.*

Name of 2<sup>nd</sup> Commission: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ email (required): \_\_\_\_\_

Chairperson's Name: \_\_\_\_\_ email: \_\_\_\_\_

Staff Person's Name: \_\_\_\_\_ Phone/email: \_\_\_\_\_ / \_\_\_\_\_

**Please make checks payable to: CACIWC**

# TOWN OF ELLINGTON FIRST SELECTMAN'S OFFICE



## MEMO

Date: October 9, 2024

To: Agency Chairpersons and Department Heads

From: Lori L. Spielman, First Selectman

Subject: 2025-2026 Capital Improvements Budget Requests  
2025 Meeting Schedules

### **2025-2026 Capital Improvements Budget Requests: Due Thursday, November 14, 2024**

Attached are the Capital Improvements Program Policy & Procedure and the Capital Improvement Survey Form to be used for budget request submittals. Include as much detail as possible in preparing Capital Improvement Budget requests. **Please be advised that a current quote must be included with Capital Improvement Program Survey forms when submitting a Capital Improvement budget request. Submissions received without the current quote will be returned to the Department Head.**

The deadline for submittal of Capital Improvement requests is **Thursday, November 14, 2024**. Please fill out the attached Survey Form (*which is writeable and will auto-sum*) and email it, along with the corresponding quote, no later than this deadline to:

Felicia LaPlante at	<a href="mailto:flaplante@ellington-ct.gov">flaplante@ellington-ct.gov</a> and
Tiffany Pignataro at	<a href="mailto:tpignataro@ellington-ct.gov">tpignataro@ellington-ct.gov</a> and
Lori Spielman at	<a href="mailto:lspielman@ellington-ct.gov">lspielman@ellington-ct.gov</a>

### **2025 Committee/Commission/Agency Meeting Schedule – Due Monday, December 2, 2024**

In accordance with CT State Statutes, every Town Agency is required to file a schedule of regular meetings for the ensuing year with the Town Clerk; no such meeting of any such public agency shall be held any sooner than thirty days after such schedule has been filed. Please be advised that compliance with this regulation is required to continue the regular operation of the Town's boards, agencies and commissions. Since no meeting may be held any sooner than thirty days after the schedule has been filed, please file your **2025 Meeting Schedule with the Town Clerk no later than Monday, December 2, 2024.**

Attached is a list of the 2025 holidays that will be observed by the Town of Ellington. No agency shall meet on any of the designated holidays. No meetings are to be scheduled at Town Hall on Fridays.

*Pg 1 of 2*

**Per Town Charter, no meetings may be held on the evening of the Annual Town Budget Meeting which is Tuesday, May 13th, 2025.**

FREEDOM OF INFORMATION ACT [FOIA]:

Please be reminded that any Town of Ellington "public agency" must file an agenda and minutes of its meetings with the Town Clerk. The FOIA definition of "PUBLIC AGENCY" for purposes of complying with the FOIA law includes: *ANY COMMITTEE, SUBDIVISION, AGENCY, DEPARTMENT, INSTITUTION, BUREAU, BOARD OR COMMISSION OF STATE AND LOCAL GOVERNMENT.*

We appreciate receiving copies of all agendas and minutes. This procedure has allowed the First Selectman's Office to be kept informed of important Town deliberations.

Thank you all for your continued support.

{Attachments}

cc: Board of Selectmen  
Matthew Reed, Town Administrator  
Dr. Scott Nicol, Superintendent of Schools  
Tiffany Pignataro, Finance Officer/Treasurer  
Felicia LaPlante, Assistant Finance Officer/Treasurer