



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, JULY 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 Ken Braga, and Steve Hoffman

ABSENT: Regular members Jon Kaczmarek, Landon Barlow and 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 7:00 pm.

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

III. PUBLIC HEARINGS: **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.

John Colonese stated there is no regulated activity proposed with the re-subdivision application. John referred to sheet 3 of the re-subdivision plans noting wetlands were shown in western corner of the property and there will be no proposed activity within the upland review area. The wetlands were delineated as part of the Luginbuhl subdivision in 2019. Commissioner Hoffman asked if the wetlands were found within the smaller parcel 140-014-0001, John read note 6 on sheet 1 of the re-subdivision plans, "Wetlands delineated on this parcel were delineated by James McMannus, C.S.S. and were located by Design Professionals as depicted on the plan reference in note 3A. In 2025, Richard Zulick, C.S.S. evaluated Parcel 140-014-0001 and determined that there are no wetlands on said parcel."

MOVE (HOFFMAN) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO GRANT A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION for 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.

Seth Bahler, Oakridge Dairy, LLC, 11 Jobs Hill Road and Mark Reynolds, Reynolds Engineering Services, LLC, P.O. Box 378, Hebron, CT were present to represent the application.

Mark Reynolds explained that Oakridge Dairy is looking to expand one of the calf barns by 384 feet in length with a new proposed driveway and expand the existing calf hutch area to the rear of the barn. Mark stated that portions of the proposed activity are located within the upland review area such as 736 sf of the proposed building and 21,664 sf of the proposed calf hutches. The proposed building addition will be 85 feet from the wetlands. Wetland flags were located along the edge of Bahlers Brook. Mark noted a row of silt fence will be installed to separate the building work area from the wetlands. The disturbed areas will be established with grass before the sedimentation controls are removed.

Commissioner Hoffman asked if there would be an increase in the number of animals on the parcel. Seth Bahler stated the reason for this project is to keep calves onsite longer. Currently, the calves are relocated to Pennsylvania at 4 months old and transported back to Connecticut around 20 months old. Having a four-month-old calf transported can be challenging for health reasons, so it would be ideal for the calves to remain at Oakridge until 6 months old. The proposed barn extension is to house the younger calves for an additional two months. Seth stated there are approximately 100 calves born a month that would remain in the expanded portion of the barn.

Commissioner Hoffman asked about the size of the proposed addition. Seth Bahler noted Oakridge Dairy is working with Natural Resources Conservation Service (NRCS) on the project and the addition is within the parameters set by the NRCS programs. Commissioner Hoffman asked about the aesthetics of the building. Seth stated the addition will be like the existing portion of the barn and will be set lower than the road and partially behind another barn. Seth said abutting areas will remain for agricultural crop use. Commissioner Hoffman asked about the gravel piles to the rear of the property. Seth stated the area will be cleaned up by this fall and restored for crop use.

MOVE (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ACCEPT 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.

3. **BY CONSENSUS, THE AGENCY RECEIVED AND SCHEDULED A PUBLIC HEARING FOR MONDAY, AUGUST 11, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR IW202509** – Timothy Schneider owner/applicant, request for a permit to conduct regulated activity to construct a driveway for a future home, replace culvert under existing driveway, and associated improvements at property on Somers Road, APN 182-001-0002.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of June 16, 2025, Regular Meeting Minutes.

MOVED (HEMINWAY) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE JUNE 16, 2025, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

- a. Scantic River Watershed Community Event – August 6th 6:00-8:00pm at Somers Public Library.

VII. ADJOURNMENT:

MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ADJOURN THE JULY 21, 2025, REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:26 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk