



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, MARCH 17, 2025, 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 (via Zoom), Vice Chairman Katherine Heminway, Regular members Ken Braga, Landon Barlow (via Zoom, left meeting at 7:44 pm), and Alternate Subhra Roy

ABSENT: Regular members Steve Hoffman, Hocine Baouche, and Jon Kaczmarek

STAFF

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

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

Chairman Jean Burns introduced Subhra Roy as a new member of the commission. Subhra mentioned serving on the Zoning Board of Appeals for the past 4 years and is looking forward to serving on the Inland Wetland Agency.

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

III. PUBLIC HEARINGS:

1. IW202502 – 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: 7:04 pm

Seated: Burns, Heminway, Braga, Barlow and Roy

Stephen Williams, 22 Rudnansky Lane, Tolland, CT, Mark Peterson, Gardner & Peterson Assoc, LLC, 178 Hartford Turnpike, Tolland, CT, George Logan, REMA Ecological Services, LLC, 43 Blue Ridge Drive, Vernon, CT, George and Michael Schober, Schober & Schober, PC, 139 Hazard Ave, Bldg. 2, Suite 7, Enfield, CT were present to represent the application.

Attorney George Schober submitted August 12, 2024, and September 23, 2024, Inland Wetland Agency meeting minutes, the Improvement Location Survey map last revision of 9-13-2024, and the denial letter dated October 1, 2024, for the record. Attorney Schober introduced Mark Peterson who will review the changes to the plan since the denial.

Mark Peterson explained the parcel is located on the corner of Wendell Road and Pine Street in a residential zone. Mark stated a topography and boundary survey has been completed, showing the wetlands delineations provided by George Logan, and existing drainage, which runs north to south on the parcel. Mark showed the proposed location of the house, the driveway, proposed well, sewer, and utilities on the map. The owner received well location approval from the North Central District Health Department (NCDHD) and will work with the Water Pollution Control Authority for the sewer installation. Mark showed the location of the proposed stockpile area, haybales, and silt fence, and the anti-tracking pad during the construction phase and noted the seeding schedule is on page 2 of the plan set. Mark stated there is zero disturbance to the wetlands, and 3,470 sf of disturbance is proposed within the 100' upland review area.

George Logan noted the field delineations were performed in 2024, and the wetland soil types are poorly drained. George showed the flagged wetland area and noted that functions and values are limited. George stated there is a 40-foot in length intermittent watercourse that crosses the southern corner of the site, originating at a culvert under Wendell Road and flowing to a culvert under Pine Street. George stated the silt fence and haybales are to be installed to protect the wetlands during construction for double protection. George stated the hydrology of the wetlands will be maintained and in his professional opinion the proposed activity does not have an adverse impact on the water quality.

Commissioner Braga asked about landscaping between the house and the flagged wetlands, Stephen Williams noted there will be grass seed planted within the area. Commissioner Heminway asked about applying wetlands seed, George Logan noted any exposed dirt would be grass seed. Commissioner Barlow asked if the any mitigation and removal of the Japanese Knotweed was part of this application and George responded that it was not.

David Fredericks, 13 Pine Street, asked if a basement would be part of the dwelling, stating there is ledge on the parcel. David explained there is ledge and blasting that has occurred within the neighborhood, and noted a gravity fed well upstream of the property. Mark Peterson noted there is a proposed well and the dwelling will have a crawl space rather than a basement with minimal excavation. Mark showed the proposed grading of the site. David asked again about the gravity fed well. George Logan stated if there is a gravity fed well upstream it would be offsite and would have no effect on 37 Wendell Road as the water will continue to flow as it does.

Maura Freckleton, 33 Pine Street, mentioned North Central District Health Department's plan approval for the well location approved on March 10, 2025. Maura's concern is the 75' radius from the proposed sewer to her well. Mark Peterson spoke with the North Central District Health Department (NCDHD) and verified the separation distances to the well are sufficient and noted the sewer pump will be in a sealed concrete pit. Chairman Burns stated that NCDHD approval has six conditions noted.

Dave Freckleton, 33 Pine Street asked about the well setback from the road. John Colonese explained that the NCDHD approval was present and questions regarding well setbacks should be directed to the health department. George Logan explained that the hydrology of the well is separate from the wetlands.

Maura Freckleton, 33 Pine Street, noted concerns regarding building setback requirements. John Colonese stated that should the wetlands permit be approved; the Zoning Board of Approvals will need to approve a variance for the proposed building setbacks that do not comply with regulations or prior variance.

Vice Chairman Heminway stated more support for approval of the application now that all activity on the site would be outside of the wetland delineations. John Colonese reviewed the possible conditions of approval with the agency and application. Vice Chairman Heminway requested that

the haybales be extended along the proposed silt fence between the well and the wetlands. Chairman Burns requested the NCDHD approval to be added to the conditions.

MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO MAKE DETERMINATION OF A NON-SIGNIFICANT ACTIVITY FOR IW202502.

Stephen Williams noted his parents purchased the parcel over 72 years ago and would like to do something with the property besides paying taxes.

MOVED (BRAGA) SECONDED (HEWINWAY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW202502 – 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.

MOVE (HEMINWAY) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR IW202502 – 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.

Conditions of approval:

1. Haybales shall be extended to the west behind the proposed silt fence line.
2. Proposed silt fence and haybales shall be staked by a licensed land surveyor prior to activity.
3. Erosion control measures shall be installed then inspected by the wetland agent prior to construction of the site and remain operational until the site is stabilized.
4. A split-rail fence shall be installed prior to the issuance of a Certificate of Occupancy along the proposed haybale line as shown on the plan submitted with the application described as Improvement Location Survey Permit Plan dated 02-23-1996 revised through 02-01-2025 by Gardner & Peterson Associates LLC. Ellington Inland Wetlands placards shall be securely attached to the fence posts in three locations evenly spaced and facing the house.
5. North Central District Health Department well location plan approval dated March 10, 2025.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. **MOVED (HEMINWAY) SECONDED (ROY) AND PASSED (BRAGA OPPOSED) TO ADD TO THE AGENDA A REQUEST FOR A MODIFICATION TO PERMIT IW202419** – Abdulsalam Alsaleh and Zak Smith, owner/ Calito Development Group, LLC, 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 property to be subdivided on the west side of West Road across the street from 175 West Road. Property identified as Assessor Parcel Number 046-003-0002.

Jim Cassidy, PE, Hallisey, Pearson & Cassidy Engineering Associates, Inc., 630 Main Street, Cromwell, CT stated the Inland Wetland Agency granted a Wetlands permit on November 18, 2024. Since the approval, Jim has been working with the Connecticut Department of Transportation (CT DOT) for the last few months to obtain approval for the proposed site improvements. The CT DOT has concerns pertaining to the proposed detention basin along West Road and requested a revised plan to review. Jim shared the revised site plan, and the changes made to accommodate the CT DOT concerns. After a brief roundtable discussion, the Agency advised Jim Cassidy to attend the next meeting under New Business agenda item.

MOVED (HEMINWAY) SECONDED (ROY) AND PASSED UNANIMOUSLY TO ADD UNDER NEW BUSINESS FOR MONDAY, APRIL 21, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING A REQUEST FOR A MODIFICATION TO PERMIT IW202419 – Abdulsalam Alsaleh and Zak Smith, owner/ Calito Development Group, LLC, 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 property to be subdivided on the west side of West Road across the street from 175 West Road. Property identified as Assessor Parcel Number 046-003-0002.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of February 10, 2025, Regular Meeting Minutes.

MOVED (BRAGA) SECONDED (HEMINWAY) (ROY - ABSTAINED) AND PASSED TO APPROVE FEBRUARY 10, 2025, REGULAR MEETING MINUTES AS WRITTEN.

2. Election of Officers

BY CONSENSUS, THE AGENCY TABLED ELECTION OF OFFICERS TO THE NEXT INLAND WETLAND AGENCY MEETING TO BE HELD ON MONDAY, APRIL 21, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING.

3. Correspondence/Discussion:

- a. CT DEEP Municipal Inland Wetlands Agency Comprehensive Training Program.
- b. North Central Conservation District Spring 2025 Plant & Seedling Sale.
- c. Notice of Ellington Public Budget Presentations - Community Voice Channel on March 20, 2025, Senior Center and Virtual Zoom Meeting on May 1, 2025, and Hall Memorial Library and Virtual Zoom Meeting on May 3, 2025.

VII. ADJOURNMENT:

MOVED (BRAGA) SECONDED (HEMINWAY) TO ADJOURN THE MARCH 17, 2025, REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 8:03 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk