



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, FEBRUARY 10, 2025, 7:00 P.M.

**IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT
REMOTE ATTENDANCE: VIA ZOOM MEETING, INSTRUCTIONS PROVIDED BELOW**

I. CALL TO ORDER

II. PUBLIC COMMENTS (on non-agenda items):

III. PUBLIC HEARING(S): None

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. IW202501 – DW Fish Home Builders, LLC, owner/ Hull Forest Products, Inc., applicant, request to accept notification of a timber harvest permitted as of right on 217 Jobs Hill Road, APN 067-001-0000.
2. Ellington McIntire, LLC, owner/applicant, request for positive referral to the Planning & Zoning Commission on a re-subdivision to create one new 1.11+/- acre lot (S202501) pursuant to Conn. Gen. Stat. 8-26(e) at 153 Webster Road, APN 185-001-0000.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of December 9, 2024, Regular Meeting Minutes.
2. Election of Officers
3. Correspondence/Discussion:
 - a. North Central Conservation District Annual Report.
 - b. North Central Conservation District Funding Request FY 25-26.
 - c. Connecticut Association of Wetland Scientists (CAWS) Conference March 5, 2025.

VII. ADJOURNMENT:

Next Regular Meeting is scheduled for March 17, 2025.

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/86896303362>
Meeting ID: 868 9630 3362
Passcode: 031560

Join Zoom Meeting by phone:

+1 646 558 8656 US (New York)
Meeting ID: 868 9630 3362
Passcode: 031560

IW 202501

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DEC 30 2024

TOWN OF ELLINGTON
PLANNING DEPARTMENT

NOTIFICATION OF TIMBER HARVEST

Town: Ellington Date: 12/19/24
Property Location: 217 Jobs Hill Road

List all parcels:
Assessor's Info:

Map	Block	Lot
120	1	0

OR:

Unique ID

Total acreage of property(s): 45.48 Total acreage of harvest area: +/- 36.66

Landowner(s) of Record: DW Fish Home Builders, LLC
Mailing Address: 220 Hartford Road
Town: Vernon, CT Zip 06066
Phone () _____
E-mail: _____

Primary Contact: Austin Harmon c/o Hull Forest Products, Inc.
Mailing Address: see below
Town: _____ Zip _____
Phone () _____
E-mail: _____

Note: Timber harvesting is a *Permitted as of Right Activity* pursuant to the Inland Wetlands and Watercourses Act, except for those practices regulated under Section 22a-36 through 22a-45 of the Connecticut General Statutes.

Is there a current forest management/stewardship plan for this property? Yes No

This timber harvest has been prepared by a State of Connecticut certified:
 (Check one): Forester OR Supervising Forest Products Harvester
 Forest Practitioner Certificate #: 001348
 Name: Austin Harmon c/o Hull Forest Products, Inc.
 Address: 101 Hampton Road Pomfret Center, CT 06259
 E-mail: harmon@hullforest.com
 Phone #: (Business) 860-974-0127, Ext 135 (Cell) 860-377-0115

Property Boundaries:
Bounds are marked: Yes No

Timber Harvest Boundaries:
Have been marked or flagged: Yes No

Have owners of all lands within 100 feet of the harvest area been notified via first-class mail prior to filing this "Notification of Timber Harvest"? Yes No

Estimated starting date of timber harvesting operations: 4 / 1 / 25

Description of Timber Harvest:

Objective: Income generation.
Treatment: Selection harvest with group selection

Amount of forest products to be harvested:
215,730 Board feet 188 Cords _____ Cubic feet _____ Tons _____

How have the trees to be harvested been designated?
 They have been marked with paint at eye level and at ground level. Paint color(s): Blue
 They have not been marked

This is not an official CT DEP form but it has been endorsed for town usage by: CT Farm Bureau Assoc., CT Forest & Park Assoc., CT Professional Timber Producers, Society of American Foresters - CT Chapter, and others.

SOIL, WATER AND INLAND WETLANDS RESOURCES

Actions Being Performed On This Land

(Check all that apply and locate on attached Timber Harvest Area map -- see information below on maps.)

<p align="center"><u>Crossings / Clearing</u></p> <input checked="" type="checkbox"/> Temporary stream/drainage crossing <input checked="" type="checkbox"/> Temporary wetlands crossing <input checked="" type="checkbox"/> Removal of trees in wetlands <input checked="" type="checkbox"/> Removal of trees in upland review area	<p align="center"><u>Erosion and Sedimentation Control Measures:</u></p> <input type="checkbox"/> Installation of water bars <input type="checkbox"/> Grading <input type="checkbox"/> Seeding <input checked="" type="checkbox"/> Other (describe below)
<p align="center"><u>Log landing area:</u></p> <input checked="" type="checkbox"/> Anti-tracking pad <input type="checkbox"/> curb cut <input checked="" type="checkbox"/> Existing access road, will be enhanced as needed	<p align="center"><u>Roads</u></p> <p>Are new roads, other than skid trails, to be constructed for transport of logs or other activities associated with this harvest?</p> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

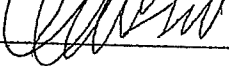
Describe in further detail as necessary:

Diameter limit harvest removing most softwood sawtimber trees and hardwood sawtimber & poletimber trees. Crossing 1 is an existing access road that is built above the wetland, temporary timber bridge mats and/or other material may be installed if necessary to improve access. Crossing 2 is an existing stone bridge over Bahlers Brook, temporary timber bridge mats may be used to disperse machine weight while crossing. Crossing 3 is a previously used crossing over Bahlers Brook and would be supported with temporary timber bridge mats. Removal of trees in the wetland would only be limited to those inhibiting machine/vehicle access. Seed, hay, and/or water bars will be implemented as needed post-harvest. All CT DEEP BMP's will be strictly adhered to.

The following maps are attached to this "Notification" (Check all that apply)

- Copy of USGS topographic map with property outlined
- Copy of Assessor's map with property outlined
- Timber Harvest Area map showing outline of harvest area, main skid road locations, log landing area, truck access roads, inland wetlands, watercourses and any crossings

The undersigned hereby swear that the information contained in this application is true, accurate and complete to the best of my (our) knowledge and belief and that the timber harvest will be conducted in accordance with the specifications outlined in this "Notification of Timber Harvest."

Signature of Landowner(s):  its member Date: 12-23-2024

Print/Type Name: Donald W. Fish for DW Fish Home Builders, LLC

Signature of Landowner(s): _____ Date: _____

Print/Type Name: _____

Signature of Certified Forest Practitioner:  Date: 12/23/24

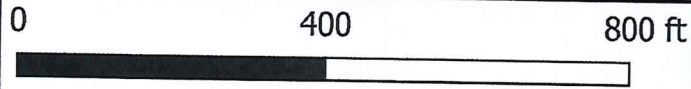
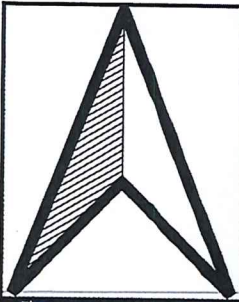
Print Name: Austin Harmon

Certificate #: 001348 Expiration Date: 10 / 1 / 2027

Complete and Submit to:

- The Municipal Inland Wetlands Agency/ies in which the property is located, and
- A courtesy copy of this Notification Form should also be sent to The Department of Environmental Protection, Division of Forestry 79 Elm Street, Hartford, CT, Tel: (860) 424-3630

This is not an official CT DEP form but it has been endorsed for town usage by: CT Farm Bureau Assoc., CT Forest & Park Assoc., CT Professional Timber Producers, Society of American Foresters - CT Chapter, and others.



Jobs Hill Road

Cherrywood Drive

1

2

3

Bahlers Brook

Legend

- Property Boundary
- Landing
- Crossing
- Bahlers Brook
- Drainage
- Skid Trail
- Pond
- Access Road
- No Harvest Area
- Wetland

Timber Harvest Map

Property of:
DW Fish Home Builders, LLC
217 Jobs Hill Road
Ellington, CT 06029
+/- 36.66 Acres To-Be Harvested
45.48 Acres Total

This map is not a boundary survey but is meant for Forest Management purposes only. Created by Hull Forest Products, Inc. using assessor's maps and field reconnaissance.
December, 2024

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.
ERIC R. PETERSON, P.E., L.S.
MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808
www.GardnerPeterson.com
info@GardnerPeterson.com

January 8, 2025

Mrs. Jean Burns
Chairman-Inland Wetlands Agency
57 Main Street
P.O. Box 187
Ellington, Connecticut 06029

RECEIVED

JAN - 9 2025

TOWN OF ELLINGTON
PLANNING DEPARTMENT

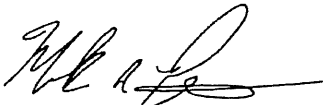
Re: Resubdivision Ellington McIntire, LLC

Dear Mrs. Burns and Agency Members,

At the request of the applicant, Ellington McIntire, LLC, I hereby request a positive referral from the Inland Wetland Agency to the Planning & Zoning Commission for the proposed Resubdivision Plan titled Ellington McIntire, LLC dated 01-01-2025.

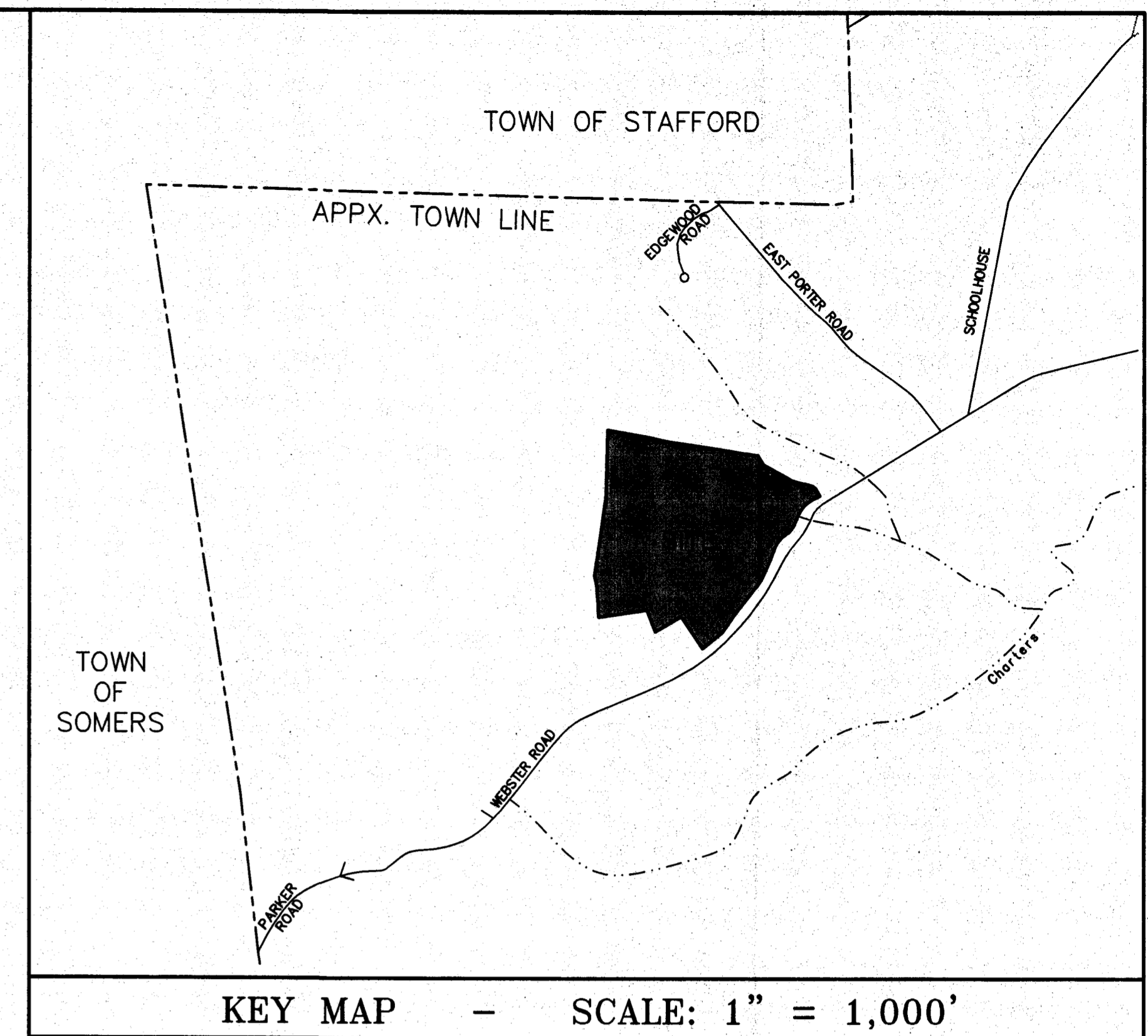
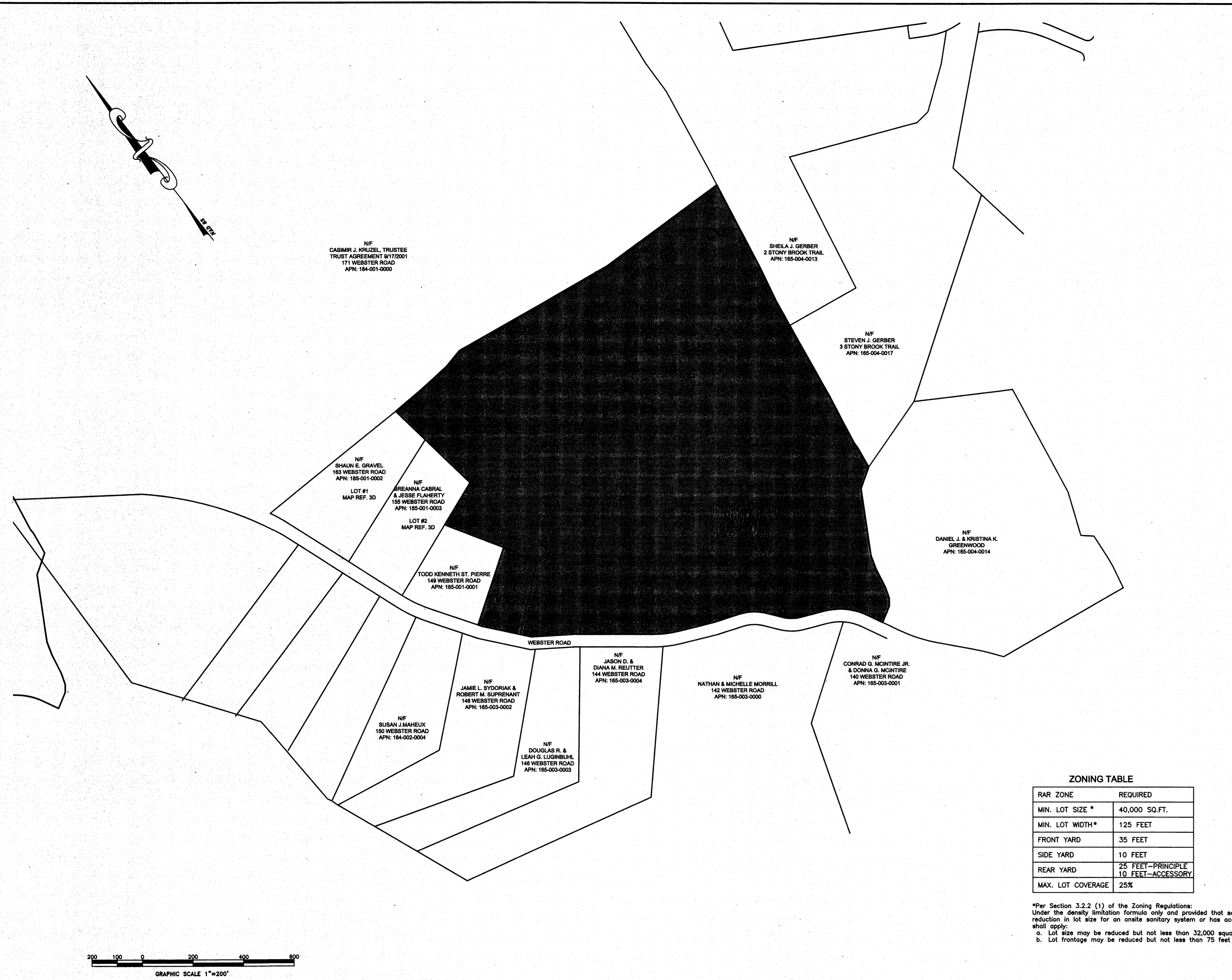
The resubdivision plans propose one new building lot on the east side of Webster Road to the south of 149 Webster Road. Inland Wetlands were field delineated on site by Steve Jacobs, C.S.S. and all proposed construction activities are located outside the wetlands and the 250' upland review area. The resubdivision plan includes proposed sedimentation and erosion controls to protect areas downgrade of site construction.

Yours truly,



Mark A. Peterson, P.E.

IWC referral.doc



- NOTES:
- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". THIS IS A PROPERTY SURVEY BASED ON A DEPENDANT RESURVEY OF THE PERIMETER BOUNDARY AND AN ORIGINAL SURVEY OF THE PROPOSED PROPERTY LINES CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. THE TOPOGRAPHIC ACCURACY CONFORMS TO CLASS T-0.
 - BEARINGS AND ELEVATIONS DEPICTED ON THIS PLAN ARE BASED UPON THE 1983 NORTH AMERICAN DATUM (NAD 83/87) AND THE 1988 NORTH AMERICAN DATUM RESPECTIVELY AS PROVIDED BY GPS COORDINATES FROM J.R. RUSSO & ASSOCIATES.
 - REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - PROPERTY SURVEY-"FIRST CUT" PREPARED FOR CONRAD, SR. EST., CONRAD, JR. & RANDAL MCINTIRE 153 WEBSTER ROAD ELLINGTON, CONNECTICUT BY LANDMARK SURVEYS, LLC SCALE: 1"=40', DATE: 12/17/2012 JOB NO. 201212-1.
 - BOUNDARY SURVEY PREPARED FOR ELLINGTON MCINTIRE LLC WEBSTER ROAD ELLINGTON, CONNECTICUT LANDMARK SURVEYS SCALE: 1"=40', DATE 6/11/2013, REVISED TO 12/9/13, SHEETS 1-4.
 - PROPERTY SURVEY PREPARED FOR JAY & AMBER FEHR 158 WEBSTER ROAD ELLINGTON, CONNECTICUT LANDMARK SURVEYS, LLC SCALE: 1"=60', DATE: 7/28/06, JOB NO. 20505-15-SUB, SHEET 1 OF 4.
 - SUBDIVISION PLAN PREPARED FOR CONRAD MCINTIRE ELLINGTON MCINTIRE, LLC MAP ID: 185/001/0000 153 WEBSTER ROAD ELLINGTON, CONNECTICUT BY GARDNER & PETERSON ASSOCIATES, LLC. DATE: 04-01-2022. REVISED: 07-20-2022 STAFF COMMENTS.
 - SUBDIVISION AND TOPOGRAPHIC PLAN RISING ACRES II EAST PORTER ROAD ELLINGTON, CONNECTICUT, GARDNER & PETERSON ASSOCIATES, DATE: 11-19-97. REVISED: 3-19-98. MAP NO. 8670-II.
 - THIS PARCEL AND ALL ABUTTING PARCELS ARE LOCATED IN THE RURAL AGRICULTURAL RESIDENTIAL 90 (RAR-90) ZONE.
 - WETLANDS ARE AS DEPICTED ON MAP REFERENCE 3B AND WERE FIELD DELINEATED BY STEVE JACOBS C.S.S.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPS AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
 - IRON PINS AND MONUMENTS ARE TO BE SET AS DEPICTED ON THE SUBDIVISION PLAN.
 - LOTS ARE TO BE SERVED BY INDIVIDUAL WELLS AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS. THE LATTER TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
 - DRIVEWAYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH TOWN SPECIFICATIONS.
 - THIS PARCEL IS LOCATED IN FLOOD HAZARD ZONE 'C' (AREA OF MINIMAL FLOODING, NO SHADING) PER FIRM FLOOD INSURANCE RATE MAP TOWN OF ELLINGTON, CONNECTICUT, TOLLAND COUNTY, PANEL 5 OF 15, COMMUNITY-PANEL NUMBER 090158 0005 B, EFFECTIVE DATE: MARCH 15, 1982.
 - PARCEL IS NOT LOCATED WITHIN THE AQUIFER PROTECTION AREA.
 - OPEN SPACE CONTRIBUTION HAS BEEN SATISFIED FOR THIS PROPERTY. THE REAR OF 134 WEBSTER ROAD HAS BEEN CONVEYED TO THE STATE OF CONNECTICUT SHENPIT STATE FOREST PER V.464, P.1098-1100 AS RECORDED IN THE ELLINGTON LAND RECORDS.
 - AN APPROVED CODE COMPLIANT AREA FOR THE EXISTING HOUSE IS ON FILE WITH THE NORTH CENTRAL DISTRICT HEALTH DEPARTMENT.
 - WEBSTER ROAD HAS A 50' R.O.W. IN FRONT OF LOT 3.

ZONING TABLE

RAR ZONE	REQUIRED
MIN. LOT SIZE *	40,000 SQ.FT.
MIN. LOT WIDTH*	125 FEET
FRONT YARD	35 FEET
SIDE YARD	10 FEET
REAR YARD	25 FEET-PRINCIPLE 10 FEET-ACCESSORY
MAX. LOT COVERAGE	25%

*Per Section 3.2.2 (1) of the Zoning Regulations:
Under the density limitation formula only and provided that soil suitability is sufficient to allow a reduction in lot size for an onsite sanitary system or has access to public sewers, the following shall apply:
a. Lot size may be reduced but not less than 32,000 square feet.
b. Lot frontage may be reduced but not less than 75 feet measured at the front property line.

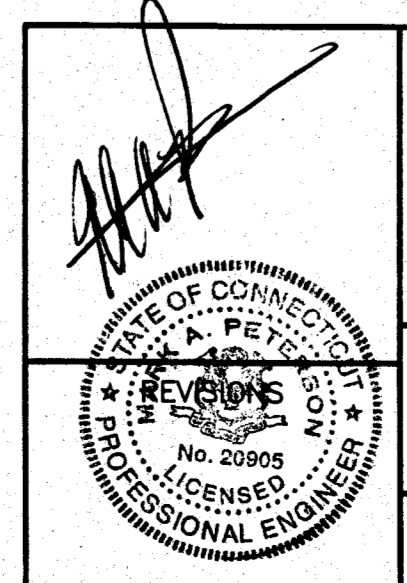
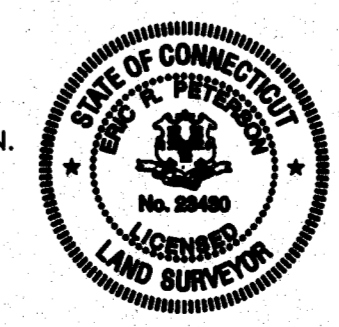
DENSITY CALCULATION:
PER MAP REFERENCE 3B

AREA OF SUBDIVISION:	55.77 Acres (Includes lot 1&2)
DENSITY FACTOR:	0.5
WETLANDS:	6.0 ACRES
WATERCOURSE:	2,508 L.F.
SLOPES > 15%:	6 Acres
FLOODPLAIN:	0 S.F.
OPEN SPACE (10%):	5.57 ACRES (ALREADY CONVEYED OFF SITE)
DEVELOPABLE ACREAGE:	43.77
LOT YIELD:	22 LOTS

OWNER/APPLICANT
ELLINGTON MCINTIRE LLC
140 WEBSTER ROAD
ELLINGTON, CT

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

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



COVER SHEET
RESUBDIVISION PLAN
PREPARED FOR CONRAD MCINTIRE
ELLINGTON MCINTIRE, LLC
MAP ID: 185/001/0000
153 WEBSTER ROAD
ELLINGTON, CONNECTICUT
GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=200'	01-01-2025	1 OF 4	11024B

RECEIVED
JAN - 9 2025

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

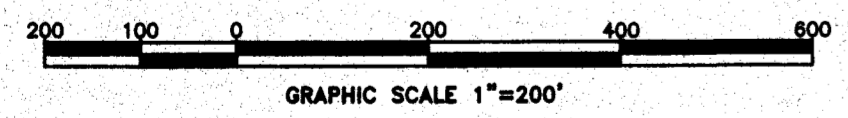
Steven Jacobs
STEVEN JACOBS C.S.S.

SHEET INDEX

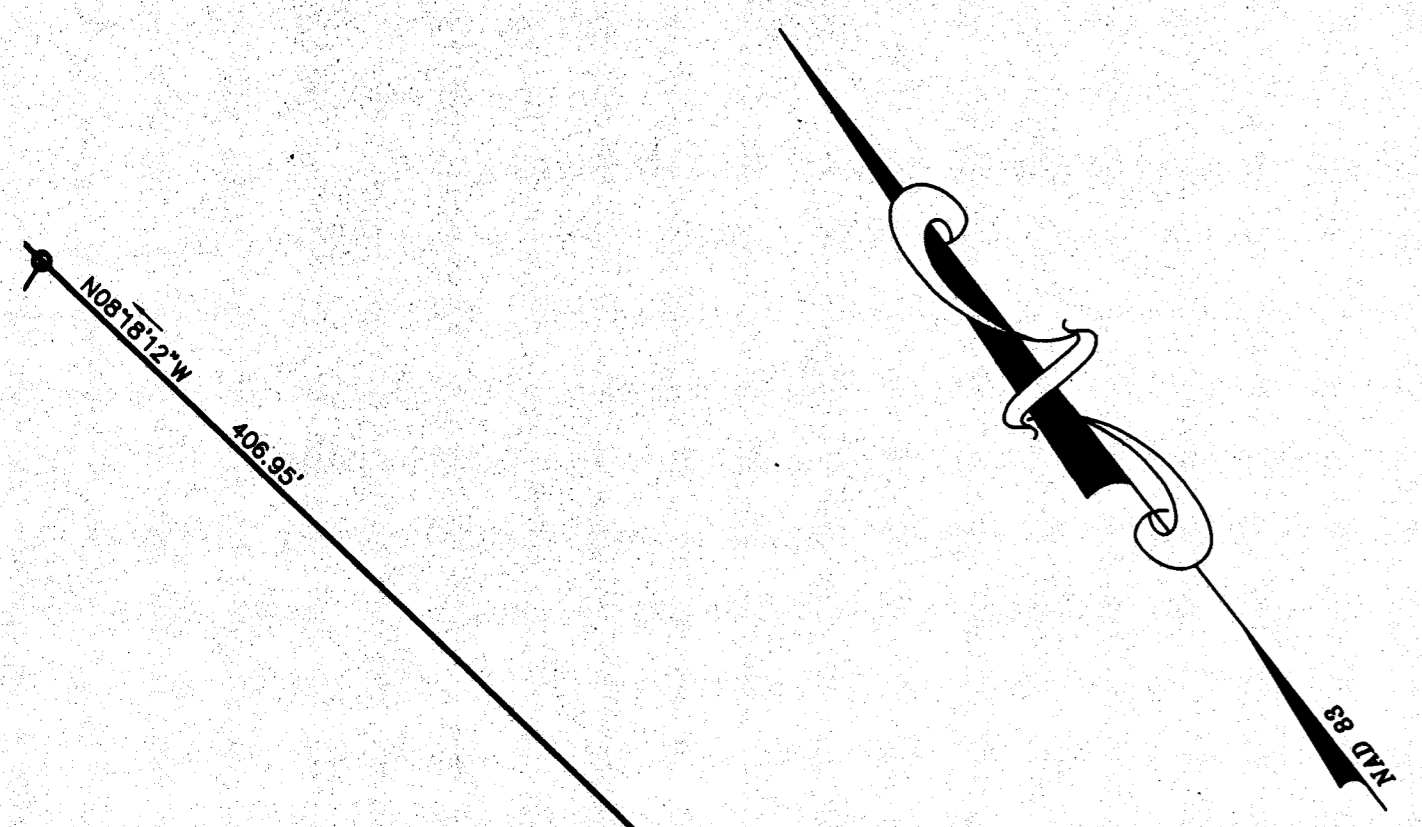
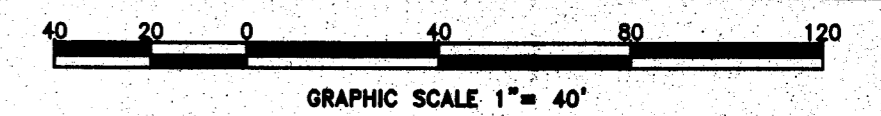
SHEET NO.	TITLE	SCALE
1	COVER SHEET	1"=200'
2	BOUNDARY PLAN	1"=40'
3	TOPOGRAPHIC PLAN	1"=40'
4	DETAILS, SOIL DATA & MLSS	NONE

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

SECRETARY _____ CHAIRMAN _____



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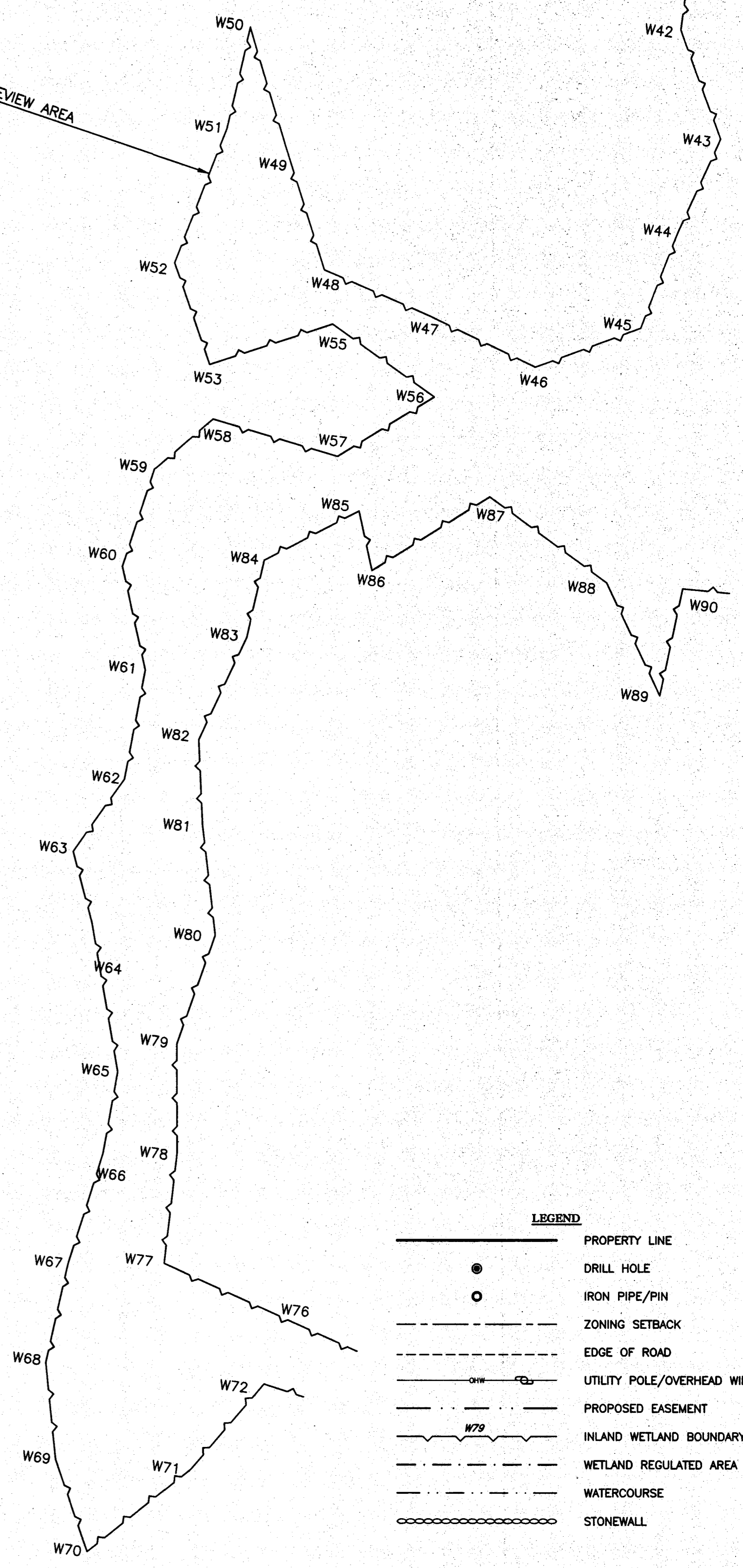
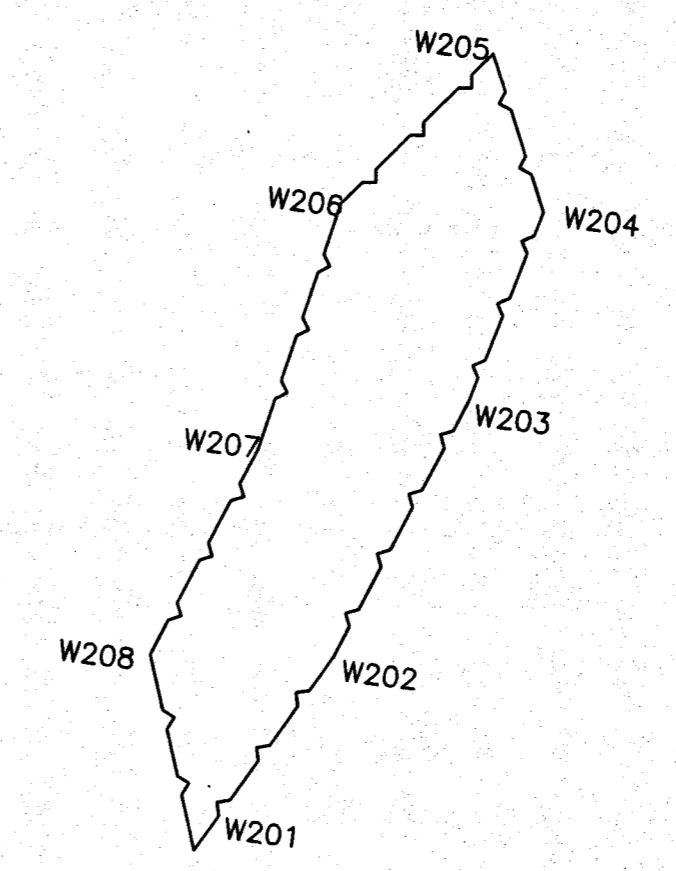
REMAINING LAND OF
ELLINGTON MCINTIRE LLC
2,140,213 Sq.Ft.
48.07 Acres

N/F
BREANNA CABRAL & JESSE FLAHERTY
155 WEBSTER ROAD
APN: 185-001-0003

N/F
TODD KENNETH ST. PIERRE
149 WEBSTER ROAD
APN: 185-001-0001

LOT 3
AREA: 48,431 S.F.
1.11 ACRES

N/F
SUSAN J. MAHEUX
150 WEBSTER ROAD
APN: 184-002-0004



LEGEND

—	PROPERTY LINE
●	DRILL HOLE
○	IRON PIPE/PIN
- - -	ZONING SETBACK
—	EDGE OF ROAD
—○—	UTILITY POLE/OVERHEAD WIRES
- - -	PROPOSED EASEMENT
—W—	INLAND WETLAND BOUNDARY
- - -	WETLAND REGULATED AREA
- - -	WATERCOURSE
○-○-○	STONEWALL

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

SECRETARY _____ CHAIRMAN _____

BOUNDARY PLAN
RESUBDIVISION PLAN
PREPARED FOR CONRAD MCINTIRE
ELLINGTON MCINTIRE, LLC
MAP ID: 185/001/0000
153 WEBSTER ROAD
ELLINGTON, CONNECTICUT

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

PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS				
BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=40'	01-01-2025	2 OF 4	110248

110248.dwg 11/02/25 11:02:08 am



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 MINUTES MONDAY, DECEMBER 9, 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, Steve Hoffman, Landon Barlow, Alternates Ryan Orszulak and Jon Kaczmarek (via zoom)

ABSENT: Regular members Ron Brown and Hocine Baouche

STAFF

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

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

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

III. PUBLIC HEARINGS:

1. IW202423 – David Mangold, owner/ applicant, request for a permit to conduct regulated activity to remove existing cottage and construct a detached accessory apartment and associated site improvements at 44 East Shore Road, APN 169-043-0001.

Time: 7:01

Seated: Burns, Heminway, Braga, Hoffman, Barlow, Orszulak, and Kaczmarek

Mark Peterson, Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT and David Mangold, 44 East Shore Road were present to represent the application.

Mark Peterson explained that the parcel is located on the west side of East Shore Road. The plan is to tear down the existing cottage and rebuild a new accessory dwelling 8 feet further back from the edge of the lake than the original structure. Mark showed the wetlands along the rear of the property and edge of Crystal Lake, which extend along the existing driveway. Mark showed the proposed layout of the property and noted the accessory dwelling will have a covered porch. Mark explained silt fence and haybales will surround the area of construction. The original cottage was built back in the late 1950's.

Commissioner Hoffman asked if any work would be done to the existing house, Mark Peterson noted that no work would be done.

Commissioner Barlow asked if there would be any proposed work between the location of the haybales and the lake. Mark Peterson verified that no work will be done within the area. Commissioner Hoffman inquired about the retaining wall on the east side of the property to be built by others. Mark said the wall will be constructed into the existing land as part of the accessory dwelling. The dwelling will be constructed on a concrete slab, with no basement and serviced by the existing sewer system, well and underground utilities. Mark noted there will be 4,800 sf of upland review disturbance and no wetlands disturbance. Commissioner Hoffman asked about the 12-inch pipe outlet. Mark showed how the flow of runoff sheds down towards the lake behind the existing house, and how surface water is diverted to a culvert under the driveway.

Commissioner Barlow asked if there were any comments from the Town Engineer. John Colonese read Dana Steele, Town Engineer, email comments dated December 9, 2024, "I've reviewed the plan prepared by Gardner & Peterson Associates, LLC dated 9/1/24. Appropriate erosion controls are proposed, and a yard drain and roof runoff will be directed to an existing driveway culvert. I take no exception to the plans as submitted."

MOVED (BRAGA) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A NON-SIGNIFICANT ACTIVITY FOR IW202423.

MOVED (HEMINWAY) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW202423 – David Mangold, owner/ applicant, request for a permit to conduct regulated activity to remove existing cottage and construct a detached accessory apartment and associated site improvements at 44 East Shore Road, APN 169-043-0001.

MOVE (HOFFMAN) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR IW202423 – David Mangold, owner/ applicant, request for a permit to conduct regulated activity to remove existing cottage and construct a detached accessory apartment and associated site improvements at 44 East Shore Road, APN 169-043-0001.

CONDITION(S):

1. Shall obtain Water Pollution Control Authority approval.
2. Erosion control measures shall be installed then inspected by the wetlands agent prior to activity and remain operational until the site is stabilized.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. IW202424 – Kayder Properties, LLC owner/ Syn-Mar Products, Inc., applicant, request for a permit to conduct regulated activity to construct a building addition including associated site improvements and maintain existing stormwater basins at 5 Nutmeg Drive, APN 017-022-0007.

Andrew Bushnell, Bushnell Associates, LLC, 563 Woodbridge Street, Manchester, CT and Tim J. Hill, 315 Jobs Hill Road, Ellington, CT were present to represent the application.

Andrew Bushnell stated the owner is looking to construct a 156'x77' addition to the existing building and a small corner of the proposed building and grading is within the upland review area. Andrew reviewed the plan showing where the proposed silt fence will be installed. There will be 3,950 sf of disturbance in the upland review area. Andrew showed pictures of the area around and within the existing detention basins and noted the owner would like to clean out the overgrowth so that the basins can function correctly. The stormwater basins were previously designed and constructed with the intention of constructing the addition in the future, therefore the existing basins can accommodate the proposed addition.

John Colonese read Dana Steele, Town Engineer, email comments dated December 9, 2024, as follows, "I've reviewed the proposed plan by Bushnell Associates, LLC dated 4/26/24 and compared it to the original approved plans by JR Russo & Associates dated 1/20/06 and the proposed addition and pavement expansion is substantially similar to previous approval. The additional 16 parking spaces on the west side of the property are no longer proposed. Instead, there are 8 spaces proposed on the east side along with a gravel access drive on the south side of the addition. While there will be a slight increase in impervious surfaces within the eastern watershed, overall the site has less impervious surfaces. The new surfaces are also somewhat disconnected from the existing stormwater basin allowing opportunity for stormwater treatment and infiltration. The proposed improvements are therefore consistent with the previous approval and should not adversely impact stormwater discharge to the surrounding wetlands. I take no exception to the plans."

Commissioner Barlow requested that any future improvements to the site beyond what is shown on the plan comply with current stormwater management plan standards. Upon discussion, the agency also requested that a maintenance schedule for the existing stormwater management basins be added to the plan.

MOVED (BRAGA) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR IW202424 – Kayder Properties, LLC owner/ Syn-Mar Products, Inc., applicant, request for a permit to conduct regulated activity to construct a building addition including associated site improvements and maintain existing stormwater basins at 5 Nutmeg Drive, APN 017-022-0007.

CONDITIONS:

1. Shall obtain Water Pollution Control Authority approval.
2. Erosion control measures shall be installed then inspected by the wetlands agent prior to activity and remain operational until the site is stabilized.
3. A maintenance schedule for the existing stormwater management basins shall be added to the plan.
4. Any future improvements to the site shall comply with current stormwater management plan standards.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of November 18, 2024, Regular Meeting Minutes.

MOVED (BRAGA) SECONDED (HEMINWAY) (HOFFMAN - ABSTAINED) AND PASSED TO APPROVE NOVEMBER 18, 2024, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

- a. CT Bar Association Education & Training Webinar, Saturday, March 22, 2025 - Connecticut Land Use Law for Municipal Land Use Agencies, Boards and Commissions.

VII. ADJOURNMENT:

MOVED (BRAGA) SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO ADJOURN THE DECEMBER 9, 2024, REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:38 PM.

Respectfully submitted,

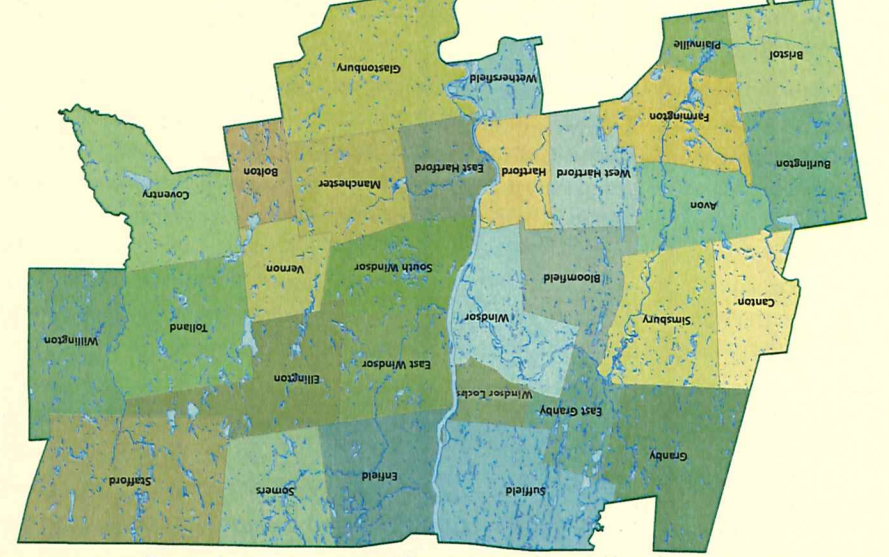
Barbra Galovich, Recording Clerk

Anthony Patelunas	Enfield
Robert Morra	Stafford
Michael Mocko	Stafford
Harold Eastwood	Somers
Bob DeFietro	Bolton
Dan Camerota	Stafford
Lin Marino, Secretary/Treasurer	Tolland
Jane Seymour, Vice Chair	Tolland
Jack Collins, Chair	Enfield
Joanna Shapiro	Executive Director
Alyssa Barroso	Natural Resource Specialist <i>In alphabetical order</i>
Cameron Covill	Natural Resource Specialist <i>*Beginning July 2024, after FY24</i>
Barbara Kelly	Soil Scientist/C/PESC/Mentor <i>*Left NCCD in May 2024</i>
Ginny Patsun	Soil Conservation Specialist <i>*Limited technical/mentor work</i>
Tina Pelletier	Bookkeeper
Glastonbury	

Board of Supervisors

The District is governed by a volunteer board of directors comprised of local landowners with expertise and interest in the management and protection of our natural resources. The District is an active member of the CT Environment Steering Committee, CT Council on Soil and Water Conservation, CT Association of Conservation Districts, and CT Resource Conservation and Development Council. Meetings are open to the public and are typically held at 7:00pm on the fourth Wednesday of each month, either virtually or at the Tolland County Agricultural Center, 24 Hyde Avenue, Vernon. Visit www.conservect.org/northcentral or call (860) 875-3881 for more. Toward the end of FY24, our Natural Resource Specialist, Cameron Covill, left our staff for an out-of-state position. We began a hiring effort, and were fortunate to identify an ideal candidate, Alyssa Barroso. While Alyssa did not begin work until shortly after the end of the 2024 fiscal year, she is included in the list below as part of our current staff. We are very grateful that Barbara Kelly has continued to lend her technical knowledge as needed, and to help transition and mentor new staff.

NCCD's service area includes 30 municipalities within north central CT, essentially comprising the area within the northern Connecticut River watershed. NCCD's office is located in Vernon.



This Annual Report summarizes work performed by the North Central Conservation District (NCCD, or District) during the 2023-2024 fiscal year. NCCD is one of five 501(c)(3) non-profit Conservation Districts created by state statute, amended in 2021 to specify that Districts "shall advise the commissioner [of DEEP] on matters of soil and water conservation, soil health, erosion and sedimentation control and shall assist the commissioner in implementing programs concerning such matters." NCCD is funded by the State of CT (Passport to Parks), municipal contributions, US EPA-funded grants (administered by CT DEEP and the National Fish and Wildlife Foundation), technical assistance contracts with the CT Department of Agriculture and the USDA Natural Resources Conservation Service (via the National Association of Conservation Districts), fee for service (including inspections of solar installations under the CT DEEP Construction General Permit), an annual Plant and Seedling Sale fundraiser, and private grants/contributions.

North Central Conservation District Introduction

2024 CT Environment statewide competition was held on May 23rd at Lockwood Farm in Hamden. 25 teams from 16 CT high schools participated in the event. Teams completed objective station tests in the field, and gave oral presentations. Acting DEEP Deputy Commissioner of Energy Hank Webster helped to present awards. The Marvelwood School "Hawks" team, won first place overall, and represented Connecticut in the international NCF Environment Competition in Geneva, New York in July.



Winning Team & Advisor from Marvelwood also won a very special Neil Picone Memorial Wildlife award.

NCCD coordinated the Connecticut Environment program, a state-wide natural resources competition for high school students. Workshops were held in aquatics, forestry, wildlife, soils, and the current issue for the 2023-2024 school year: *Renewable Energy for a Sustainable Future*. The Guided Trail Walk at Hawk Hill Farm just after the sale.

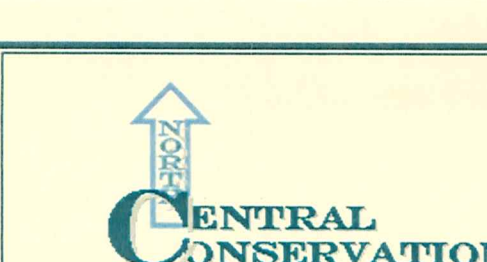


Environment students examining the soil pits.

This April, leading up to the plant sale, NCCD held a tree planting and pruning workshop at TAC. The training, led by our on-staff certified arborist, included a classroom presentation and a hands-on outdoor demonstration with instruction on proper planting of both bare root and potted trees, as well as pruning and maintenance. Participants practiced pruning techniques with guidance.

This fiscal year, our newer staff grew more familiar with District work, experiencing annual events and responsibilities for the second time, and contributing meaningfully. Our primary services to municipalities. Our primary services to towns included assistance to land use staff and commissions throughout the local regulatory process, reviewing development plans to evaluate proposed erosion control measures, stormwater management, and wetland impacts, as well as verifying wetland boundaries. District staff also served as municipal wetland agents to inland wetland agencies in Somers and Bolton. The District also assisted area residents with natural resource issues; providing technical support related to invasive plant control, native planting guidance, pond issues, navigation of local regulations, and promoting conservation programs for farmers and landowners.

NCCD held its pre-order spring Plant and Seedling Sale, focusing on native plants, as well as food-bearing plants and evergreen seedlings. The sale was held in two locations, the Tolland County Agricultural Center (TAC) in Vernon and Hawk Hill Farm in Bloomfield (Traprock Ridge Land Conservancy). For the fourth year in a row, sales increased to a new record high. We pushed the limits of staff and space, requiring a professional tent rental in Bloomfield. NCCD staff and incredible volunteers from the CT Master Gardener program went above and beyond to assemble orders for curbside pickup. The event raised funds for programs and promoted native plants, pollinator gardens, ecological landscaping, and open space enjoyment.



Tree Planting and Pruning Workshop-TAC

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North Central Conservation District

Photo of community participants in a Park River cleanup, as part of our LISFF grant.

Annual Report Fiscal Year 2024

www.conservect.org/northcentral

FINANCIAL STATEMENT*

July 2023—June 2024

Income	
Plant and Seedling Sale	116,567
State of CT	100,000
LISFF Grant Projects	90,942
Fee for Service	63,181
CWA Section 319 Grant Projects	32,800
Interest/Unrealized Investment	31,837
Town Contributions	25,947
CT DoAg Farmland Restoration Work	14,481
Donations and Private Grants	2,579
Total	478,334
Expenses	
Salaries & Benefits	193,843
LISFF Grant Projects	132,581
Plant/Seedling Sale	82,180**
Taxes/Insurance/Fees	15,364
Contracted Work (FLRP & Solar)	14,619
Rent for Office Space	9,120
Office Expenses/Postage/Equipment	5,637
Financial Review/Accountant	2,500
Auto Expenses and Mileage	3,949
Employee Development	1,120
Dues/Marketing/Misc	245
Total	461,158

*Cash basis. Detailed accrual-based financial statement available upon request.
**Not including an expense for the prior fiscal year.

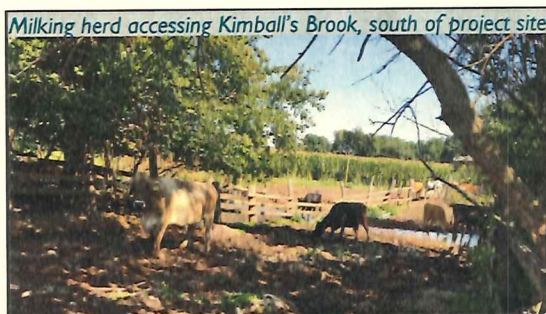
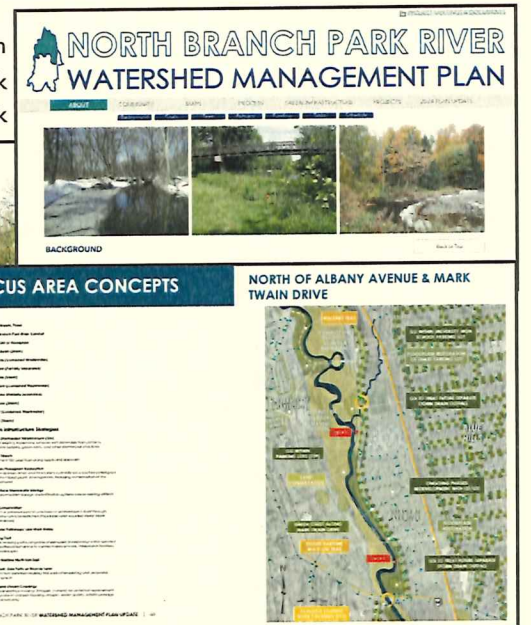
Grant/Project Work

Project Work Overview

This fiscal year, NCCD made significant progress toward implementation of two very impactful water quality enhancement projects; updates provided below. In addition to these major projects, NCCD is also part of a statewide effort, partnering with all of the Conservation Districts in CT on a Long Island Sound Future Fund (LISFF) grant to incorporate social and environmental equity into our organizations and work. NCCD continued to assist CT Department of Agriculture (DoAg) by providing technical assistance for the Farmland Restoration program, specifically on flood-impacted farms. NCCD also has a grant through the National Association of Conservation Districts (NACD) to provide Conservation Technical Assistance (CTA) to assist the Natural Resources Conservation Service (NRCS), along with agricultural producers and landowners within our district, and we have been engaged in training and building staff capacity to provide meaningful assistance. As part of our ongoing watershed planning efforts, NCCD provides fiduciary support to the Bolton Lakes Watershed Conservation Alliance (BLWCA), and staff participates in monthly meetings. In support of the CT Department of Energy and Environmental Protection (CT DEEP), NCCD provides inspections of large solar array installations. NCCD has also initiated an outreach effort to promote Agroforestry, including assembling and distributing a newsletter to a growing database, giving educational presentations, and is planning a demonstration food forest.

North Branch Park River (LISFF)—The NCCD Project Team, including familiar partners/subcontractors, the North Branch Park River Watershed Coordinator and engineering firm Fuss & O'Neill, and newer partner/subawardee Trust for Public Land, continued work on a large planning project for the North Branch Park River. This project is entitled "Planning to Reduce Pollution in the North Branch Park River Watershed" and is funded via the Long Island Sound Futures Fund (LISFF), administered by the National Fish and Wildlife Foundation (NFWF). Work includes a comprehensive update to the original 2010 Watershed-Based Plan, and development and design of high-impact green infrastructure and floodplain restoration projects. In addition to a typical report format, the plan update will also utilize a dynamic web format, as an accessible "living" version of the plan.

During this fiscal year, we were in the heart of the project, with regular meetings of our Project Partners, largely consisting of key municipal and agency stakeholders with technical involvement, and a Project Advisory Group, consisting of community groups and organizations and private landowners with interest and input to guide this planning effort. We are engaging the diverse community via meetings and site walks and outreach events within the watershed. This engagement has helped inform green infrastructure design strategies. We have also been coordinating and sharing data with The Metropolitan District Commission and the City of Hartford, as they simultaneously have been studying flooding issues in the watershed. Data collected by Fuss & O'Neill last year progressed into many conceptual designs for potential projects in the watershed, and we are now working to select several key projects for further development, with community and landowner buy-in. Project work is scheduled for completion by December 2024.



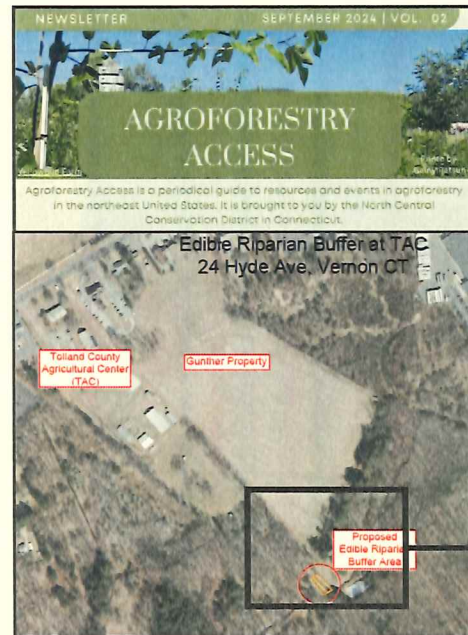
Broad Brook Implementation (319)—NCCD staff has been working for years to help construct this consequential water quality project on a local dairy farm, amidst many compounding hurdles. The project will eliminate livestock access, and dramatically reduce pollutant loading, to a tributary of Broad Brook, which runs through the farm and milking herd pasture. A complete transformation in the management of livestock and agricultural waste on the farm is necessary to achieve this result, as identified in the Broad Brook Watershed Based Plan Phase 2 (completed by NCCD in 2017 using 319 funds, in partnership with CT DEEP, NRCS, and UConn Extension), and as further detailed by the NRCS during development of a Comprehensive Nutrient Management Plan. NCCD was subsequently awarded our largest Section 319 Clean Water Act grant (EPA funds locally administered by CT DEEP) to date in late 2020, to design and construct the project. These funds supplement NRCS Environmental Quality Incentives Program (EQIP) funds awarded to the farm.

The 319 project was divided into two contracts. The first, completed in FY22, was for development of an engineered design. The design yielded two primary structural solutions—a freestall barn with milkhouse, and a waste storage facility, to drive necessary changes in the management of land, animals, and waste on the farm. The freestall barn will contain the milking herd and their waste, away from the brook and riparian areas. Additionally, the waste storage facility will allow for collection and storage of manure and milkhouse waste until timing is suitable for spreading on fields. Implementation of this project will allow effective management of the farm's waste stream, to reduce nutrient and bacteria sources to wetlands and watercourses in the Broad Brook watershed.

The second 319 contract for construction of the project is still in progress, and has experienced delays, initially due to inflated costs associated with the COVID-19 pandemic. NCCD and the farm, with support from NRCS and CT DEEP, pursued multiple funding opportunities in pursuit of additional funding, both with CT Department of Agriculture (Climate Smart Agriculture and Forestry grant, and Farm Transition Grant), and with NFWF (LISFF). The farm received the maximum \$49,999 award for the Farm Transition Grant during FY23, but we unfortunately were not awarded a Climate Smart Agriculture and Forestry Grant. We then pivoted and applied to the Long Island Sound Futures Fund (LISFF) through National Fish and Wildlife Foundation (NFWF) at the end of FY23. That brings us to this fiscal year, when we were elated to receive word that our project was selected for the full funding requested. Reinvigorated with sufficient funding, planning resumed at full force.

While this fiscal year marked monumental progress in terms of funding and planning, this new funding source created more obstacles. As LISFF is federal funding passed through a nonprofit organization (NFWF), NCCD as a pass-through entity is subject to many stringent federal contracting requirements, particularly related to procurement of subcontractors. We embarked on a very time-consuming and painstaking process of deciphering the federal uniform guidelines and developing a formal Request for Proposals with the necessary terms and conditions for a federal contract. The project went out to bid at the end of the fiscal year, and are working toward contracting.

Project Name	Grant Amount	Matching Funds	Total Project Amount
Clean Waters and Healthy Waters Connecticut: A Community and Student-Driven Project to Improve Green Infrastructure	\$100,000	\$100,000	\$200,000
Design to Improve Water Quality, Resilience (CT)	\$100,000	\$100,000	\$200,000
Final Design of the Broad Brook Site	\$100,000	\$100,000	\$200,000
Improving Water Quality into Long Island Sound by Managing Farm Waste at Genesee Dairy Farm (CT)	\$965,000	\$650,000	\$1,615,000
Reducing Nitrogen in Long Island Sound by Managing Farm Waste on a Dairy Farm-II (CT)	\$148,000	\$148,000	\$296,000



Agroforestry Outreach—NCCD has been working NRCS with to promote agroforestry in Connecticut. NCCD led two field trips to educate NRCS staff on agroforestry practices at a chestnut orchard in Stafford. In addition to the training, our on-staff certified arborist facilitated a class, *Agroforestry; Permaculture with Trees*, for the UConn Extension Master Gardener Program in January. NCCD is the founding editor of *Agroforestry Access*, a periodical newsletter highlighting agroforestry events and articles; NCCD distributes the newsletter via email to a growing listserv.

NCCD, utilizing Clean Water Action Section 319 Nonpoint-Source funding via CT DEEP, is designing and will establish an Edible Riparian Buffer (ERB) on the Tolland County Agricultural Center (TAC) grounds along Gage's Brook, a tributary of the Tankerhoosen River. The ERB is also a food forest, an agroforestry practice, and an NRCS-recognized climate-smart practice. It will also be used as a demonstration planting to engage and educate community members about food forests and the importance of maintaining riparian buffers to preserve the health of waterbodies. The TAC grounds contain other demonstration gardens, maintained by the CT Master Gardener Program, and this will be a wonderful addition.



Solar SWPPP Inspections—This year, Connecticut's Conservation Districts continued to inspect solar sites under construction throughout the state for compliance with their individual Stormwater Pollution Prevention Plan (SWPPP) and the General Permit for the Discharge of Stormwater and Dewatering Wastewater from Construction Activities ("Construction General Permit") on behalf of the CT Department of Energy and Environmental Protection (DEEP) Stormwater Division. This partnership helps DEEP's Stormwater Division to regularly monitor installation of large, siting-council scale solar arrays across the state.

NCCD currently inspects four solar sites within its district, including two in Enfield, one in Ellington, and one in East Windsor. The East Windsor site is the largest in the state, including 500 acres of solar panels on an 800-acre site, yet has developed rather smoothly, and is nearing completion.





AVON ▪ BLOOMFIELD ▪ BOLTON ▪ BRISTOL ▪ BURLINGTON ▪ CANTON ▪ COVENTRY ▪ EAST GRANBY ▪ EAST WINDSOR ▪ EAST HARTFORD ▪ ELLINGTON
ENFIELD ▪ FARMINGTON ▪ GLASTONBURY ▪ GRANBY ▪ HARTFORD ▪ MANCHESTER ▪ PLAINVILLE ▪ SIMSBURY ▪ SOMERS ▪ SOUTH WINDSOR
STAFFORD ▪ SUFFIELD ▪ WEST HARTFORD ▪ WETHERSFIELD ▪ TOLLAND ▪ VERNON ▪ WILLINGTON ▪ WINDSOR ▪ WINDSOR LOCKS

BOARD OF DIRECTORS

John M. Collins, *Chairman*; Jane Seymour, *Vice-Chairman*; Lin Marino, *Secretary/Treasurer*
David Askew, Daniel Camerota, Robert DePietro, Harold Eastwood, Michael Mocko, Robert R. Morra, Anthony Patelunas

January 13, 2025

Mr. Mathew Reed
Town Administrator
Town of Ellington
55 Main Street, PO Box 187
Ellington, CT 06029

Re: Municipal Funding request for Fiscal Year 2025-2026

Dear Mr. Reed,

In order to provide land use consulting assistance and other programs to municipal staff, commissions, and residents, the North Central Conservation District seeks annual funding support from each of the 30 towns served. The District has not requested an increase in funding for many years, and is again asking for level funding of \$2,014.00 from the Town of Ellington, with respect for the challenging municipal budgets during this difficult economic time. This request is submitted for inclusion in the budget. Payment is requested in July of 2025, at which time a reminder will be sent.

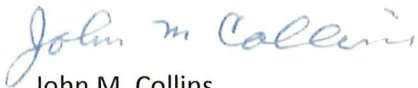
The North Central Conservation District (NCCD) of Connecticut is a 501(c)(3) nonprofit organization dedicated to assisting private landowners and municipalities with natural resource information and services. Services include:

- Comprehensive wetland, soil erosion and sediment control (E&S), and stormwater plan reviews;
- E&S and stormwater site inspection and compliance monitoring;
- Wetland boundary review;
- Workshops on natural resource topics;
- Assistance with soils information and native landscaping;
- Pond inspections and troubleshooting;
- Nutrient management and conservation based agricultural services;
- Wetland Agent services and consulting to municipal Commissions.

Funding from municipalities is vital to continue the present program levels. The North Central Conservation District appreciates your support and we look forward to working with your community in the next year.

Enclosed is a copy of our FY 2024 Annual Report, highlighting much of the work completed by NCCD throughout the year, including grant work. Please distribute to Land Use staff as appropriate. If you have any questions or suggestions regarding the North Central Conservation District programs, please call our office at (860) 875-3881.

Thanking you in advance,



John M. Collins

Chairman

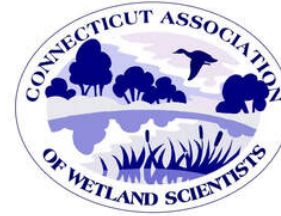
North Central Conservation District

Enc: Annual Report

CC: Land Use Official

Finance Director

The **CAWS Annual Meeting and Environmental Conference** will take place on Wednesday, **March 5, 2025** (8:00 a.m. to 4:30 p.m.). We welcome wetland and soil scientists, ecologists, designers, and other land use specialists, government officials, municipal commission members, and environmental advocates to join us.



Location:

Aqua Turf Club

556 Mulberry Street
Southington, CT 06479

Presentations will include:

- Funding Spotlight: Opportunities with the National Coastal Resilience Fund (NCRF) and Long Island Sound Futures Fund (LISFF)
- CT DEEP and CT DOT Program Updates
- U.S. Army Corps of Engineers Regulatory Primer
- Restoration of the Hammock River Wildlife Management Area
- Climate Impacts in Connecticut and Adaptation Solutions
- Connecticut In-Lieu-Fee Program
- The Ecological Consequences of Light Pollution
- 2024 CAWS Grant Recipient Reports

See the **agenda** and learn more on our **event page**.

PLUS an **exhibitor hall** featuring displays by product and service suppliers and conservation organizations (see our sponsors and other exhibitors at bottom). CEUs (TBA) and Certificates of Completion will be provided.

Registration (includes continental breakfast and lunch):

- **\$100 CAWS members**
- **\$130 Non-members**
- **\$60 students (with ID)**

Register online (you may also pay by check through the mail, but please use the online form to reserve your spot).

CT Association of Wetland Scientists

info@ctwetlands.org

www.ctwetlands.org