



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, OCTOBER 21, 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, Alternate Ryan Orszulak

**ABSENT:** Regular members Ron Brown, Hocine Baouche and Steve Hoffman, Alternate Jon Kaczmarek

### STAFF

**PRESENT:** John Colonese, Assistant Town Planner/Wetland Enforcement Officer and Ashley DuBois, Recording Clerk

**I. CALL TO ORDER:** Chairman Jean Burns called the Ellington Inland Wetlands Agency meeting to order at 7:02 pm.

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

### III. PUBLIC HEARINGS:

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.

**MOVED (HEMINWAY) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO TABLE THE TO OPENING OF THE PUBLIC HEARING TO MONDAY, NOVEMBER 18, 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.

**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.

Chairman Burns asked who would be speaking on behalf of the Town of Ellington and Tom Modzelewski, Town of Ellington Director of Public Works, introduced himself as the representative and speaker on behalf of the town. Tom referenced a report created in 2016 after an inspection by the DOT of the Webster Road Bridge over Charters Brook. The report concluded ratings of fair or worse, specifically for the headwall and culvert conditions. Tom explained the solution involves inserting a pipe liner into the corrugated metal pipe and injecting grout fill into the cavity around the new pipe liner. This will be completed for both culverts. During the rehabilitation process, they will repoint the headwalls. Tom noted the process will be minimally invasive as flow can be diverted to one chamber while work is completed on the other chamber. Tom also noted the downstream side of the culvert outlets will be lined with riprap stone to reduce scouring in the future, which was identified in the report. Tom asked the commissioners if they had any questions about the repair.

Chairman Burns clarified that the intent of this project is for maintenance purposes. John Colonese, Assistant Town Planner/ Wetland Enforcement Officer, noted the request is a notification of permitted and nonregulated uses therefore the agency can decide if any portions of the project need a permit.

Vice Chairman Heminway asked if one side of the road will be closed during the rehabilitation project and the Director responded the work will not affect traffic and will be off the road.

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

Chairman Burns requested town comment and John Colonese stated the resubdivision plans propose no regulated activity. Statutory requirements require the agency to review the plan and provide a referral to the Planning and Zoning Commission. The applicant is requesting to create one new lot for a house with road access to Blueberry Circle.

**MOVED (BRAGA) SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO GRANT A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION PURSUANT TO CONN. GEN. STAT. 8-26(e) FOR S202404** - Timothy and Dana Schneider, owner/applicant, to resubdivide property on Somers Road, APN 182-001-0002.

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.

John Colonese noted that direct wetlands impact is proposed. The Agency decided to hold a public hearing on the application.

**MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO RECEIVE AND SCHEDULE A PUBLIC HEARING FOR MONDAY, NOVEMBER 18, 2024, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR 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.

4. IW202422 – Edward Johansen, owner/ Kevin Johansen, applicant, request for a permit to conduct regulated activity to construct a detached building for a garage and apartment with a septic system and associated improvements at 104 Crystal Lake Road, APN 096-004-0000.

The Agency briefly reviewed the site plan and proximity of the activity to the wetlands and decided to hold a public hearing on the application.

**MOVED (BURNS) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO ADD TO THE AGENDA, RECEIVE AND SCHEDULE A PUBLIC HEARING FOR MONDAY, NOVEMBER 18, 2024, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR IW202422** – Edward Johansen, owner/ Kevin Johansen, applicant, request for a permit to conduct regulated activity to construct a detached building for a garage and apartment with a septic system and associated improvements at 104 Crystal Lake Road, APN 096-004-0000.

## **VI. ADMINISTRATIVE BUSINESS:**

1. Approval of September 23, 2024, Regular Meeting Minutes.

**MOVED (HEMINWAY) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE SEPTEMBER 23, 2024, REGULAR MEETING MINUTES AS WRITTEN.**

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).

**BY CONSENSUS, THE AGENCY DECIDED TO RENEW MEMBERSHIP SPLIT WITH THE CONSERVATION COMMISSION TO THE CONNECTICUT ASSOCIATION OF CONSERVATION AND INLAND WETLANDS COMMISSIONS.**

- b. October 9, 2024, Memo from Lori Spielman, First Selectman, 2025-2026 Capital Improvements Budget Requests and meeting schedules.

John anticipated IWA meetings for 2025 will be held on the third Monday of every month except for January, February, May, and November months, when the meeting will be held on the second Monday of said month. A meeting schedule will be provided to the agency next month for approval.

- c. Review of wetland placard boundary markers.

John presented new wetland placard ideas with current stock running low. Round table discussion ensued. A tentative design was selected, and an example will be provided for approval at the next meeting.

- d. Route 140 CT DOT Geometry Improvements - Realignment of Crystal Lake Road and Pinnacle Road

Plans will be provided for the next meeting.

**VII. ADJOURNMENT:**

**MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ADJOURN THE OCTOBER 21, 2024, REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:24 PM.**

Respectfully submitted,

---

Ashley DuBois, Recording Clerk