



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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INLAND WETLANDS AGENCY REGULAR MEETING MINUTES MONDAY, JUNE 16, 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 and Jon Kaczmarek

ABSENT: Regular members Ken Braga, Steve Hoffman, Houcine Baouche and Alternate Subhra Roy

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 7:04 pm.

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

BY CONSENSUS, THE AGENCY WENT OUT OF THE AGENDA ORDER TO REVIEW ITEM 2 OF NEW BUSINESS.

2. IW202507 – Aborn Land LLC, owner/ Roaring Brook Farm LLC, applicant, request to accept notification for uses permitted as of right to dredge and maintain a farm drainage ditch at 18 Meadow Brook Road, APN 091-001-0000.

Sharon Aborn, 18 Meadow Brook Road, was present to represent the application. Sharon stated a lot of work is being done on the farm. Sharon said the application was submitted to request acceptance as of right to clean out an existing drainage ditch that over the years has gotten clogged with debris. Currently the area is cow pasture and once the barn is constructed the cows will be moved into the barn and the area will be used for hay.

MOVE (HEMINWAY) SECONDED (KACZMAREK) AND PASSED UNANIMOUSLY TO ACCEPT IW202507 – Aborn Land LLC, owner/ Roaring Brook Farm LLC, applicant, request to accept notification for uses permitted as of right to dredge and maintain a farm drainage ditch at 18 Meadow Brook Road, APN 091-001-0000.

BY CONSENSUS, THE AGENCY RETURNED TO THE POSTED AGENDA ORDER.

III. PUBLIC HEARINGS:

1. IW202504 – Barbara Costa, owner/ Andrew LaRoche, applicant, request for a permit to conduct regulated activity to construct a single-family home and associated improvements at 5 Elm Street, APN 168-078-0000.

Time: 7:06 pm

Seated: Burns, Heminway, Barlow, and Kaczmarek

Andrew LaRoche, 41 Converse Street, Stafford Springs, CT, Mark Peterson, Gardner & Peterson Associates, Inc., 178 Hartford Turnpike, Tolland, CT and Rick Zulick, Certified Forester – Soil Scientist, 400 Nott Highway, Ashford, CT were present to represent the application.

Mark Peterson described the location of the property, and the parcel was originally depicted as five separate lots on a 1920's map. The lots have been combined and additional land to the south was acquired by the owner in 1997. The parcel size is 18,715 sf. Mark showed the location of the wetland boundaries on the map, which were depicted by Rick Zulick. The parcel is wooded, the topography drains generally north to south, and the sanitary sewer is in Elm Street.

Mark stated the application is for a single-family home facing Elm Street, zoned residential with other residential uses across the street. The dwelling will be serviced by a proposed well and connected to the sanitary sewer system. The proposed house will have an attached garage. Mark noted all site work will be outside the inland wetlands and there is 8,120 sf of proposed site disturbance within the 100' upland review area. Mark said the plan shows the proposed erosion and sediment control measures to include silt fence backed with haybales. The stockpile area will be in the front portion of the property. Comments were received from the Ellington Water Pollution Control Authority which will be addressed, and the North Central District Health Department provided a well location approval. If approvals are granted, construction will begin this summer.

Rick Zulick stated the wetlands are located between Elm Street and Route 30. Rick noted the area is quite disturbed because of construction from the creation of the town and state roadways. The proposed activity will not have a negative impact on the wetlands. Rick reviewed the wetland functions and values from the report dated June 8, 2025, noting the ground water recharge and discharge, flood flow alteration, sediment/toxicant retention, and nutrient removal.

Chairman Burns asked about the running water at the end of the cul-de-sac, Rick Zulick explained the running water appears to off the property. Rick Zulick flagged the wetlands a little beyond the property lines. Chairman Burns asked about the amount of fill to be brought onto the site. Mark Peterson stated there will be a little excavation to dig the foundation of the dwelling and there will be a little fill in the front and around the house. Commissioner Barlow asked for clean fill to be brought onto the site, Mark Peterson agreed it will be clean fill.

John Colonese reviewed the possible conditions with the agency and the applicant. John noted there are two W7 flags on the plan and asked for one W7 to be changed. Andrew LaRoche asked for clarification on the split-rail fencing requirement. John explained having the fence with placards will help the homeowners identify the wetland areas.

MOVED (HEMINWAY) SECONDED (KACZMAREK) AND PASSED UNANIMOUSLY TO MAKE DETERMINATION OF A NON-SIGNIFICANT ACTIVITY FOR IW202504.

MOVED (KACZMAREK) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW202504 – Barbara Costa, owner/ Andrew LaRoche, applicant, request for a permit to conduct regulated activity to construct a single-family home and associated improvements at 5 Elm Street, APN 168-078-0000.

MOVED (HEMINWAY) SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR IW202504 – Barbara Costa, owner/ Andrew LaRoche, applicant, request for a permit to conduct regulated activity to construct a single-family home and associated improvements at 5 Elm Street, APN 168-078-0000.

Conditions:

1. Proposed silt fence and haybales shall be staked by a licensed land surveyor prior to activity.
 2. 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.
 3. Two split-rail fences shall be installed prior to the issuance of a Certificate of Occupancy along the proposed haybale line, one from Wetlands Flags 6 to 7 and the other from Wetlands Flags 13 to 14 with an Ellington Inland Wetlands placard attached to each fence facing the house.
2. IW202406 – Village Properties Associates LLC & Daniel Boone, owners/ Village Properties Associates LLC, applicant, request for a permit to conduct regulated activity for the construction of a gravel yard for outside storage of prefabricated buildings and building materials, a water quality basin, and associated improvements at 79 Windermere Avenue, APN 018-004-0001 & 14 Village Street, APN 017-012-0000.

Time: 7:24 pm

Seated: Burns, Heminway, Barlow, and Kaczmarek

Everett Skinner, Village Properties Associates, LLC, 9 Village Street, David Ziaks, FA Hesketh & Associates, 3 Creamery Brook, East Granby, CT and George Logan, REMA Ecological Services, LLC, 43 Blue Ridge Drive, Vernon, CT were present to represent the application.

David Ziaks stated the location of the project is on the corner of Windermere Avenue and Village Street. The owners of 79 Windermere Avenue are in the process of obtaining 14 Village Street. Once the parcels are merged, the total acreage will be 9.62 located in an Industrial Park zone. David noted the current drainage runs to the south then to the east and under Windermere Avenue to the river. David stated the existing house and outbuilding on 14 Village Street will be removed with some clearing of the woodland. Forty-two parking spaces will be provided. David showed the wetland boundary on the property and noted a complete stormwater report was submitted with the application. There are two large water quality basins that will be created and will tie into the culvert. David noted that a building will be constructed serviced by public water and sewer, and the storage yard will be processed stone. David reviewed the upland review area impacts and discussed the landscaping.

George Logan reviewed the soils discovered on the site included in a report dated January 3, 2025, and noted there are no vernal pools. George provided six photos of the wetlands area. George reviewed the drainage plan and landscaping plan showing the proposed plantings. John Colonese reviewed the possible conditions with the commission, David Ziaks and Everett Skinner agreed with the conditions of approval.

MOVED (BARLOW) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO MAKE DETERMINATION OF A NON-SIGNIFICANT ACTIVITY FOR IW202406.

MOVED (KACZMAREK) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW202406 – Village Properties Associates LLC & Daniel Boone, owners/ Village Properties Associates LLC, applicant, request for a permit to conduct regulated activity for the construction of a gravel yard for outside storage of prefabricated buildings and building materials, a water quality basin, and associated improvements at 79 Windermere Avenue, APN 018-004-0001 & 14 Village Street, APN 017-012-0000.

MOVE (HEMINWAY) SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR IW202406 – Village Properties Associates LLC & Daniel Boone, owners/ Village Properties Associates LLC, applicant, request for a permit to conduct regulated activity for the construction of a gravel yard for outside storage of prefabricated buildings and building materials, a water quality basin, and associated improvements at 79 Windermere Avenue, APN 018-004-0001 & 14 Village Street, APN 017-012-0000.

Conditions:

1. Shall comply with comment #2 in the Town Engineer email dated June 15, 2025.
2. 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.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. IW202505 – Connecticut Water Company, owner/applicant, request to accept notification for uses permitted as of right to demolish and construct a new water treatment facility and associated improvements at 15 Egypt Road, APN 161-069-0000.

Justin Parlapiano, Connecticut Water Company, 93 West Main Street, Clinton, CT and Joseph Perugini, Weston & Sampson Engineering, Inc., 712 Brook Street, Suite 103, Rocky Hill, CT were present to represent the application.

Justin Parlapiano stated there is an existing water treatment facility on site, which has not been active for 5-7 years and they are looking to re-activate the treatment facility.

Joseph Perugini said the existing building will be demolished to build a new 4,200 sf structure. The site is 16.7 acres and located in a Rural Agricultural Residencial (RAR) zone. Joseph showed the location of the wetlands provided by Scott Stevens of Soil Science and Environmental Services, Inc. and added that 19,320 sf of upland review area will be disturbed. Joseph reviewed the plan noting the crushed stone surrounding the building with fencing, the proposed propane tank locations, and the gravel extending to the wells. Joseph discussed the drainage and existing detention area and said there will be no increase in runoff after development.

Joseph Perugini stated the driveway will be widened and curbing will be added to reduce runoff from the driveway onto the abutting property. The runoff from the driveway will be directed to a riprap apron and sediment forebay. Commissioner Barlow asked about the wells and utilities, Joseph noted the proposed utilities will be located underground including the electrical for the wells. Commissioner Barlow inquired about chemical deliveries to the site and how they are stored. Justin Parlapiano stated there will be 4 to 5 deliveries per year and chemicals are stored in separate rooms within the building and the rooms are sized and constructed to contain a spill.

Chairman Burns noted the removal of the diesel generator. John Colonese added the Town Engineer did not have any comments relating to wetlands, and the request is to determine if the use is permitted as of right.

MOVE (BARLOW) SECONDED (KACZMAREK) AND PASSED UNANIMOUSLY TO ACCEPT IW202505 – Connecticut Water Company, owner/applicant, request to accept notification for uses permitted as of right to demolish and construct a new water treatment facility and associated improvements at 15 Egypt Road, APN 161-069-0000.

3. Request to delegate authority to the Wetlands Agent – Permit application to conduct regulated activity for the construction of a single-family home and associated improvements at 70 South Road, APN 128-026-0000.

John Colonese explained the proposed house development is approximately 90 feet from the wetlands on the parcel behind 70 South Road as shown on the town GIS mapping, and 80 feet from the wetlands across the street on the school property.

MOVE (BURNS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO DELEGATE AUTHORITY TO THE WETLANDS AGENT – Request for permit to conduct regulated activity for the construction of a single-family home and associated improvements at 70 South Road, APN 128-026-0000.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of April 21, 2025, Regular Meeting Minutes.

MOVED (HEMINWAY) SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO APPROVE APRIL 21, 2025, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

- a. Request for committee volunteers to create a Watershed Based Plan for the Scantic River.

John Colonese noted the Connecticut River Conservancy partnering with the Scantic River Watershed Association, Save the Sound, and the University of Saint Joseph are looking for volunteers to serve on the steering committee to create a Watershed Based Plan for the Scantic River.

VII. ADJOURNMENT:

MOVED (HEMINWAY) SECONDED (KACZMAREK) AND PASSED UNANIMOUSLY TO ADJOURN THE JUNE 16, 2025, REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 8:12 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk