



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, JULY 21, 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. Request for positive referral to the Planning & Zoning Commission on a re-subdivision of 3.78 acres to create two building lots (one existing) pursuant to Conn. Gen. Stat. 8-26(e) at 14 Cherrywood Drive, APN 121-003-0002, and an adjacent parcel APN 140-014-0001.
2. IW202508 – Oakridge Dairy LLC, owner/applicant, request to accept notification for uses permitted as of right to construct an extension to the existing calf barn and expand the existing calf hutch area at 8 Hoffman Road, APN 103-014-0000.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of June 16, 2025, Regular Meeting Minutes.
2. Correspondence/Discussion:
 - a. Scantic River Watershed Community Event – August 6th 6:00-8:00pm at Somers Public Library.

VII. ADJOURNMENT:

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/82444026802>

Meeting ID: 824 4402 6802

Passcode: 654117

Join Zoom Meeting by phone:

+1 646 558 8656 US (New York)

Meeting ID: 824 4402 6802

Passcode: 654117

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

June 5, 2025

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

Re: Resubdivision of Lot 3 Luginbuhl Subdivision
14 Cherrywood Drive

Dear Mrs. Burns and Agency Members,

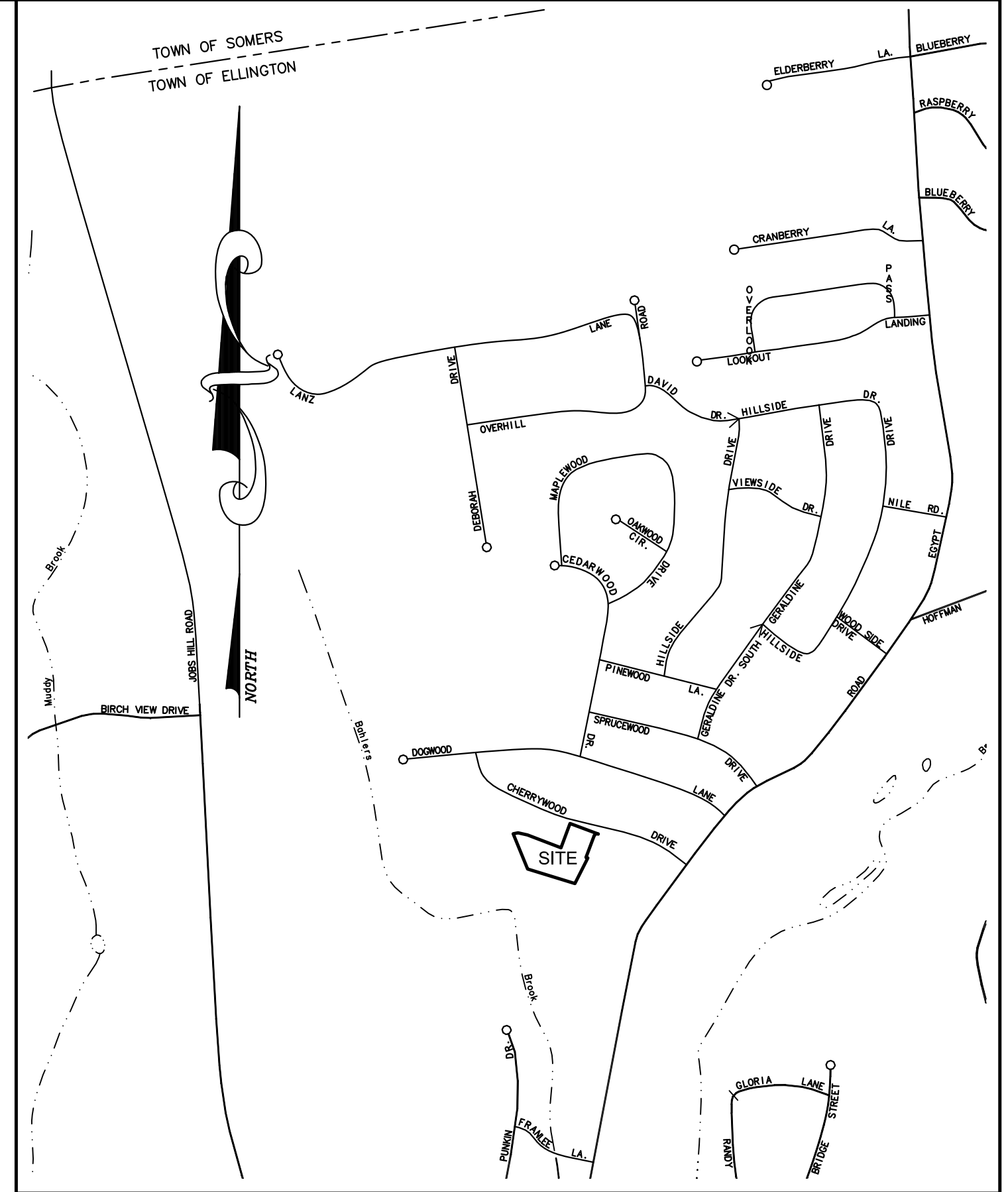
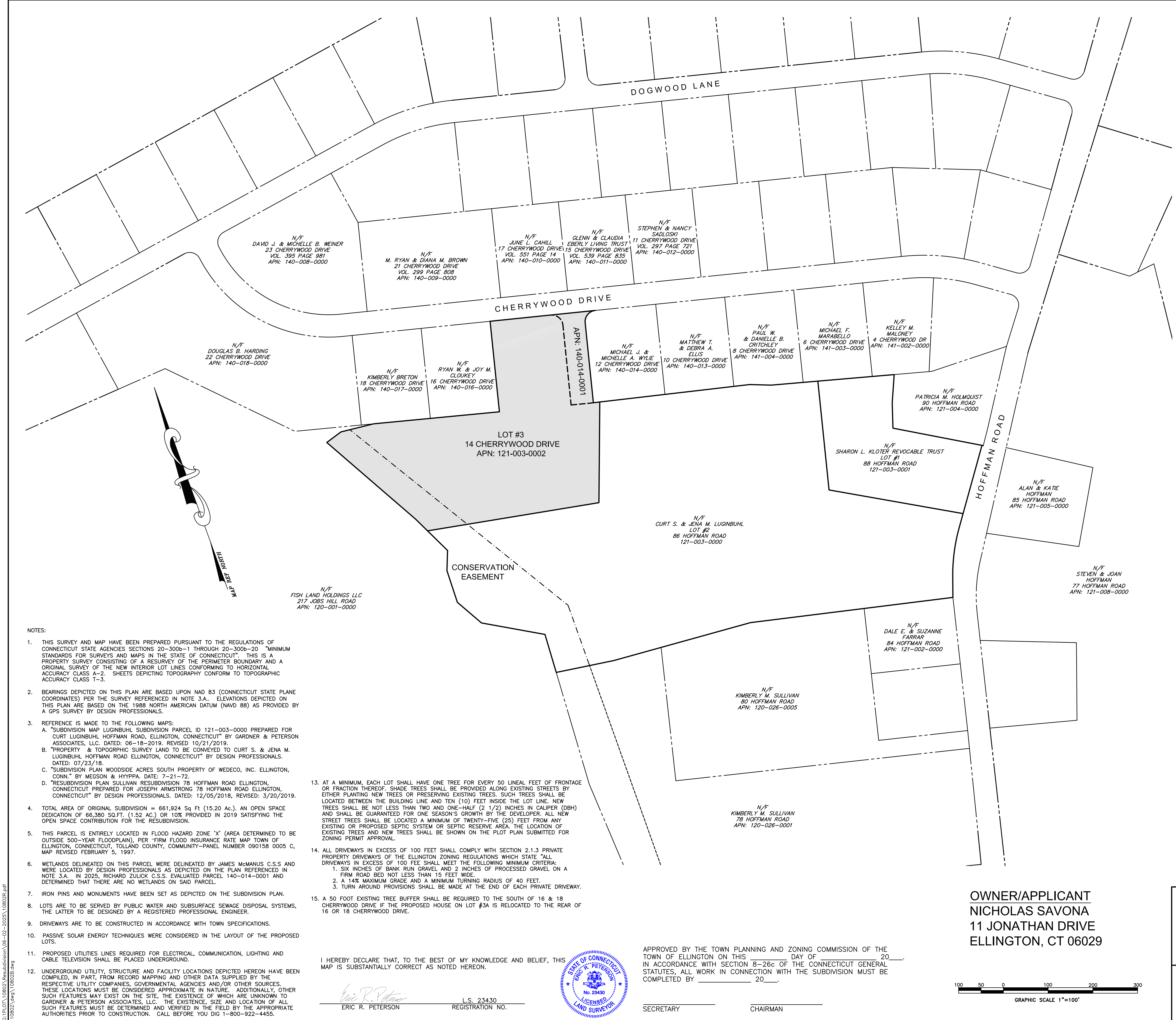
We have submitted a Subdivision Application to the Ellington Planning & Zoning Commission to create two building lots from the subject parcel. This parcel contains a wetland on the far west side of the property, but we are not proposing any disturbances within the wetlands or the upland review area.

At the behest of the property owner, Nicolas Savona, I hereby request a positive referral from the Inland Wetland Agency to the Planning & Zoning Commission as required by C.G.S. 8-26 for the subject application.

Yours truly,



Eric R. Peterson, P.E., L.S.



KEY MAP - SCALE: 1" = 1,000'

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
MAX. LOT COVERAGE	25%

DENSITY CALCULATION:

AREA OF ORIGINAL SUBDIVISION:	15.2 Acres
SLOPES > 25%:	None
WETLANDS:	0.32 Acres
100-YR FLOODPLAIN:	None

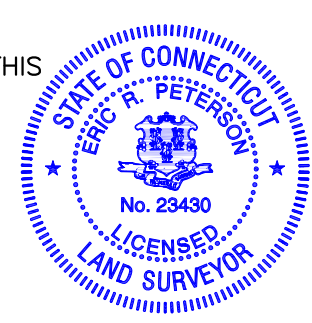
Developable Land = 14.88 Acres
Lot Yield = 14.88 x 0.5(RAR) = 7 Lots

- 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 CONSISTING OF A RESURVEY OF THE PERIMETER BOUNDARY AND A ORIGINAL SURVEY OF THE NEW INTERIOR LOT LINES CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. SHEETS DEPICTING TOPOGRAPHY CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-3.
 - BEARINGS DEPICTED ON THIS PLAN ARE BASED UPON NAD 83 (CONNECTICUT STATE PLANE COORDINATES) PER THE SURVEY REFERENCED IN NOTE 3.A. ELEVATIONS DEPICTED ON THIS PLAN ARE BASED ON THE 1988 NORTH AMERICAN DATUM (NAVD 88) AS PROVIDED BY A GPS SURVEY BY DESIGN PROFESSIONALS.
 - REFERENCE IS MADE TO THE FOLLOWING MAPS:
A. "SUBDIVISION MAP LUGINBUHL SUBDIVISION PARCEL ID 121-003-0000 PREPARED FOR CURT LUGINBUHL, HOFFMAN ROAD, ELLINGTON, CONNECTICUT" BY GARDNER & PETERSON ASSOCIATES, LLC, DATED: 06-18-2019, REVISED 10/21/2019.
B. "PROPERTY & TOPOGRAPHIC SURVEY LAND TO BE CONVEYED TO CURT S. & JENA M. LUGINBUHL, HOFFMAN ROAD ELLINGTON, CONNECTICUT" BY DESIGN PROFESSIONALS, DATED: 07/23/18.
C. "SUBDIVISION PLAN WOODSIDE ACRES SOUTH PROPERTY OF WEDECO, INC. ELLINGTON, CONN." BY MEGSON & HYPPA, DATE: 7-21-72.
D. "RESUBDIVISION PLAN SULLIVAN RESUBDIVISION 78 HOFFMAN ROAD ELLINGTON, CONNECTICUT PREPARED FOR JOSEPH ARMSTRONG 78 HOFFMAN ROAD ELLINGTON, CONNECTICUT" BY DESIGN PROFESSIONALS, DATED: 12/05/2018, REVISED: 3/20/2019.
 - TOTAL AREA OF ORIGINAL SUBDIVISION = 661,924 Sq Ft (15.20 Ac.). AN OPEN SPACE DEDICATION OF 66,380 SQ.FT. (1.52 AC.) OR 10% PROVIDED IN 2019 SATISFYING THE OPEN SPACE CONTRIBUTION FOR THE RESUBDIVISION.
 - THIS PARCEL IS ENTIRELY LOCATED IN FLOOD HAZARD ZONE 'X' (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), PER "FIRM FLOOD INSURANCE RATE MAP TOWN OF ELLINGTON, CONNECTICUT, TOLLAND COUNTY, COMMUNITY-PANEL NUMBER 090158 0005 C, MAP REVISED FEBRUARY 5, 1997.
 - WETLANDS DELINEATED ON THIS PARCEL WERE DELINEATED BY JAMES McMANUS C.S.S. AND WERE LOCATED BY DESIGN PROFESSIONALS AS DEPICTED ON THE PLAN REFERENCED IN NOTE 3.A. IN 2025, RICHARD ZULICK C.S.S. EVALUATED PARCEL 140-014-0001 AND DETERMINED THAT THERE ARE NO WETLANDS ON SAID PARCEL.
 - IRON PINS AND MONUMENTS HAVE BEEN SET AS DEPICTED ON THE SUBDIVISION PLAN.
 - LOTS ARE TO BE SERVED BY PUBLIC WATER 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.
 - PASSIVE SOLAR ENERGY TECHNIQUES WERE CONSIDERED IN THE LAYOUT OF THE PROPOSED LOTS.
 - PROPOSED UTILITIES LINES REQUIRED FOR ELECTRICAL, COMMUNICATION, LIGHTING AND CABLE TELEVISION SHALL BE PLACED UNDERGROUND.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING 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.

- AT A MINIMUM, EACH LOT SHALL HAVE ONE TREE FOR EVERY 50 LINEAL FEET OF FRONTAGE OR FRACTION THEREOF. SHADE TREES SHALL BE PROVIDED ALONG EXISTING STREETS BY EITHER PLANTING NEW TREES OR PRESERVING EXISTING TREES. SUCH TREES SHALL BE LOCATED BETWEEN THE BUILDING LINE AND TEN (10) FEET INSIDE THE LOT LINE. NEW TREES SHALL BE NOT LESS THAN TWO AND ONE-HALF (2 1/2) INCHES IN CALIPER (DBH) AND SHALL BE GUARANTEED FOR ONE SEASON'S GROWTH BY THE DEVELOPER. ALL NEW STREET TREES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE (25) FEET FROM ANY EXISTING OR PROPOSED SEPTIC SYSTEM OR SEPTIC RESERVE AREA. THE LOCATION OF EXISTING TREES AND NEW TREES SHALL BE SHOWN ON THE PLOT PLAN SUBMITTED FOR ZONING PERMIT APPROVAL.
- ALL DRIVEWAYS IN EXCESS OF 100 FEET SHALL COMPLY WITH SECTION 2.1.3 PRIVATE PROPERTY DRIVEWAYS OF THE ELLINGTON ZONING REGULATIONS WHICH STATE "ALL DRIVEWAYS IN EXCESS OF 100 FEET SHALL MEET THE FOLLOWING MINIMUM CRITERIA:
1. SIX INCHES OF BANK RUN GRAVEL AND 2 INCHES OF PROCESSED GRAVEL ON A FIRM ROAD BED NOT LESS THAN 15 FEET WIDE.
2. A 14% MAXIMUM GRADE AND A MINIMUM TURNING RADIUS OF 40 FEET.
3. TURN AROUND PROVISIONS SHALL BE MADE AT THE END OF EACH PRIVATE DRIVEWAY.
- A 50 FOOT EXISTING TREE BUFFER SHALL BE REQUIRED TO THE SOUTH OF 16 & 18 CHERRYWOOD DRIVE IF THE PROPOSED HOUSE ON LOT #3A IS RELOCATED TO THE REAR OF 16 OR 18 CHERRYWOOD DRIVE.

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.

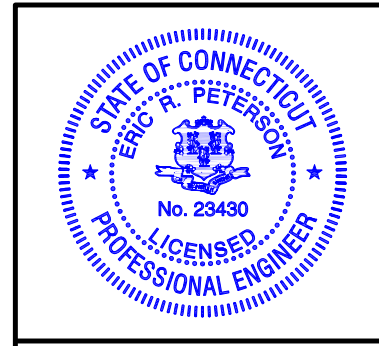
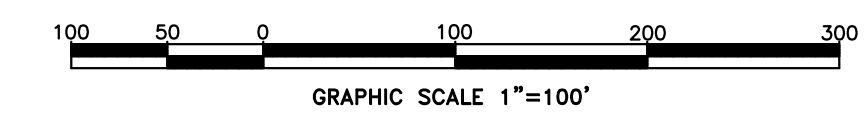


APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION OF THE TOWN OF ELLINGTON ON THIS 20 DAY OF 20 IN ACCORDANCE WITH SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, ALL WORK IN CONNECTION WITH THE SUBDIVISION MUST BE COMPLETED BY 20.

SECRETARY

CHAIRMAN

OWNER/APPLICANT
NICHOLAS SAVONA
11 JONATHAN DRIVE
ELLINGTON, CT 06029



REVISIONS

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1" = 100'	06-02-2025	1 of 3	10802R

RESUBDIVISION OF LOT #3
LUGINBUHL SUBDIVISION
PARCEL ID 121-003-0002
PREPARED FOR NICHOLAS SAVONA
14 CHERRYWOOD DRIVE
ELLINGTON, CONNECTICUT
GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS

LAND SURVEYORS



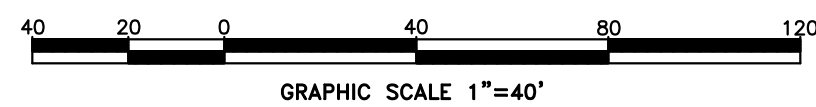
LEGEND	
	PROPERTY BOUNDARY
	IRON PIN/PIPE FOUND
	IRON PIN TO BE SET
	MONUMENT/MERESTONE FOUND
	STONEWALL
	INLAND WETLAND BOUNDARY


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 _____

SEE SHEET 1 FOR NOTES AND CERTIFICATION
I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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



	RESUBDIVISION OF LOT #3 LUGINBUHL SUBDIVISION PARCEL ID 121-003-0002 PREPARED FOR NICHOLAS SAVONA 14 CHERRYWOOD DRIVE ELLINGTON, CONNECTICUT				
	GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT				
REVISIONS					
PROFESSIONAL ENGINEERS LAND SURVEYORS					
BY	SCALE	DATE	SHEET NO.	MAP NO.	
E.R.P.	1" = 40'	06-02-2025	2 of 3	10802R	



- SITE DEVELOPMENT NOTES:
1. AT A MINIMUM, EACH LOT SHALL HAVE ONE TREE FOR EVERY 50 LINEAL FEET OF FRONTAGE OR FRACTION THEREOF. SHADE TREES SHALL BE PROVIDED ALONG EXISTING STREETS BY EITHER PLANTING NEW TREES OR PRESERVING EXISTING TREES. SUCH TREES SHALL BE LOCATED BETWEEN THE BUILDING LINE AND TEN (10) FEET INSIDE THE LOT LINE. NEW TREES SHALL BE NOT LESS THAN TWO AND ONE-HALF (2 1/2) INCHES IN CALIPER (DBH) AND SHALL BE GUARANTEED FOR ONE SEASON'S GROWTH BY THE DEVELOPER. ALL NEW STREET TREES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE (25) FEET FROM ANY EXISTING OR PROPOSED SEPTIC SYSTEM OR SEPTIC RESERVE AREA. THE LOCATION OF EXISTING TREES AND NEW TREES SHALL BE SHOWN ON THE PLOT PLAN SUBMITTED FOR ZONING PERMIT APPROVAL.
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3. TURN AROUND PROVISIONS SHALL BE MADE AT THE END OF EACH PRIVATE DRIVEWAY.

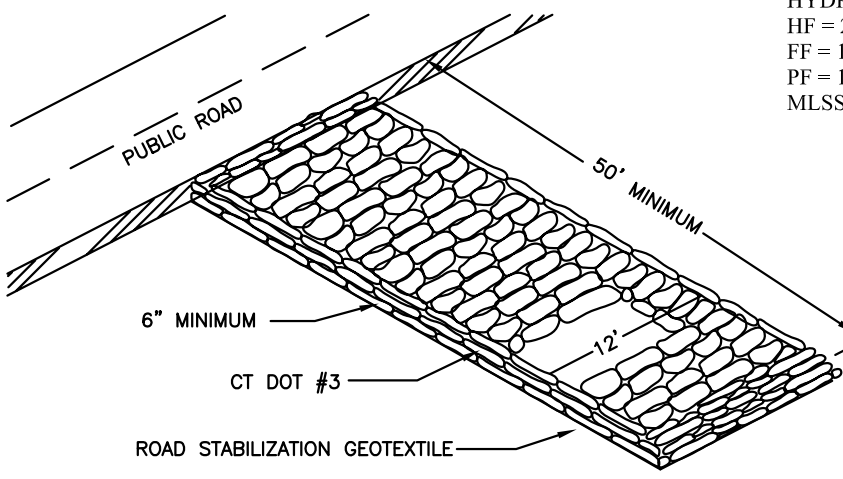
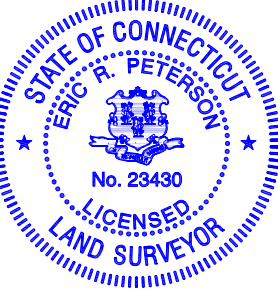
LEGEND	
	PROPERTY BOUNDARY
	IRON PIN/PIPE FOUND
	IRON PIN TO BE SET
	MONUMENT/MERESTONE FOUND
	STONEWALL
	INLAND WETLAND BOUNDARY
	ELEVATION CONTOUR
	EX. ELEVATION
	SIGN
	UTILITY POLE/OVERHEAD WIRE
	PROPOSED CONTOUR
	PROPOSED ELEVATION
	PROPOSED TREELINE
	PROPOSED SILTFENCE

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

SEE SHEET 1 FOR NOTES AND CERTIFICATION
I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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



CONSTRUCTION ENTRANCE
NOT TO SCALE

Percolation Test Results
Date Tested: March 20, 2019
By: Gardner & Peterson Associates, LLC

Perc #3
Depth = 18"
Near Testhole K
Perculated @ 1:57
Mark at Grade

Time	Depth
8:40	8"
8:50	9"
9:00	9 7/8"
9:10	10 7/8"
9:20	11 3/4"
9:30	12 1/2"
9:40	13 1/4"

Rate: 10.1-20 min/in

Percolation Test Results
Date Tested: May 28, 2025
By: Gardner & Peterson Associates, LLC

Perc #X
Depth = 16"
Between Testholes X&Y
Perculated @ 1:57
Mark at Grade

Time	Depth
2:54	4"
3:04	8"
3:14	10"
3:24	11 1/2"
3:34	13"
3:44	14"

Rate: <10.1 min/in

Deep Test Pit Results
Date Tested: January 17, 2019
By: North District Health Department

Pit K
0-4" Topsoil
4-30" light brown fine sandy loam
30-42" red brown loamy sand
42-80" reddish somewhat compact sandy till
seepage 70" no ledge
roots 42" mottling 42"

Pit L
0-4" Topsoil
4-36" light brown fine sandy loam with silt
36-67" reddish sandy till with gravel firm 48"
water 48" no ledge
roots 36" mottling 36"

Pit M
0-5" Topsoil
5-26" light brown fine sandy loam with silt
26-48" reddish somewhat compact sandy till
no ledge water 24"
roots 22" heavy mottling 20"

Pit N
0-5" Topsoil
5-20" light brown silty loam
water 20" mottling 16"
pit appears unsuitable did not dig deeper

Pit O
0-4" Topsoil
4-20" brown fine sandy loam
26-64" red brown sandy till with gravel somewhat compact at 30"
no ledge seepage 48"
mottling 28"

Pit P
0-4" Topsoil
4-20" brown fine sandy loam
20-52" reddish somewhat compact loamy sand till with cobbles
no ledge seepage 27"
roots 20" mottling 20"

Pit Q
0-3" Topsoil
3-36" brown fine sandy loam
36-62" reddish loamy sand till somewhat compact @ 42"
no ledge no seepage
roots 48" restrictive 42" redox indistinct

Pit R
0-3" Topsoil
3-28" brown fine sandy loam
28-65" reddish loamy sand somewhat compact below 48" depth
no ledge no seepage
roots 48" restrictive 48" redox indistinct

07/25/2019
Pit 114A
0-4" Topsoil
4-24" brown fine sandy loam
24-64" reddish loamy sand somewhat compact 36"
no ledge no seepage
roots 24" restrictive 36" redox indistinct

Pit 114B
0-4" Topsoil
4-24" brown fine sandy loam
24-65" reddish loamy sand somewhat compact 34"
no ledge no seepage
roots 30" restrictive 34" redox indistinct

LEACHING FIELD DATA:

LOT 3A:
4 BEDROOMS
PERC: <10.1 MIN/IN
ELA REQUIRED = 577.5 sf
DEPTH TO RESTRICTIVE = 26.1-30
HYDRAULIC GRADIENT = 4.1-6.0%
HF = 30
FF = 1.75
PF = 1.0
MLSS = 30x1.75x1.0=52.5

LOT 3B:
4 BEDROOMS
PERC: 10.1-30.0 MIN/IN
ELA REQUIRED = 787.5 sf
DEPTH TO RESTRICTIVE = 30.1-36
HYDRAULIC GRADIENT = 6.1-8.0%
HF = 26
FF = 1.75
PF = 1.25
MLSS = 26x1.75x1.25=57

CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST

PROJECT NAME: RESUBDIVISION OF LOT 3 - LUGINBUHL SUBDIVISION			
LOCATION: 14 CHERRYWOOD DRIVE - ELLINGTON, CONNECTICUT			
PROJECT DESCRIPTION: RESIDENTIAL SUBDIVISION			
PARCEL AREA: 3.78 ACRES			
RESPONSIBLE PERSONNEL: N. SAVONA			
WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
ESTABLISH CONSTRUCTION ENTRANCE CLEAR TREES AND BRUSH	INSTALL ANTI-TRACKING PAD		
REMOVE STUMPS	INSTALL SILTFENCE		
ROUGH GRADING			
CONSTRUCT HOUSE AND UTILITIES			
FINAL GRADE SITE			
FINAL GRADE/PAVE DRIVEWAY	FINAL GRADE AND SEED		
LOAM AND SEED DISTURBED ALL DISTURBED AREAS	REMOVE SILTFENCE WHEN SITE IS STABILIZED		

PROJECT DATES:
DATE OF CONSTRUCTION START UPON RECEIPT OF ZONING PERMIT FOR INDIVIDUAL HOUSE CONSTRUCTION.
DATE OF CONSTRUCTION COMPLETION 1 YEAR AFTER START

EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" FOR CONNECTICUT, BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2002.

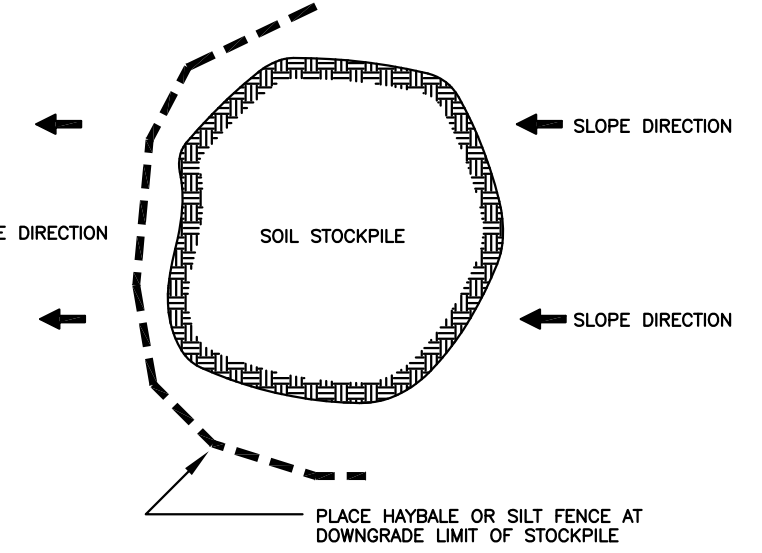
TEMPORARY SEEDING SCHEDULE:			
SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	0.9	3/1-6/15, 8/1-10/1
WINTER RYE	40	0.9	4/15-6/15, 8/15-10/1
SUDANGRASS	11	0.25	5/15-6/15

TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SES OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

STRAW MULCH IS TO BE APPLIED TO SEEDED AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

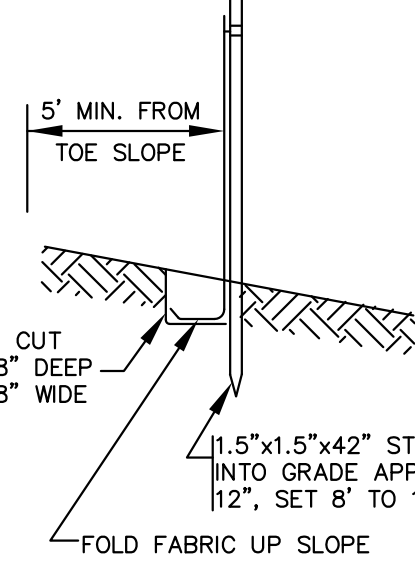
FINAL SEEDING SCHEDULE:
PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBJECTS.

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	40	0.90	4/15-6/15, 8/15-9/15
CREeping RED FESCUE	120	2.75	
PERENNIAL RYEGRASS	40	0.90	



STOCKPILE EROSION PROTECTION DETAIL
N.T.S.

- NOTES:
1. SEDIMENT CONTROL FABRIC TO BE A GEOTEXTILE MATERIAL TREATED TO RESIST DEGRADATION FROM EXPOSURE TO SUNLIGHT.
 2. USE ONLY GEOTEXTILES WHICH ARE ALREADY ON THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S GEOTEXTILE APPROVED LIST OF GEOTEXTILES.
 3. AFTER FOLDING FABRIC EDGE, BACKFILL TRENCH WITH TAMPED ORIGINAL SOIL OR AGGREGATE.
 4. INSTALL PER 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.



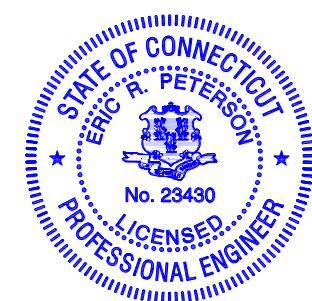
SILT FENCE INSTALLATION
NOT TO SCALE

GRADING & SITE DEVELOPMENT PLAN

RESUBDIVISION OF LOT #3
LUGINBUHL SUBDIVISION
PARCEL ID 121-003-0002
PREPARED FOR NICHOLAS SAVONA
14 CHERRYWOOD DRIVE
ELLINGTON, CONNECTICUT

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

PROFESSIONAL ENGINEERS		LAND SURVEYORS	
BY	SCALE	DATE	SHEET NO.
E.R.P.	1" = 40'	06-02-2025	3 of 3



REVISIONS

Inland Wetlands and Watercourses Agency
Application

Application # IW20250a
Date Submitted 07.25.2025

Notices associated with this application will be sent to the applicant unless otherwise requested.

Owner's Information

Name: OAKRIDGE DAIRY LLC
Mailing Address: 76 JOBS HILL RD
ELLINGTON, CT 06029
Email: davis@oakridge.dairy.co

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ No

Primary Contact Phone #: 860-670-8321

Secondary Contact Phone #:

Owner's Signature: [Signature] Date: 7/14/2025

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Agency have been submitted. Moreover, by signing above I expressly provide written consent to the filing of the application and access to the site by the Agency staff.

Notices associated with this application will be sent to the applicant unless otherwise requested.

Applicant's Information (if different than owner)

Name: SAME AS OWNER
Mailing Address: _____
Email: _____

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ No

Primary Contact Phone #: _____

Secondary Contact Phone #:

Applicant's Signature: _____ Date: _____

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Agency have been submitted.

Street Address: 8 HOFFMAN ROAD

A sector's Parcel Number (APN): 103 - 014 - 0000

Proposed upland review area affected in square feet: 7,42 (SEE PLAN)

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): 0

Total area of wetlands/watercourses on parcel in square feet or acres: UNKNOWN

Public Water: ☒ Yes ☐ No Public Sewer: ☐ Yes ☒ No If not served by public water and sewer, applicant shall make application to North Central District Health Department (Enfield Office) if required.

Is the project in a public water supply watershed area? ☐ Yes ☒ No
If YES, applicant is required to notify the Connecticut Water Company and Commissioner of Public Health by certified mail, return receipt within 7 days of this application (Conn. Gen Stat. Sec 22a-42f). Copy of application, plans, and supporting documents must accompany notice. Applicant can email the Commissioner of Public Health using their approved form. Proof of notice (return receipt and sent email) must be provided to the Planning Department.

Describe the nature of proposed regulated activity, request for acceptance of a permitted use as of right or a nonregulated use, map or regulation amendment, or other activity requiring review by the Agency or its Agent:
See attached Application Checklist and Appendix D for guidance when preparing application

THE PROPOSED ACTIVITY INCLUDES AN ADDITION TO THE EXISTING CALF BARN WITH ASSOCIATED GRADING, THE PROPOSAL ALSO INCLUDES EXPANSION OF THE CALF HUTCH AREA

WE ASK THAT THE AGENCY MAKE AN "AS OF RIGHT" DETERMINATION

Applicant shall provide certification in accordance with Wetlands Regulation, Section 7.4e, Application Requirements:

Whether or not any portion of the property on which the regulated activity is proposed is located within 500 feet of an adjoining town. ☐ Yes ☒ No

Whether or not a significant portion of the traffic to the completed project will use streets within an adjoining town to exit or enter the site. ☐ Yes ☒ No

Whether or not a significant portion of the sewer or water drainage from the project will flow through and significantly impact the sewer or water drainage system of an adjoining town. ☐ Yes ☒ No

Whether water run-off from the improved site will impact streets or other municipal/private property within an adjoining town. ☐ Yes ☒ No

FOR OFFICE USE ONLY

If YES to any of the above, the Agency shall, in accordance with CGS 8-7d(f) notify the clerk of any adjoining municipality of the pendency of any application, petition, appeal, request or plan concerning any project on any site. Notice of the pendency of such application shall be made by certified mail, return receipt requested, and shall be mailed within seven (7) days of the date of receipt of the application, petition, appeal, request or plan. **(See Agency requirements Section 8.4)**

Type of Project: (check one)

☐ Commercial/Industrial ☐ Residential ☐ Mixed Use ☐ Timber ☒ Agricultural
☐ Other, explain: _____

Type of Application: (check one)

- ☐ Notification for Non-Regulated Use (Section 4.2)
- ☒ Notification of Permitted Use as of Right (Section 4.1)
- ☐ Administrative Permit (Section 6.4)
- ☐ Agency Permit **(TWELVE COPIES REQUIRED)**
- ☐ Permit Modification
- ☐ Permit Extension
- ☐ Regulation Amendment
- ☐ Map Amendment
- ☐ Appeal of Administrative Permit

Application Submittals:

- ☒ Completed Application Form (Section 7.4a)
- ☒ Application Fee (Section 7.4b)
- ☒ Abutters List (Section 7.4c)
- ☒ Certification as to Adjacent Towns (See above)
- ☒ N/A Certification as to Connecticut Water Company & Commissioner of Public Health (See above)
- ☐ Notification Narrative and Supporting Documentation (If applicable, Appendix D)
- ☐ Project Narrative and Supporting Documentation (Section 7.4g, 1-11 inclusive, as deemed applicable)
- ☒ Project Site Plan - circle one: Administrative (Section 7.4h1) / Agency (Section 7.4h2)
- ☒ N/A Supplemental Information (Section 7.5a-j, inclusive, as deemed applicable)

REYNOLDS ENGINEERING SERVICES, LLC

Po Box 378



Hebron, CT 06248



Ph. (860) 516-0033

WETLAND APPLICATION - NARRATIVE

OAKRIDGE DAIRY LLC

8 Hoffman Road

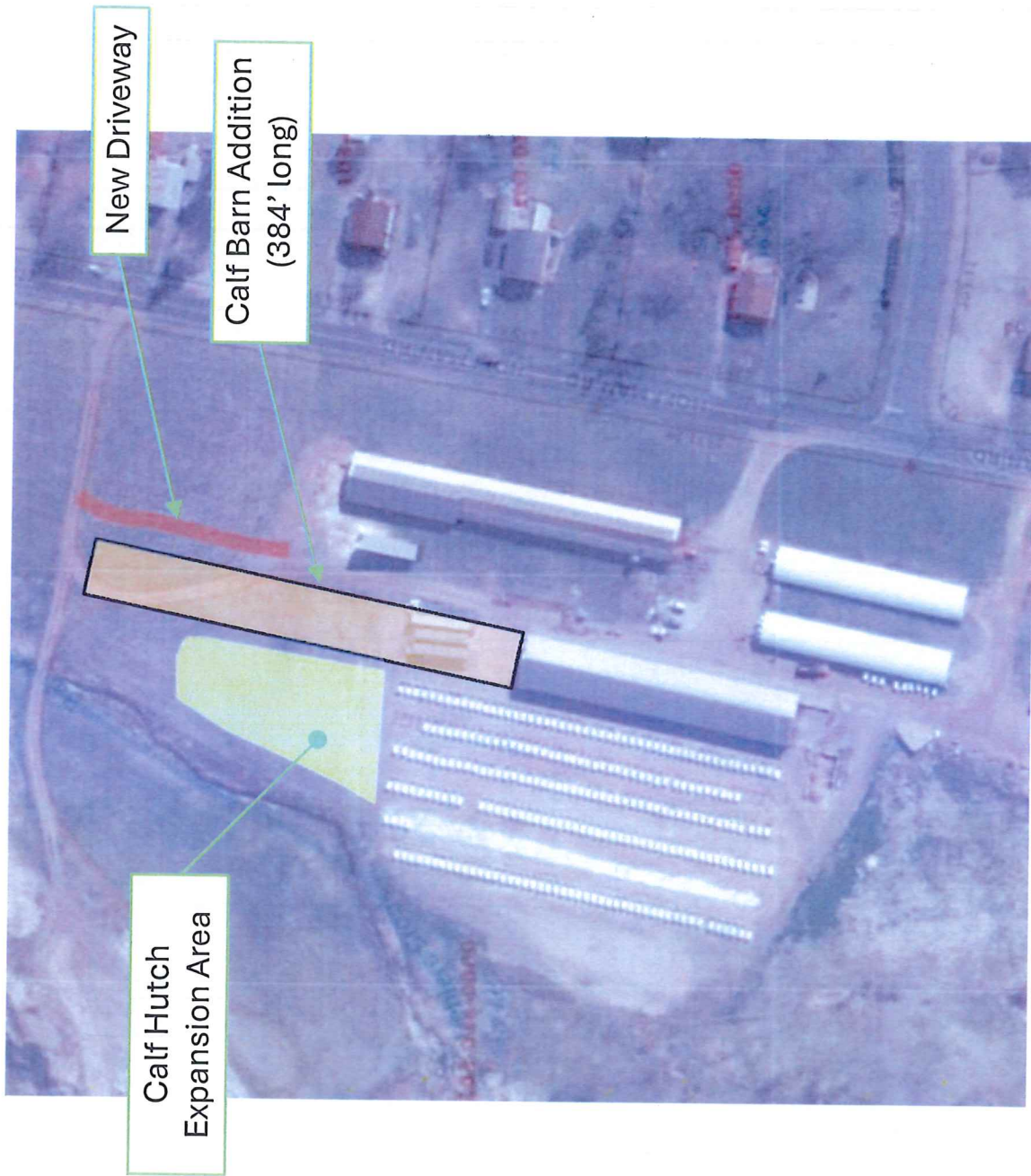
Ellington, Connecticut

The proposed activity consists of the construction of a 384-foot long extension of the existing calf barn access driveway. In addition, the applicant proposes expanding the existing calf hutch area at the rear of the barn as shown on the Site Plan.

Portions of the proposed activities are located within the upland review area (Building 736 SF, Calf hutches 21,664 SF). There are no direct impacts to wetlands proposed. The proposed building site that is closest to a wetland is approximately 85-feet away.

The proposed area of activity is mildly sloped and has been in agricultural use historically. The potential for erosion is low. The actual disturbance area is limited to the area immediately around the proposed building. Very limited disturbance will occur in the calf hutch expansion area.

A row of silt fence is proposed to separate the building work area from the wetlands. All disturbed areas will be established in grass before the sedimentation controls are removed.



New Driveway

Calf Barn Addition
(384' long)

Calf Hutch
Expansion Area



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, 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

PRESENTED BY: SRWA, CRC, USJ, SAVE THE SOUND

WE WANT YOUR
FEEDBACK!



Scantic River Watershed **COMMUNITY EVENT**

August 6th 6:00 – 8:00pm at the Somers Public Library

Come to our community event to share your top concerns. We want to understand the sources of pollution and make recommendations to improve the health of the watershed.

Let us know how we can best make positive change in the Scantic River Watershed. Make your voice heard!

RSVP NOW

<https://www.ctriver.org/event-details/scantic-river-watershed-community-event>

From: [Rhea Drozdenko](#)
Subject: Scantic River Watershed Community Event - August 6 at Somers Public Library
Date: Friday, July 11, 2025 1:56:56 PM
Attachments: [Outlook-brm45vjf.png](#)
[Outlook-qmv0klcr.png](#)
[Outlook-5feel5pt.png](#)
[Outlook-https___www.png](#)
[Scantic River Meeting Flyer Final.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Join us for a Scantic River Watershed Community Meeting to help improve the watershed! The Scantic River is an amazing natural resource that our communities benefit from – but there are issues of pollution that affect wildlife and human health.

The Scantic River Watershed Association, Connecticut River Conservancy, University of Saint Joseph, and Save the Sound are teaming up to study the Scantic River Watershed, understand the sources of pollution, and make recommendations to improve the health of our watershed.

We want to hear from you about what is important to you in the watershed. We want to know the community's top concerns. We want to know how we can best make positive change in the Scantic River Watershed. Make your voice heard!

Can't make it in person? We have a zoom option. Be sure to register below and indicate whether you'll be joining in-person or online.

Please share this information widely!

Learn more and register: <https://www.ctriver.org/event-details/scantic-river-watershed-community-event>

Time & Location

Aug 06, 2025, 6:00 PM – 8:00 PM

Somers Public Library OR Zoom option, 2 Vision Blvd, Somers, CT 06071, USA

Rhea Drozdenko

She/Her/Hers

River Steward, CT

Connecticut River Conservancy

27 Washington St, Middletown, CT 06457

860-929-8021 | www.ctriver.org

Clean Water. Healthy Habitats. Resilient Communities.