



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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INLAND WETLANDS AGENCY REGULAR MEETING MINUTES MONDAY, APRIL 21, 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, Vice Chairman Katherine Heminway, Regular members Landon Barlow (arrived 7:07pm), Jon Kaczmarek (via Zoom) and Alternate Subhra Roy

ABSENT: Regular members Ken Braga, Steve Hoffman, and Houcine 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 7:02 pm.

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

III. PUBLIC HEARINGS: **None**

IV. OLD BUSINESS: **None**

V. NEW BUSINESS:

1. IW202419 – Abdulsalam Alsaleh and Zak Smith, owner/ Calito Development Group, LLC, applicant, request for modification to 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.

Justin Packard, Hallisey, Pearson & Cassidy Engineering Associates, Inc., 630 Main Street, Cromwell, CT, was present to represent the application. Justin stated the site is 20.98 acres and is currently used for agricultural purposes. Justin showed the wetland areas and explained the stormwater runoff from the plaza on the other side of West Road runs through a culvert under Route 83 then travels through the middle of the parcel which is a manmade drainage swale but regulated as a narrow wetland and intermittent watercourse. Justin showed where the proposed driveway crossing would be located for the retail building.

Justin Packard stated the applicant is seeking a modification to the previously approved wetlands permit to address comments from the State of Connecticut Department of Transportation that resulted from their review of the site plan for an encroachment permit. The applicant obtained a wetland permit as the proposed driveway crosses an existing drainage ditch to conform to the

Zoning Regulations Access Management Plan for Route 83. To cross the drainage ditch, two 36" RCP culverts were proposed to be installed that would drain a newly created wetlands mitigation area on the upstream side of the culverts, just to the west of West Road (CT Route 83). These activities (site grading, construction of the proposed parking lot/drive aisles, and construction of the stormwater basin/stormwater swale) would result in impacts to the upland review area and wetlands. However, the CT Department of Transportation objected to the location of the wetland mitigation area and requests that the applicant extend the two existing drainage pipes so that they include the drainage ditch next to West Road and the new driveway. The extended culvert would drain into a rip rap scour hole, allowing the water to pool in the vicinity of a wetland mitigation area proposed to be created on the downstream side within the upland review area, southwest of the proposed building. The increased activity within the upland review area is due to the relocation of the mitigation area, as well as its construction. The existing drainage ditch along the westerly edge of West Road would be filled in to match the grade of the proposed driveway.

Justin Packard noted the proposed changes will result in the upland review area increase from 34,303 sq. ft. to 40,891 sq. ft. (an increase of 6,588 sq. ft.). These changes will result in the permanent upland review area activity would be 13,913 sq. ft. This includes the proposed impervious area of the parking lot and drive aisles. The remaining area of 26,978 sq. ft. would be temporarily impacted as it will be lawn space or wetlands mitigation area post construction.

John Colonese read the email from Dana Steele, Town Engineer, received on Monday, April 21, 2025, as follows, "I've reviewed the revised plans dated 3/16/25 and recommend the following conditions of approval:

1. Prior to construction of the stormwater basin and swale, the engineer shall verify the soil conditions to confirm infiltration classification and proper separation from seasonal high water table.
2. Provide erosion control blankets on the 2:1 slopes above the stormwater basin.
3. Provide a pathway for maintenance equipment to access the stormwater basin, forebay and outlet structure.

I believe item 3 can be accomplished with minor regrading without further encroachment into regulated areas." No one from the public spoke regarding the application.

MOVE (HEMINWAY) SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS IW202419 – Abdulsalam Alsaleh and Zak Smith, owner/ Calito Development Group, LLC, applicant, request for modification to 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.

Condition(s) of approval:

- 1) Conditions of November 18, 2024, permit approval shall remain.
 - 2) Shall comply with Town Engineer's comments dated April 21, 2025.
2. Request for positive referral to the Planning & Zoning Commission on a resubdivision to create one new 2.37+/- acre lot (S202502) pursuant to Conn. Gen. Stat. 8-26(e) at 20 Punkin Drive, APN 120-026-0004.

John Colonese noted the proposed activity is outside of the 100-foot wetland upland review area on the parcel.

MOVED (HEMINWAY) SECONDED (ROY) AND PASSED UNANIMOUSLY TO MAKE A POSITIVE REFERRAL to the Planning & Zoning Commission on a resubdivision to create one

new 2.37+/- acre lot (S202502) pursuant to Conn. Gen. Stat. 8-26(e) at 20 Punkin Drive, APN 120-026-0004.

3. IW202503 – Town of Ellington, owner/applicant, notification of permitted and nonregulated uses to repair the parking area and the road accessing the State Forest at 79 Kibbe Road, APN 142-002-0000.

Tom Modzelewski, Director of Ellington Public Works, was present to represent the project. Tom explained the Town of Ellington recently purchased 79 Kibbe Road and would like to improve the accessibility and condition of the abandoned state forest road at the north end of Kibbe Road. The improvements would allow individuals to walk through the property and continue to the State Forest. Tom stated the prior owner hired a company to harvest the property for quality logs and in doing so the contractor left logs within the abandoned roadway. After years of no maintenance, the old roadbed washed out and became rutted. Tom noted the goal is to establish a safe passable roadway within the area of the previous road. The Public Works Department plans on installing a gravel parking area to safely park and enjoy the area.

Commissioner Barlow requested that roadway material to be used within 30 feet of the stream be clean material. After a brief discussion, it was determined that if any culvert repairs need to be completed, the Public Works Department can coordinate review with the Wetlands Agent.

MOVED (HEMINWAY) SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO ACCEPT IW202503 – Town of Ellington, owner/applicant, notification of permitted and nonregulated uses to repair the parking area and the road accessing the State Forest at 79 Kibbe Road, APN 142-002-0000.

Condition(s) of acceptance:

1. Shall attempt to use virgin material when repairing the road and creating the parking area and always use virgin material within 30 feet of the brook/watercourse.
 2. Shall use erosion and sediment control measures such as rip rap stone, grading and seeding when repairing the road to minimize future roadway erosion.
 3. Shall contact the Wetlands Agent to review culvert replacements as needed.
4. Request to delegate authority to the Wetlands Agent – Permit to conduct regulated activity for excavation and grading associated with an earth excavation operation at 90 Sadds Mill Road, APN 079-002-0000.

John Colonese explained this is an existing earth excavation operation that received wetlands permit approval in 2015 for grading and drainage improvements within the upland review area. The permit was extended in 2020 to 2025. The drainage improvements associated with the operation have been installed and stabilized however there is an existing soil pile approximately 75 feet from the wetlands as shown on the 'Asbuilt Survey'. The Town Engineer recently inspected the operation and found the progress consistent with the as-built update.

MOVED (HEMINWAY) SECONDED (ROY) AND PASSED UNANIMOUSLY TO DELEGATE AUTHORITY TO THE WETLANDS AGENT – Request for permit to conduct regulated activity for excavation and grading associated with an earth excavation operation at 90 Sadds Mill Road, APN 079-002-0000.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of March 17, 2024, Regular Meeting Minutes.

MOVED (HEMINWAY) SECONDED (ROY) AND PASSED UNANIMOUSLY TO APPROVE MARCH 17, 2025, REGULAR MEETING MINUTES AS WRITTEN.

2. Election of Officers

a. Chairman Position

MOVED (HEMINWAY) TO NOMINATE COMMISSIONER (BURNS) FOR CHAIRMAN OF THE INLAND WETLAND AGENCY FOR THE YEAR OF 2025.

COMMISSIONER (BURNS) ACCEPTED THE NOMINATION. HEARING NO FURTHER NOMINATIONS, NOMINATIONS WERE CLOSED.

MOVED (HEMINWAY) SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (BURNS) FOR CHAIRMAN OF THE INLAND WETLAND AGENCY FOR THE YEAR OF 2025.

b. Vice-Chairman Position

MOVED (BARLOW) TO NOMINATE COMMISSIONER (HEMINWAY) FOR VICE-CHAIRMAN OF THE INLAND WETLAND AGENCY FOR THE YEAR OF 2025.

COMMISSIONER (HEMINWAY) ACCEPTED THE NOMINATIONS, HEARING NO FURTHER NOMINATIONS, NOMINATIONS WERE CLOSED.

MOVED (BARLOW) SECONDED (ROY) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (HEMINWAY) FOR VICE-CHAIRMAN OF THE INLAND WETLAND AGENCY FOR THE YEAR OF 2025.

3. Correspondence/Discussion:

VII. ADJOURNMENT:

MOVED (HEMINWAY) SECONDED (ROY) AND PASSED UNANIMOUSLY TO ADJOURN THE APRIL 21, 2025, REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:43 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk