



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](http://www.ellington-ct.gov)

TEL. (860) 870-3120 TOWN PLANNER'S OFFICE FAX (860) 870-3122

## INLAND WETLANDS AGENCY REGULAR MEETING AGENDA MONDAY, SEPTEMBER 15, 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):

1. IW202509 – Timothy Schneider, owner/applicant, request for a permit to conduct regulated activity to construct a new gravel driveway for a future home, replace culverts under existing driveway over Abbey Brook and associated improvements at Somers Road, APN 182-001-0002, to the rear of 470 Somers Road.
2. IW202510 – Jennifer Magdefrau, owner/applicant, request for a permit to conduct regulated activity to construct a detached garage, replace culverts under existing driveway and associated improvements at 55 Hayes Avenue, APN 005-032-0000.

### IV. OLD BUSINESS: None

### V. NEW BUSINESS:

1. Request to delegate authority to the Wetlands Agent for a permit to conduct regulated activity to secure and elevate the shoreline at 4 East Shore Road, APN 149-094-0000.

### VI. ADMINISTRATIVE BUSINESS:

1. Approval of July 21, 2025, Regular Meeting Minutes.
2. Correspondence/Discussion:
  - a. Notice from the CT Department of Transportation – State Project No. 0171-0518 – Wider Edge Line Pavement Markings on Horizontal Curves in District 1.
  - b. CRCOG Let's Talk Housing flyer, meetings Wed. Sept. 24th & Thurs. Oct. 16th, 2025.
  - c. Inland Wetlands Agency Training pursuant to Public Act 25-73.

### VII. ADJOURNMENT:

Next Regular Meeting is scheduled for October 20, 2025.

Instructions to attend remotely via Zoom Meeting listed below. The agenda is posted on the Town of Ellington webpage ([www.ellington-ct.gov](http://www.ellington-ct.gov)) under Agenda & Minutes, Inland Wetlands Agency.

#### Join Zoom Meeting via link

Link: <https://us06web.zoom.us/j/85846730540>  
Meeting ID: 858 4673 0540  
Passcode: 934195

#### Join Zoom Meeting by phone:

+1 646 558 8656 US (New York)  
Meeting ID: 858 4673 0540  
Passcode: 934195

**Town of Ellington  
Inland Wetlands and Watercourses Agency  
Application**

Application # IW202509  
Date Submitted 7-16-2025

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

**Owner's Information**

Name: Timothy Schneider  
Mailing Address: 15 Blueberry Circle  
Ellington CT 06029  
Email: Tim at earthlighttech.com

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

Primary Contact Phone #: 860-550-5337

Secondary Contact Phone #: 860-707-4673

Owner's Signature: [Signature] Date: 7-15-25

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/we expressly provide written consent to the filing of the application and access to the site by the Agency or its staff.

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

**Applicant's Information** (if different than owner)

Name: \_\_\_\_\_  
Mailing Address: Same as owner  
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.

**RECEIVED**

JUL 16 2025

TOWN OF ELLINGTON  
PLANNING DEPARTMENT

Street Address: Somers Road

Assessor's Parcel Number (APN): 182 - 001 - 0002

Proposed upland review area affected in square feet: 31,255 SF

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): 1,350 SF

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

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*

Looking to construct new proposed gravel driveway South of 476 Somers Rd  
for future dwelling. Replace culvert under existing drive over  
Abbey Brook



**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)  
☐ 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)  
☐ Supplemental Information (Section 7.5a-j, inclusive, as deemed applicable)

#### Schneider Somers Road Wetlands Application Narrative:

This wetlands application is for proposed activities related to the construction of 2 portions of a new gravel driveway and the upgrading of an existing gravel driveway to provide access to a proposed single family residential lot. The first portion of the newly constructed driveway will be from Somers Road to a point on an existing gravel driveway used to access the existing agricultural fields on the site. This portion of existing gravel driveway will be upgraded to meet Town of Ellington specifications. The portion of the existing gravel driveway to be utilized contains an existing culvert crossing over Abby Brook which is in poor structural condition and is proposed to be replaced as part of this application. The replacement of the culvert will also include the installation of Rip-Rap inlet and outlet channel protection. The second portion of the proposed new driveway will be located westerly of the portion of existing gravel driveway to be utilized to a point outside of the Wetlands Regulated Upland Review Area. A 24" driveway culvert and stormwater infiltration/sediment basin will be installed at the intersection of the first portion of the proposed new driveway and the existing gravel driveway. These two stormwater structures will protect the downstream wetlands from sediment caused by an existing overland flow of stormwater along the southerly side of the existing driveway from the easterly direction. Underground utilities in PVC conduits will be installed along the shoulder of all sections of the driveway. The following information is provided per section 7.4.g of the Town of Ellington Wetland Regulations.

- 1.) Amount of Regulated Upland Review Area affected: 31,255 SQ.FT. (Driveway Construction, Existing Driveway Upgrades, Replacement of Existing Culvert Crossing, Fill Removal for Flood Storage Compensation)
- 2.) Amount of Inland Wetland Affected: 1,350 SQ.FT. (Culvert Replacement)
- 3.) Overall site area affected 53,846 SQ.FT.
- 4.) Permanent Impact 1,350 SQ.FT. resulting from installation of Abby Brook culvert rip-rap inlet and outlet protection. Temporary impact all other construction activities which are located within the Wetlands Upland Review Area 31,255 SQ.FT.
- 5.) The regulated areas affected by the construction of the new driveway are currently a plowed agricultural fields and wooded areas with gentle slopes. The regulated areas affected by the upgrading of the existing driveway are primarily existing gravel driveway and wooded areas with gentle slopes. The regulated areas affected by the fill removal for Flood Storage Compensation are brush/invasive plant covered areas with gentle slopes.
- 6.) The activity in the wetland upland review area involves the construction of 2 sections totaling 600 FT. of new 15 FT. wide gravel driveway to Town of Ellington specifications, upgrading 300 FT. of existing gravel driveway to 15 FT. wide and Town of Ellington Specifications, the removal and replacement of the existing driveway culvert crossing at Abbey Brook including the installation of rip-rap culvert inlet and outlet channel protection , construction of a 24" driveway culvert and stormwater infiltration basin at the intersection of the first portion of new proposed driveway and the existing driveway and the removal of fill material for flood storage compensation purposes. The activity in the wetland areas involves the removal and replacement of the existing Abbey Brook wetlands crossing and construction of specified rip-rap culvert inlet and outlet channel protection.



7.) Erosion and Sedimentation control during construction will be provided by the installation and maintenance of silt fence down gradient of any disturbed areas and the establishment of a temporary stockpile area surrounded with silt fence. Erosion and Sediment control after construction will be achieved by establishment of grass cover in disturbed areas and the removal of the silt fence after the full establishment of the grass surfaces. Mitigation practices will involve the replacement of the existing Abby Brook Driveway Culvert Crossing to prevent a future catastrophic failure of the structure resulting in potential damage to downstream wetland areas, the installation of the stormwater infiltration/sediment basin and the establishment of grass surface over the existing agricultural field for the production of hay instead of corn reducing the potential of sediment run-off to the downstream wetlands area resulting from erosion caused by existing overland stormwater flow.

8.) N/A

9.) N/A

10.) The anticipated time to complete the construction is 2 months. Erosion and Sedimentation control during construction will be provided by the installation and maintenance of silt fence down gradient of any disturbed areas and the establishment of a temporary stockpile area surrounded with silt fence. Erosion and Sediment control after construction will be achieved by establishment of grass cover in disturbed areas and the removal of the silt fence after the full establishment of the grass surfaces (Wetland areas to be stabilized with a wetlands grass seed mixture). Construction activities will be completed using standard excavation equipment. Access to the regulated area will be provided by the existing on-site driveway. Storage of excess materials to be used on site will be provided by the specified temporary stockpile area as shown the site plan. Any excess material not to be used for the proposed construction activities will be disposed of outside the wetland upland review area. Any fill material will consist of processed aggregate materials. Any dewatering will require a temporary outlet silt pool located inside the limits of disturbance.

11.) N/A

12.) N/A

13.) See supplemental report

14.) A detailed Erosion Control Plan and Narrative is provided on the site plan.

15.) N/A

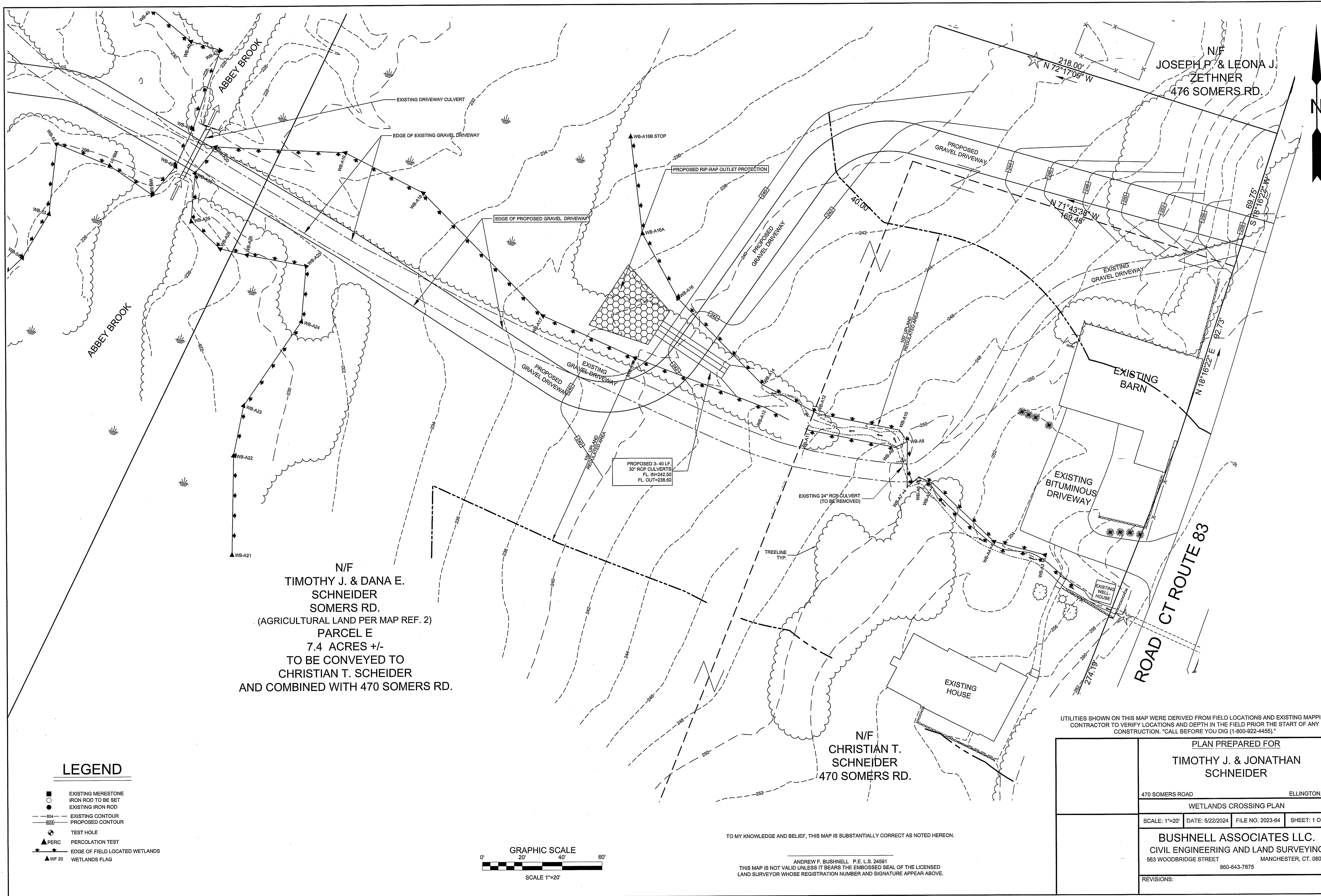
16.) An alternative driveway design was considered (see plan dated 5/22/2025). This plan was not chosen due to the following issues:

A.) Geometry / Sightline at intersection of proposed driveway and Somers Road

B.) Driveway geometry for fire truck access

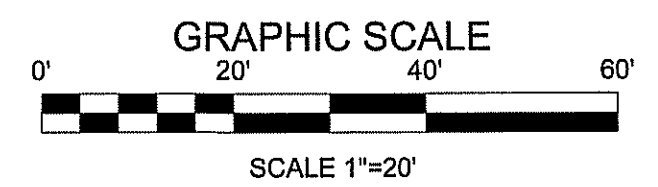
C.) Additional direct wetland area impact with the construction of an additional wetland crossing

D.) Diversion, increase in volume and velocity of stormwater runoff to the wetlands downstream of the proposed wetlands crossing



LEGEND

- EXISTING MERESTONE
- IRON ROD TO BE SET
- EXISTING IRON ROD
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TEST HOLE
- PERC PERCOLATION TEST
- EDGE OF FIELD LOCATED WETLANDS
- WF 20 WETLANDS FLAG



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ANDREW F. BUSHNELL P.E. L.S. 24591  
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)." <div>PLAN PREPARED FOR TIMOTHY J. &amp; JONATHAN SCHNEIDER 470 SOMERS ROAD ELLINGTON, CT. WETLANDS CROSSING PLAN SCALE: 1"=20' DATE: 5/22/2024 FILE NO. 2023-64 SHEET: 1 OF 1 BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875 REVISIONS:</div>			
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***Richard Zulick***  
***Certified Forester / Soil Scientist***  
*400 Nott Highway*  
*Ashford, CT*  
*06278*

July 31, 2025

Town of Ellington  
Inland Wetlands Agency  
Ellington, CT

Re: Soils and Wetland Report - Timothy Schneider, Ellington CT

Dear Commission

I conducted a wetland delineation to identify the Connecticut regulated wetland soils on the above referenced parcel located on the west side of Somers Road, in the Town of Ellington, CT. The wetlands were delineated in March of 2024.

**WETLAND DELINEATION METHODOLOGY**

The wetland survey was completed in accordance with the standards of the Natural Resources Conservation Services (NRCS) National Cooperative Soil Survey and the definitions of inland wetlands and watercourses found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended. Wetlands, as defined by the Statute, are those soil types designated as poorly drained, very poorly drained, floodplain or alluvial in accordance with the NRCS National Cooperative Soil Survey.

Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal, or intermittent, public, or private, which are contained within, flow through or border upon the Town of Ellington or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes. Intermittent watercourses are defined as having a permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

## **Existing Conditions**

Most of the wetland area is wooded. Extensive wetlands exist to the north and south of the existing gravel driveway and adjacent to Abbey Brook. An existing 30 inch RCP culvert adds water from the area east of Route 83 ( Somers Road ) via a small manmade waterway.

## **Wetland and Soil Description**

Wetland lines were established on the east and west side of Abbey Brook.

The wetlands were delineated by pink and blue flagging. ( see plan )

The wetland soils on the property are primarily Scarboro, Timakwa and Natchaug soils.

### **Scarboro Soil Series**

The Scarboro series consists of very deep, very poorly drained soils in sandy glaciofluvial deposits on outwash plains, deltas, and terraces. They are nearly level soils in depressions. Slope ranges from 0 through 3 percent.

TAXONOMIC CLASS: Sandy, mixed, mesic Histic Humaquepts

### **Timakwa Soil Series**

The Timakwa series consists of very deep, very poorly drained soils formed in woody and herbaceous organic materials over sandy deposits in depressions on lake plains, outwash plains, till plains, moraines, and flood plains Slope ranges from 0 to 2 percent.

TAXONOMIC CLASS: Sandy or sandy-skeletal, mixed, euic, mesic Terric Haplosaprists

### **Natchaug Soil Series**

The Natchaug series consists of very deep, very poorly drained soils formed in woody and herbaceous organic materials overlying loamy deposits in depressions on lake plains, outwash plains, till plains, moraines, and flood plains. Slope ranges from 0 to 2 percent.

TAXONOMIC CLASS: Loamy, mixed, euic, mesic Terric Haplosaprists

Soils borings were examined with an auger, generally to a depth of 20 inches or more. Soils examined in both the uplands and wetlands are consistent with the Web Soil Survey mapping.



## **Wetland Functions and Values**

The wetland complex was inspected to determine wetland functions and values utilizing the Army Corps. of Engineers methodology as outlined in "The Highway Methodology Workbook Supplement". These wetlands and Brook exhibited the following wetland functions and values with the corresponding rationale:

### **Ground water recharge and discharge:**

Potential for and public or private wells occur downstream of the wetland, wetland is underlain by or sandy soils present in or adjacent to the wetland, wetland is associated with a watercourse, quality of water associated with the wetland is medium and wetland shows signs of variable water levels.

### **Flood flow alteration:**

The area of this wetland is small relative to its watershed. Effective flood storage is small or non-existent upslope of or above the wetland. Wetland contains hydric soils which are able to absorb and detain water, wetland exists in a relatively flat area that has limited flood storage potential, wetland has ponded water, and signs are present of variable water level, wetland receives and retains overland or sheet flow runoff from surrounding uplands. In the event of a large storm, this wetland receives and detains excessive flood water from surrounding properties.

### **Sediment/toxicant retention:**

Potential sources of sediment are in the watershed above the wetland, opportunity for sediment trapping by slow moving water and shallow water habitat are present in this wetland, fine grained mineral or organic soils are present, long duration water retention time is present in this wetland, public or private water sources occur downstream, effective floodwater storage in wetland is occurring, areas of impounded open water are present, channelized flows have visible velocity decreases in the wetland, diffuse water flows are present in the wetland, wetland has a high degree of water and vegetation interspersed, and dense vegetation provides opportunity for sediment trapping and/or signs of sediment accumulation by dense vegetation is present.

### **Nutrient removal:**

Shallow water and limited open water habitat exists within the complex. Overall potential for sediment trapping exists in the same areas. Saturated soils exist for most of the season, ponded water may be present in the wetland, organic/sediment deposits are present, dense vegetation is present with emergent vegetation and/or dense woody stems dominant, water retention/detention time in this wetland is increased by thick vegetation and other dense herbaceous and shrub vegetation in wetlands utilize and immobilize excess nutrients transported/deposited by developed areas upstream.

**Production export:**

Wildlife food sources grow within the wetland beyond the watercourse, evidence of limited wildlife use found within this wetland, higher trophic level consumers may be utilizing this wetland, a few high vegetation density species are present, wetland exhibits moderate degree of plant community structure/species diversity. Wetland contains flowering plants that are used by nectar-gathering insects.

**Conclusion**

It is my professional opinion that the proposed changes on this subject plan by Bushnell Associates LLC of Manchester , CT will have no long term negative impact on the surrounding wetland resource or any of its functions and values.

If you have any questions concerning the wetland function assessment or this report, please feel free to contact me.

Sincerely,



Richard Zulick  
Certified Forester and Soil Scientist  
Member SSSSNE



**DRIVEWAY DRAINAGE**  
**SCHNEIDER / 470 SOMERS ROAD / ELLINGTON, CONNECTICUT**

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Abbey Brook Crossing

The current pipe passing beneath the Abbey Brook crossing is in poor condition, undersized in hydraulic capacity and highly susceptible to clogging by debris from the wooded upstream channel. By replacing the 30-inch pipe with the new 36-inch pipes, the flows from the easterly watershed areas will be preserved without change to the downstream hydrology of the crossing. The 18-inch pipe crossing beneath the easterly portion of the existing driveway will maintain existing low flow conditions along the northerly portion of the driveway and excess flows which overtop the crossing will continue, as before, along the southerly side of the existing driveway. A new 24-inch pipe crossing will then allow for flow beneath the new driveway section and be dampened by a proposed outlet basin that will both allow for detention time and discharge by sheet outflow, thereby preventing erosive velocities. The new driveway crossing and outlet construction is in an upland area, thereby further lessening the impact to the wetlands surrounding Abbey Brook.

The new pipe installations within the Abbey Brook crossing will provide new conduits, a greater flow capacity and less susceptibility to clogging by debris. The downstream impact will not change as normal flows will continue within the current channel along the north side and excess flows will continue along the downstream side, albeit more controlled to avoid high velocities and erosive action. As a further improvement, reconstruction of the inlet and outlet for the pipes, as well as the embankment crossing will add stability to a vital brook crossing.

**From:** Peter Hany  
**To:** Barbra Galovich  
**Subject:** Re: Staff Review - IW2020509 - Somers Road, APN 182-001-0002  
**Date:** Wednesday, August 27, 2025 7:44:17 AM

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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.

My concerns still focus on whether we can get an ambulance safely in and out over the proposed house entrance

On Tue, Aug 26, 2025, 9:42 PM Barbra Galovich <[bgalovich@ellington-ct.gov](mailto:bgalovich@ellington-ct.gov)> wrote:

Hi,

Hope you are doing well. Please see the attached documentation with a Staff Review Sheet. This application will be discussed at the IWA meeting on Monday, September 15, 2025.

*Please provide your comments/concerns on or before Tuesday, September 9, 2025.*

Thank you in advance for your review.

Barbra

Barbra Galovich, CZET

Ellington Planning Department

[57 Main Street](#)

[Ellington, CT 06029](#)

(860)870-3120, Option 1



*Abbey Brook @ culvert crossing.*



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**AUG 21 2025**

**TOWN OF ELLINGTON  
PLANNING DEPARTMENT**



*Abbey Brook culvert inlet.*



**RECEIVED**

**AUG 21 2025**

**TOWN OF ELLINGTON  
PLANNING DEPARTMENT**

*Approximate proposed driveway path looking South.*



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**AUG 21 2025**

**TOWN OF ELLINGTON  
PLANNING DEPARTMENT**



*Existing driveway looking towards Somers Road.*



**RECEIVED**

**AUG 21 2025**

**TOWN OF ELLINGTON  
PLANNING DEPARTMENT**

*Existing gravel driveway looking east.*



**RECEIVED**

**AUG 21 2025**

**TOWN OF ELLINGTON  
PLANNING DEPARTMENT**



Existing gravel driveway looking west.



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AUG 21 2025

TOWN OF ELLINGTON  
PLANNING DEPARTMENT



Intersection of proposed and existing gravel driveway.

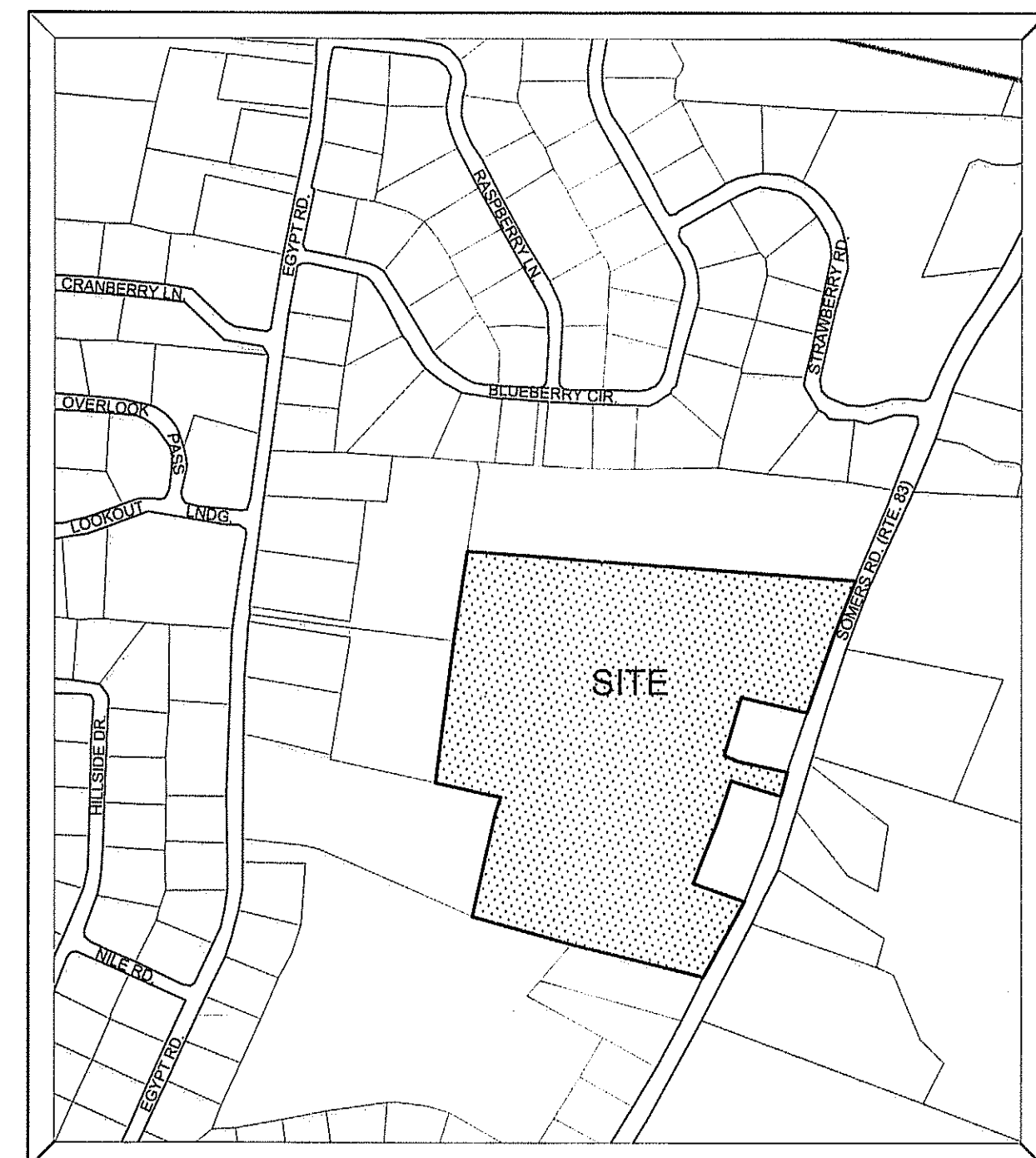
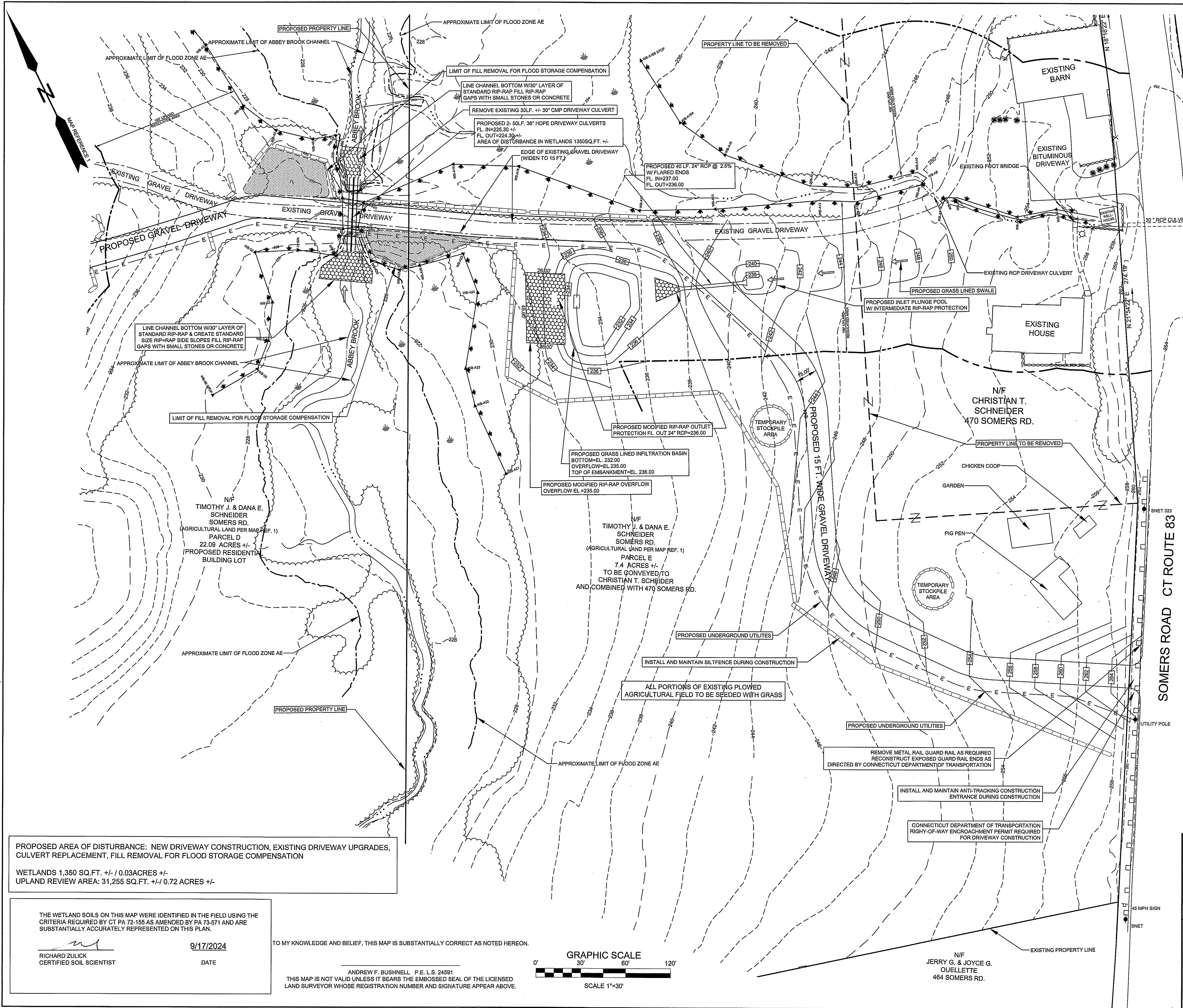


**RECEIVED**

**AUG 21 2025**

**TOWN OF ELLINGTON  
PLANNING DEPARTMENT**





**KEY MAP**  
**SCALE 1"=500'**

**SURVEY NOTES:**

1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 28, 2019. THIS SURVEY IS A GENERAL LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS D PREPARED FROM RECORD RESEARCH, OTHER MAPS, AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE THE INTENT OF THIS MAP IS TO DEPICT THE PROPOSED IMPROVEMENTS SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS TO OBTAIN A THE REQUIRED INLAND WETLANDS PERMITTING. TOPOGRAPHY SHOWN CONFORMS TO TOPOGRAPHIC SURVEY ACCURACY CLASS T-3.

- 2.) PROPERTY IS LOCATED IN A RAR ZONE.
- 3.) A PORTION OF THE PROPERTY IS WITHIN A FLOOD HAZARD ZONE A PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 000158-0005C REVISED FEBRUARY 5, 1997 AS SHOWN.
- 4.) INLAND WETLAND BOUNDARIES SHOWN WERE FILED DELINEATED BY RICHARD ZULICK CERTIFIED SOIL SCIENTIST AND FIELD LOCATED BY BUSHNELL ASSOCIATES LLC.
- 5.) THE PROPERTY IS NOT SHOWN AS AN AREA OF STATE AND FEDERAL LISTED SPECIES & SIGNIFICANT COMMUNITIES ON THE CURRENT CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION NATURAL DIVERSITY DATA BASE JUNE 2025 MAPPING.
- 6.) TOPOGRAPHY SHOWN WAS PROVIDED BY GOLDEN AERIAL SURVEYS BASED ON GROUND CONTROL PROVIDED BY BUSHNELL ASSOCIATES LLC.

**MAP REFERENCES:**

1.) AGRICULTURAL SPLIT PREPARED FOR TIM SCHNEIDER 470&472 SOMERS ROAD ELLINGTON, CT. RESUBDIVISION PLAN SCALE: 1"=100' DATE: 9/13/2024 FILE NO. 2023-64 SHEET 1 OF 2 BUSHNELL ASSOCIATES LLC, CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875 REVISED TO 11/13/2024

2.) PLAN PREPARED FOR TIMOTHY J. SCHNEIDER 470 SOMERS ROAD ELLINGTON, CT. RESUBDIVISION PLAN SCALE: 1"=100' DATE: 9/13/2024 FILE NO. 2023-64 SHEET 1 OF 2 BUSHNELL ASSOCIATES LLC, CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875 REVISED TO 11/13/2024

**CONSTRUCTION NOTES:**

1.) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

2.) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

3.) ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.

### LEGEND

- EXISTING MERESTONE
- IRON ROD TO BE SET
- EXISTING IRON ROD
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TEST HOLE
- PERC PERCOLATION TEST
- EDGE OF FIELD LOCATED WETLANDS
- WETLANDS FLAG

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."

PROPOSED AREA OF DISTURBANCE: NEW DRIVEWAY CONSTRUCTION, EXISTING DRIVEWAY UPGRADES, CULVERT REPLACEMENT, FILL REMOVAL FOR FLOOD STORAGE COMPENSATION

WETLANDS 1,350 SQ.FT. +/- 0.03ACRES +/-  
UPLAND REVIEW AREA: 31,255 SQ.FT. +/- 0.72 ACRES +/-

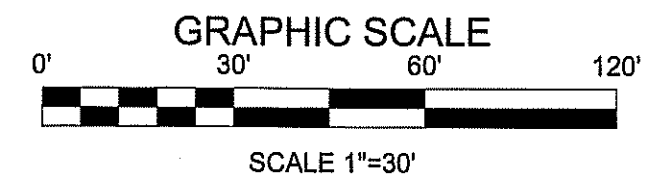
THE WETLAND SOILS ON THIS MAP WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CT PA 72-155 AS AMENDED BY PA 73-571 AND ARE SUBSTANTIALLY ACCURATELY REPRESENTED ON THIS PLAN.

**9/17/2024**  
DATE

RICHARD ZULICK  
CERTIFIED SOIL SCIENTIST

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ANDREW F. BUSHNELL P.E. L.S. 24591  
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.



PLAN PREPARED FOR			
TIMOTHY J. SCHNEIDER			
470 SOMERS ROAD		ELLINGTON, CT	
WETLANDS PLAN			
SCALE: 1"=30'	DATE: 7/15/2025	FILE NO. 2023-64	SHEET: 1 OF 2
BUSHNELL ASSOCIATES LLC.			
CIVIL ENGINEERING AND LAND SURVEYING			
563 WOODBRIDGE STREET		MANCHESTER, CT. 06042	
860-643-7875			
REVISIONS: 8/13/2025, 8/19/2025			

CONSTRUCTION NOTES:

- 1.) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- 2.) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
- 3.) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL BOUNDARY MARKERS SHALL BE SET BY A LICENSED LAND SURVEYOR.
- 4.) PRESERVE ANY EXISTING STONE WALLS WHEREVER POSSIBLE.
- 5.) ANY TREES TO BE REMOVED IN THE TOWN RIGHT OF WAY SHALL BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.
- 6.) ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.

EROSION CONTROL CONSTRUCTION SEQUENCE PLAN HOUSE LOT DEVELOPMENT

NOTE: ALL EROSION AND SEDIMENT CONTROL ACTIVITIES SHALL CONFORM TO THE METHODS OUTLINED IN THE CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL MANUAL.

- 1.) COORDINATE MARKING OF LIMITS OF DISTURBANCE BY A LICENSED LAND SURVEYOR. SUPPLY TOWN EROSION CONTROL OFFICER WITH A LETTER FROM THE SURVEYOR CERTIFYING THE LIMITS OF DISTURBANCE WERE MARKED IN ACCORDANCE WITH THE APPROVED PLAN.
- 2.) CLEAR TREES AS REQUIRED.
- 3.) PRIOR TO SOIL DISTURBANCE INSTALL EROSION CONTROL MEASURES, SILT FENCE AND ANTI-TRACKING PAD (SEE PLAN DETAILS AND LOCATIONS). ADDITIONAL MEASURES MAY BE REQUIRED AS SITE CONDITIONS REQUIRE. COORDINATE AN INSPECTION OF INSTALLED MEASURES WITH THE EROSION CONTROL OFFICER. SUPPLY THE TOWN EROSION CONTROL OFFICER WITH THE NAME AND PHONE NUMBER OF A CONTACT PERSON RESPONSIBLE FOR THE EROSION CONTROL MEASURES.
- 3.) PERIODICALLY AND AFTER LARGE RAIN EVENTS INSPECT EROSION CONTROL MEASURES AND REPAIR AS NECESSARY.
- 4.) GRUB AND STRIP TOPSOIL UP TO EXISTING DRIVEWAY. STOCKPILE TOPSOIL IN AREAS INDICATED ON THE APPROVED PLAN.
- 5.) CONSTRUCT AND STABILIZE DRIVEWAY UP TO EXISTING DRIVEWAY. STABILIZE ASSOCIATED SHOULDERS.
- 6.) REMOVE AND REPLACE EXISTING DRIVEWAY CULVERT AT BROOK CROSSING. IF COMPLETED DURING BROOK FLOWING CONDITION PROVIDE SUFFICIENT FLOW BYPASS MEASURES. INSTALL RIP-RAP CULVERT INLET AND OUTLET PROTECTION AS SPECIFIED. STABILIZE DISTURBED AREAS.
- 7.) REMOVE FILL FROM AREAS SPECIFIED ON THE PLAN FOR FLOOD STORAGE COMPENSATION AND STABILIZE DISTURBED AREAS.
- 8.) WIDEN EXISTING DRIVEWAY AS SPECIFIED AND STABILIZE ASSOCIATED SHOULDERS.
- 9.) CONSTRUCT REMAINING PORTION OF GRAVEL DRIVEWAY WITHIN WETLANDS UPLAND REGULATED AREA AND STABILIZE ASSOCIATED SHOULDERS.
- 7.) SPREAD STOCKPILED TOPSOIL. MACHINE RAKE, FERTILIZE, SEED AND MULCH DISTURBED AREAS. USE GRASS SEED THAT IS ACCEPTABLE FOR THE SITE CONDITIONS (I.E. SUN OR SHADE) AND THE SEASON OF THE YEAR IN WHICH THIS ACTIVITY IS COMPLETED. PROVIDE TEMPORARY STABILIZATION OF THE SITE (I.e. STRAW OR HAY ETC.) IF THE TOPSOIL IS SPREAD DURING A TIME OF YEAR WHEN GRASS SEED WILL NOT GERMINATE. PROVIDE PERMANENT STABILIZATION WHEN WEATHER CONDITIONS ALLOW.
- 8.) REMOVE EROSION CONTROL MEASURES AFTER THE SITE HAS BECOME FULLY ESTABLISHED.
- 9.) ANY EXISTING DISTURBED AREAS MUST BE SEEDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED BY OCTOBER 15.
- 10.) DEWATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE SUMP AND A TEMPORARY OUTLET SILT POOL LOCATED WITHIN THE LIMITS OF DISTURBANCE.

SITE SEEDING NOTES:

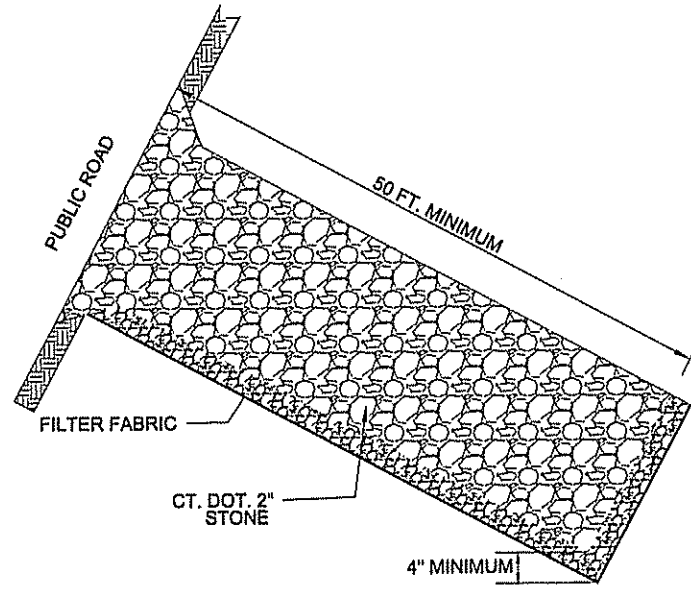
PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 90 LBS./1000 SQ.FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LBS./AC. OR 7.5 LBS. PER 1000 SQ.FT. WORK LIME AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4".

SEED APPLICATION: APPLY SEED MIXTURE FROM THE CHART BELOW BY HAND, CYCLONE SEEDER OR HYDRO SEEDER. INCREASE SEED MIXTURE BY 10% IF HYDRO SEEDER IS USED. LIGHTLY DRAG OR ROLL THE SEEDED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN THE TIMES SHOWN ON THE CHART BELOW. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE.

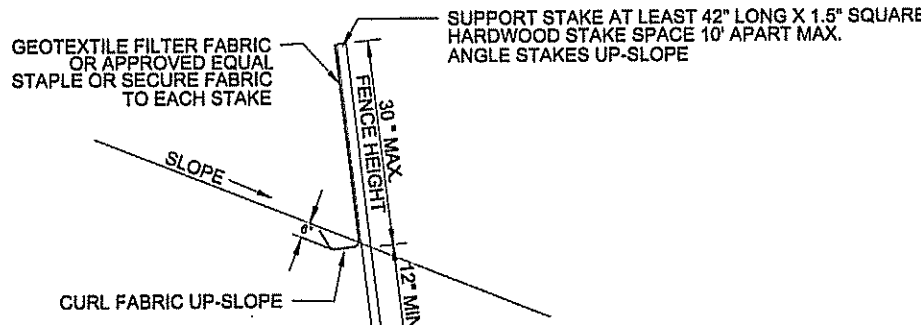
MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 2 TO 3 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH A TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX USE TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL TO THE SURFACE.

SEED SELECTION: USE	LB/1000 SQ. FT.	SEED MIXTURE	RECOMMENDED SEEDING DATES
PERMANENT LAWN	0.45	KENTUCKY BLUEGRASS	4/1-6/15
	0.45	CREeping RED FESCUE	8/15-10/1
	0.10	PERENNIAL RYEGRASS	
SLOPES & COARSE LAWN	0.45	CREeping RED FESCUE	4/1-6/15
	0.05	RED TOP	8/15-10/1
	0.45	TALL FESCUE	
SLOPES (NO MOWING)	1.8	CREeping RED FESCUE	4/1-6/15
	0.2	RED TOP	8/15-10/1
TEMPORARY COVER	3.0	WINTER RYE	4/15-6/15,8/15-10/15
	1.0	OR ANNUAL RYEGRASS	3/1-6/15,8/1-10/15

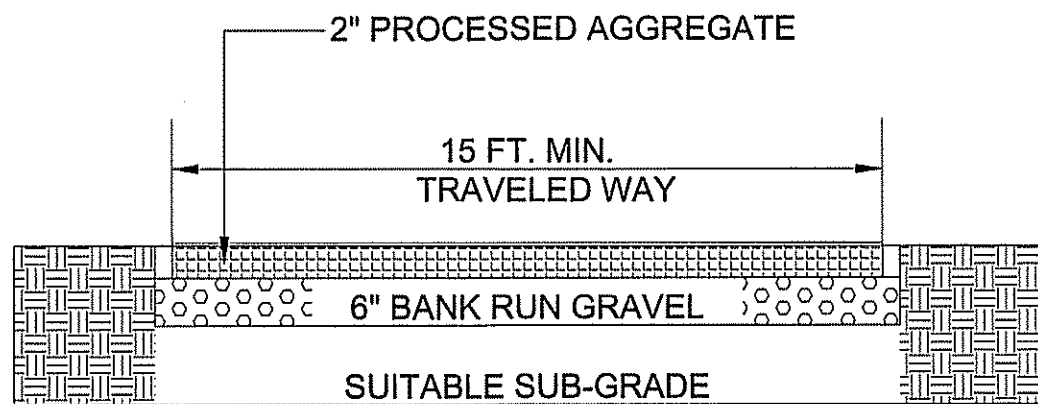
IF SEED IS PLANTED OUTSIDE THE RECOMMENDED SEEDING DATES IRRIGATION MAYBE REQUIRED AT A UNIFORM APPLICATION RATE OF 1 TO 2 INCHES OF WATER APPLIED PER APPLICATION, SOAKING THE GROUND TO A DEPTH OF 4 INCHES.



ANTI-TRACKING CONSTRUCTION ENTRANCE  
NOT TO SCALE



SILT FENCE DETAIL  
NOT TO SCALE



GRAVEL DRIVEWAY DETAIL (14% MAX. GRADE)  
NOT TO SCALE

PLAN PREPARED FOR

TIMOTHY J. SCHNEIDER

470 SOMERS ROAD ELLINGTON, CT.

CONSTRUCTION / E&S/ SEPTIC DETAILS

SCALE: NONE DATE: 7/15/2025 FILE NO. 2023-04 SHEET: 2 OF 2

BUSHNELL ASSOCIATES LLC.

CIVIL ENGINEERING AND LAND SURVEYING

563 WOODBRIDGE STREET MANCHESTER, CT. 06042

860-643-7875

REVISIONS: 8/13/2025



\$310 -

**Town of Ellington  
Inland Wetlands and Watercourses Agency  
Application**

Application # IW202500  
Date Submitted 8/12/2025

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

**Owner's Information**

Name: Jennifer Magdefrau  
Mailing Address: 55 Hayes Avenue  
Ellington, CT 06029  
Email: Magdefrau@sbcglobal.net

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

Primary Contact Phone #: 860-803-5636  
Secondary Contact Phone #: 860-798-7764

Owner's Signature: Jennifer Magdefrau Date: 8-10-25

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/we expressly provide written consent to the filing of the application and access to the site by the Agency or its staff.

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

**Applicant's Information (if different than owner)**

Name: \_\_\_\_\_  
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.

RECEIVED

AUG 12 2025

TOWN OF ELLINGTON  
PLANNING DEPARTMENT

Street Address: 55 Hayes Avenue

Assessor's Parcel Number (APN): 005 - 032 - 0000

Proposed upland review area affected in square feet: 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: N/A

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*

56' x 32' detached garage  
Disrupted area 12' - 16' around the building,  
on left, right and rear  
Square footage of new driveway area =  
2800 sq. ft. of proposed driveway (gravel) 800 sq. ft. +/-  
pavement (See attached plan)  
REPLACE EXISTING 2-18" PIPES WITH 42" X 29" METAL PIPE  
UNDER DRIVEWAY



**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)**

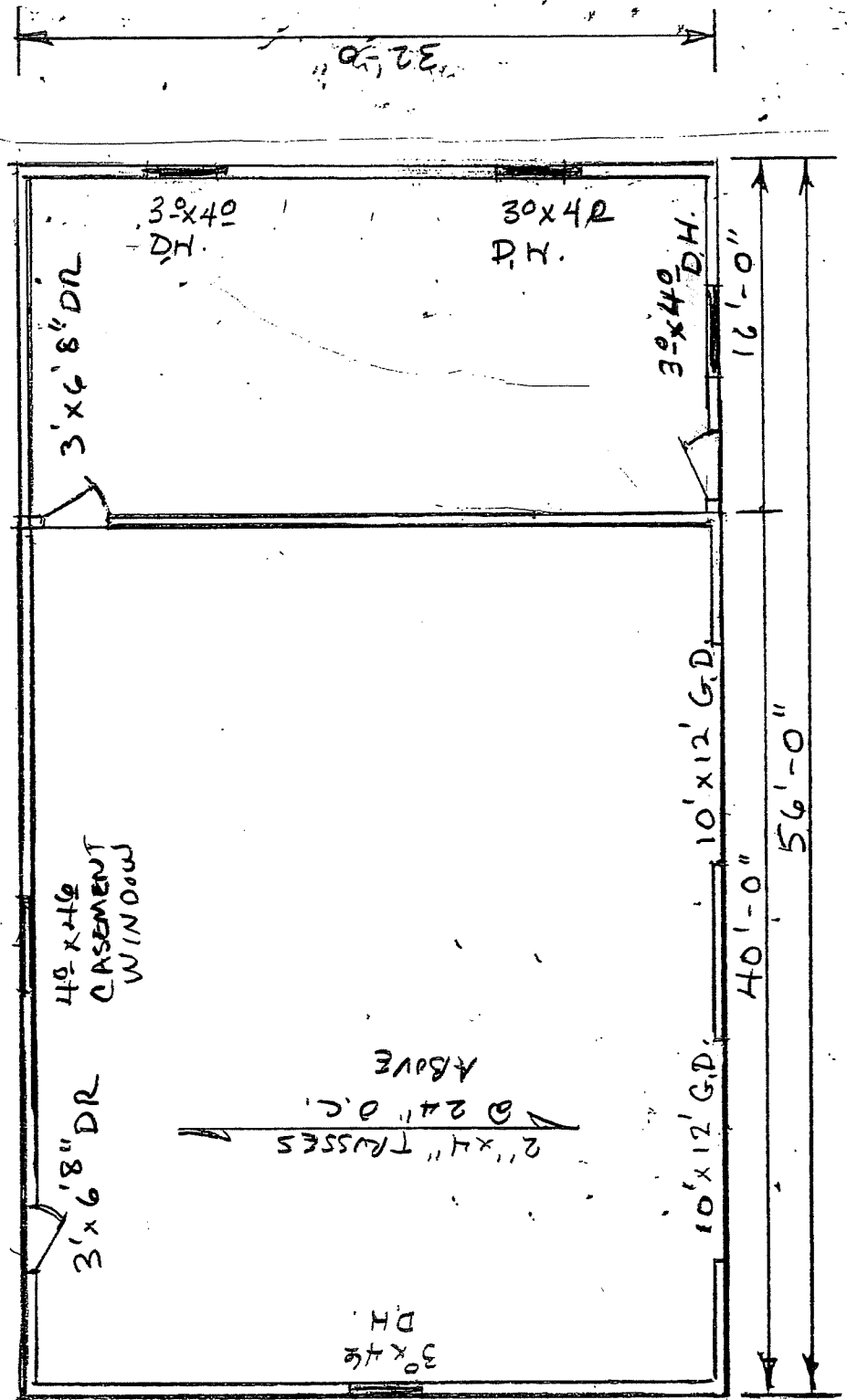
☐ Commercial/Industrial    ☒ Residential    ☐ Mixed Use    ☐ Timber    ☐ Agricultural  
☐ Other, explain: \_\_\_\_\_

**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

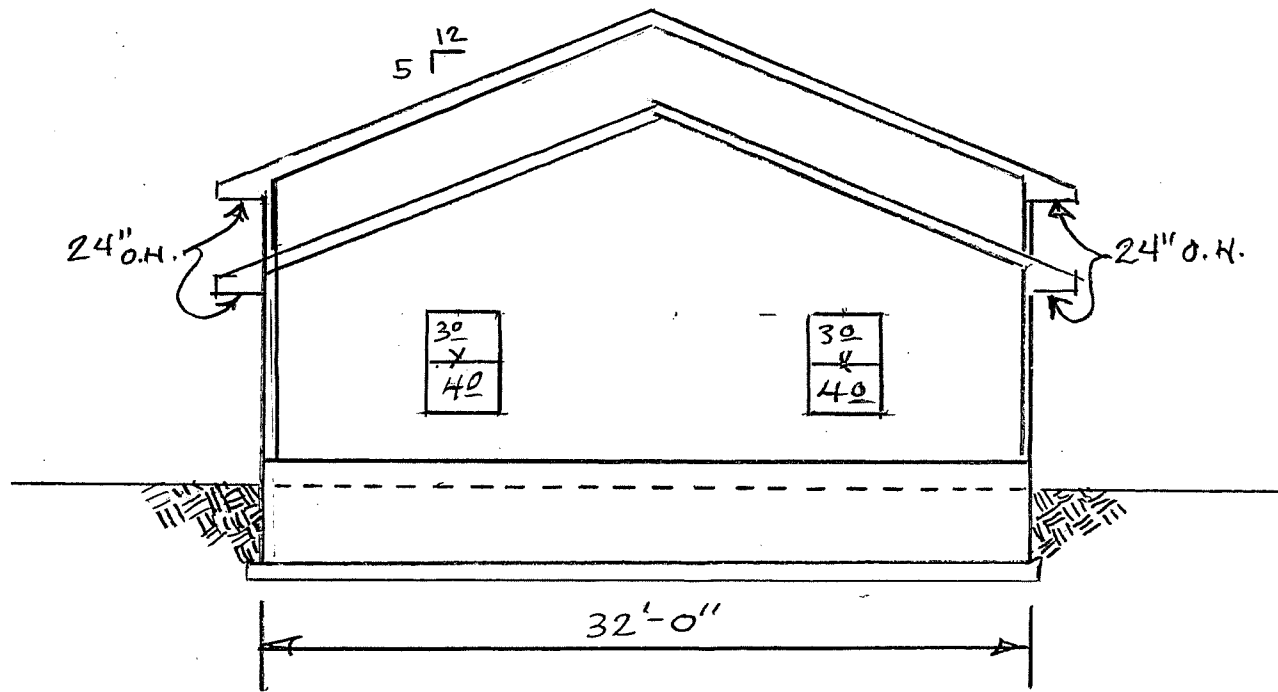
**Application Submittals:**

☐ Completed Application Form (Section 7.4a)  
☐ Application Fee (Section 7.4b)  
☐ Abutters List (Section 7.4c)  
☐ Certification as to Adjacent Towns (See above)  
☐ 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)  
☐ Supplemental Information (Section 7.5a-j, inclusive, as deemed applicable)



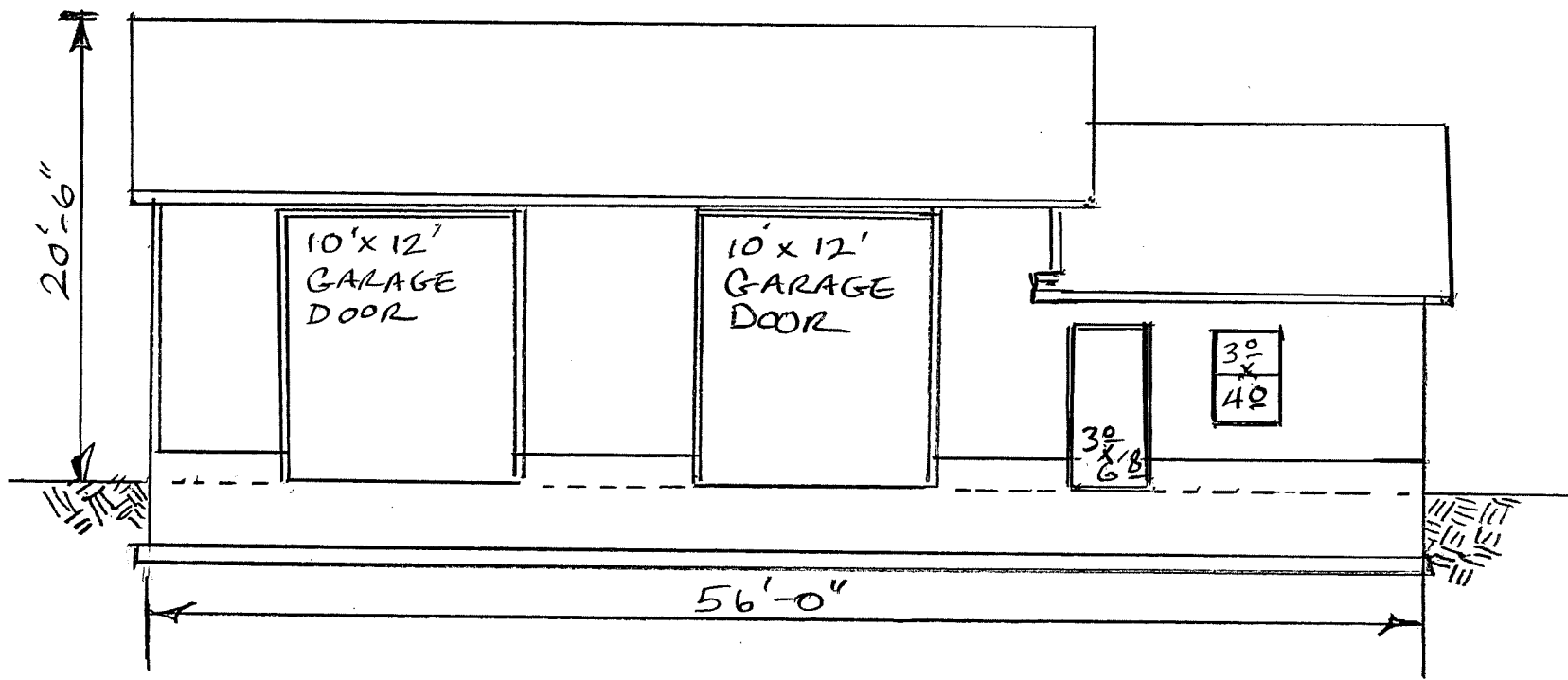
PLAN AND SECTION SCALE: 1/8" = 1'-0"





RIGHT SIDE VIEW

SCALE  $\frac{1}{8}" = 1'-0"$



FRONT VIEW SCALE:  $\frac{1}{8}'' = 1' - 0''$

PROPOSED GARAGE  
FOR: JENNIFER MAGDEFRAU  
55 HAVES AVF. ELLINGTON



**From:** [Jamy magdefrau](#)  
**To:** [Barbra Galovich](#)  
**Subject:** 55 Hayes Avenue  
**Date:** Monday, September 1, 2025 8:07:17 PM

---

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.

Barbara,

This is the area where the building is going. The front corners are near the two buckets. The rear corners are the stakes with orange and green ribbons on them.



Sent from my iPad

**From:** [Jamy magdefrau](#)  
**To:** [Barbra Galovich](#)  
**Date:** Tuesday, September 2, 2025 8:53:13 AM

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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.



Sent from my iPad



**ELLINGTON PLANNING DEPARTMENT**  
**STAFF REVIEW SHEET**  
*Inland Wetland Agency*

**IW202510** – Jennifer Magdefrau, owner/applicant, request for a permit to conduct regulated activity to construct a detached garage, replace culverts under existing driveway, and associated improvements at 55 Hayes Avenue, APN 005-032-0000.

PUBLIC HEARING DATE: September 15, 2025

STAFF REVIEW RETURN DATE: September 9, 2025

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	
Building Official	
North Central District Health Dept	
Fire Marshal	
Public Works Director/WPCA	<b>DPW-</b> No comment. <b>WPCA-</b> If plumbing is intended for this building, additional flow will need to be requested from the local authority. Otherwise, no comment.
Assessor	
Traffic Authority	
Ambulance	

## Barbra Galovich

---

**From:** Jamy magdefrau <magdefrau@sbcglobal.net>  
**Sent:** Tuesday, September 2, 2025 8:56 AM  
**To:** Barbra Galovich  
**Subject:** Re: IW202510 - 55 Hayes Avenue Public Works Staff Review

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.

Hi,  
There will be no plumbing.  
Sent from my iPad

On Sep 2, 2025, at 8:27 AM, Barbra Galovich <bgalovich@ellington-ct.gov> wrote:

Hi,

Hope this email finds you well. Please see the attached comments received from the Public Works Director, Tom Modzelewski.

Thank you,  
Barbra

Barbra Galovich, CZET  
Ellington Planning Department  
57 Main Street  
Ellington, CT 06029  
(860)870-3120, Option 1

<2025-08-26 P.W. comments.pdf>



FRANCIS J. TOMASEK

LOT 4 DENNIS M. & TERRY K KUPFERSCHMID

LOT 3  
3.05 ACRES

LOAM SEED AND  
MULCH ALL  
DISTURBED AREAS

WETLANDS FLAGGED  
BY RICHARD ZULICK

INSTALL AND  
MAINTAIN  
SILT FENCE

PROPOSED (850 SQ. FT.)  
NEW DRIVEWAY AREA

RAISED RANCH  
T.W. - 219.63  
S.F. - 216.53

NOTE: NEW PIPE TO BE INSTALLED  
WHEN NEW DRIVEWAY PERMIT OPENED  
42" x 24" CORRUGATED METAL ARCH  
EQUIVALENT TO 36" PIPE.  
HAS THE HYDRAULIC CAPACITY  
OF 5-18" PIPES. REQUIRES  
12" COVER. RIP RAP INLET  
AND OUTLET. DRIVEWAY GRADE  
FROM HOUSE TO BE RAISED TO 0.5  
APPROX. 40' PAST PIPE IN BROOK TO  
ACCOMMODATE TRAIL CHANGE IN FND.

NOTES:

1. BOUNDARY INFORMATION AND ELEVATION DATUM SHOWN HEREON TAKEN FROM RECORDED MAP ENTITLED: "SUBDIVISION PLAN KNOLLWOOD SECTION B-3 TOWN OF ELLINGTON, CONNECTICUT OWNER: DENNIS M. KUPFERSCHMID, ETUX GARDNER & PETERSON ASSOCIATES 516 OLD POST ROAD, TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS, LAND SURVEYORS SCALE: 1"=100' DATE: 4/22/80 SHEET NO. 1 OF 1 MAP NO. 4759 REVISIONS: 7/14/80 ADD SAN. SEWER EASEMENT PER TOWN OF ELLINGTON CERTIFIED SUBSTANTIALLY CORRECT CLASS A-2 KENNETH R. PETERSON, L.S. 10839."
2. CONTOUR INTERVAL - 2 FT.
3. ZONE - RESIDENCE AA
4. GROUND WATER OBSERVATION PITS DUG 4/18/83.
5. SANITARY SEWER & PUBLIC WATER SUPPLY ON SITE.

SUBMITTED BY MICHAEL L. SAYABE 8/26/25  
REVISED 9/8/25  
**PERMIT PLAN**

PROPERTY OF JENNIFER A. MAGDEFRAU  
55 HAYES AVENUE ELLINGTON, CONN.  
SCALE: 1"=20'

PREPARED BY:  
ALFRED E. SCHINDLER, L.S. 5731  
ELLINGTON, CONNECTICUT  
DONALD A. BOOTH, P.E. 8153  
VERNON, CONNECTICUT  
JULY 25, 1983

RECEIVED  
AUG 26 2025  
TOWN OF ELLINGTON  
PLANNING DEPARTMENT





*Seth Wilson*

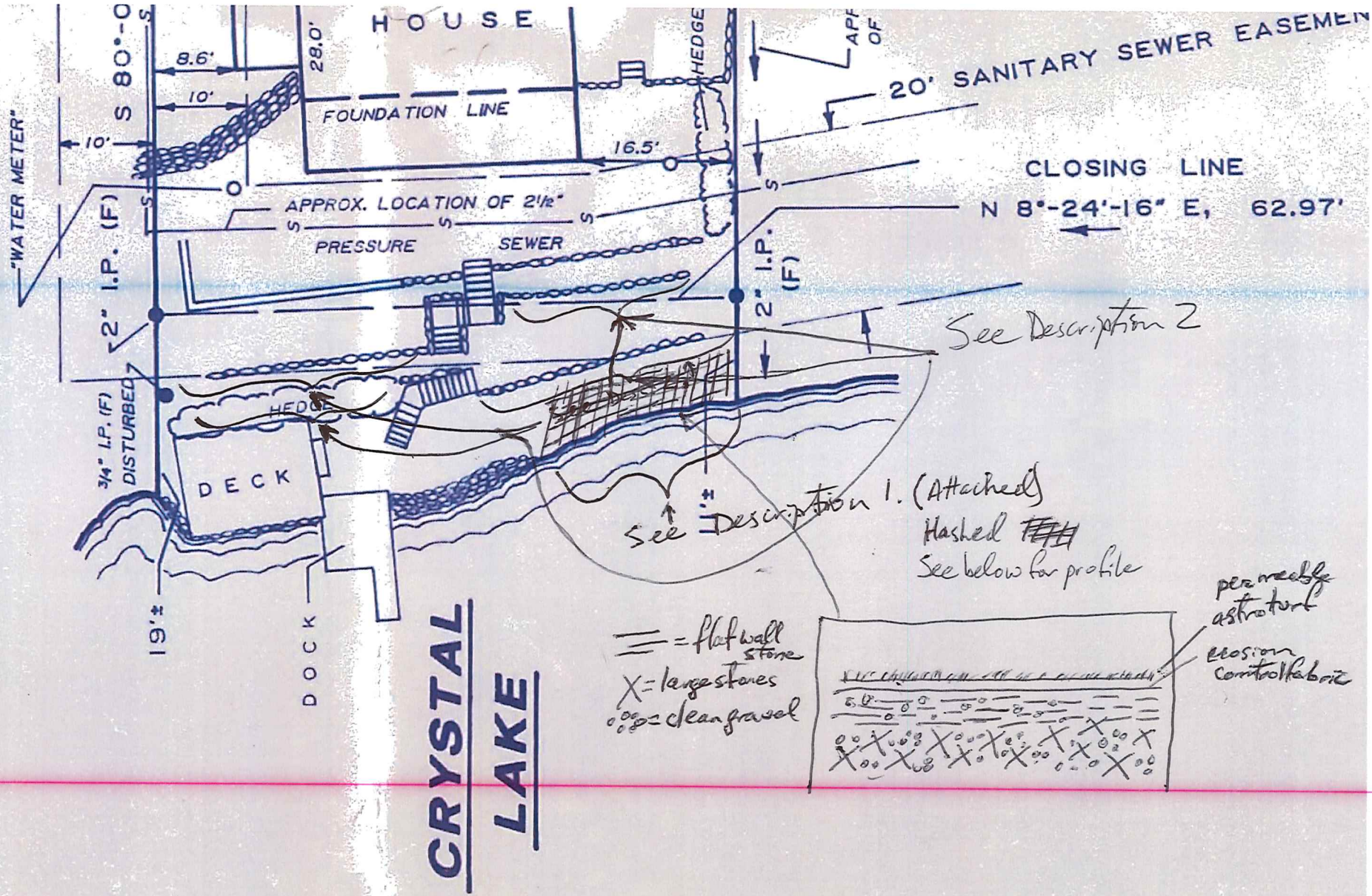
4 East Shore Rd shoreline stabilization from surf boat wake erosion and slumping retaining wall repair

1. Secure and elevate existing/historical shoreline (see marked area on survey) to stop further erosion and repair same caused by documented rising water levels and increased surf boat use of lake in recent years (2-3+ foot wakes repeatedly on daily basis).

-Hand work only, no machines. No dirt is currently present along waterline, all eroded away to existing stone. Install irregular rough stones/rock (variable but ~1-2' diameter) over existing/historical similar shoreline rock with clean gravel to bind/secure, overlaid with dry stack flat wallstone/clean gravel to well above wave crest height (may include stone stair or two for access). Capped with permeable erosion control fabric and non-erodible, but permeable, artificial turf and/or other securing permeable materials. Further repair as needed from ice/storms/rising water/wake levels.

2. Repair existing slumping stone retaining walls (marked on survey) damaged from large rotting tree stumps, erosion, (and some portions of bases eroded by surf boat wake) and 25+ years of disrepair and invasion by bittersweet and other invasives/vegetation, with supplemental stone and gravel and extend to property line rock/wall recently installed by neighbor.

-Hand work only, no machines. Remove rotted wood and invasive vegetation, repair/rebuild as necessary with dry stack flat wallstone/clean gravel. Any loosened soil bagged/covered for reuse behind repaired walls or removed. Work on walls to follow step 1 above-securing of shoreline level-to prevent further erosion from walls or repair work.





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](http://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 6<sup>th</sup> 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,

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Barbra Galovich, Recording Clerk



August 4, 2025

**VIA EMAIL**

Dear Chief or Elected Official:

Subject: Wider Edge Line Pavement Markings on Horizontal Curves in District 1  
State Project No. 0171-0518

The Connecticut Department of Transportation (CTDOT) is developing plans to install 6-inch wide edge line pavement markings on horizontal curves on rural, State-owned roads in District 1. Roadway departures are within the top three highest percentile of fatal and serious injury crashes. These crashes account for 27% of all fatal and serious injury crashes, half of which occur on State roads. Updating pavement markings and installing wider edge lines on State roads to increase retroreflectivity is expected to mitigate these crashes by increasing driver visibility and awareness to the edge of the travelway. The design plans for this project are expected to be completed in September 2025 with a tentative advertising date for construction of December 2025.

It is CTDOT's policy to notify City/Town officials and the public when such projects are undertaken. For that reason, CTDOT requests that you inform local agencies of the proposed improvements and advise this office of any local work to be coordinated.

It is important that the community share its concerns with CTDOT to assist in the project's development. The enclosed media release providing information on this project is for your use and distribution to local officials and other interested parties. An informational meeting or formal public hearing will not be necessary for this project due to the limited nature of the proposed work.

If you agree with this determination, please sign below and return to the Project Manager, Balazs Szoke, at the address below or via email to [TrafficSafety.DOT@ct.gov](mailto:TrafficSafety.DOT@ct.gov). Should you have any questions, please contact Mr. Szoke at (860) 594-2745, or [Balazs.Szoke@ct.gov](mailto:Balazs.Szoke@ct.gov). If your response is not received by August 18, 2025, it will be assumed that the City/Town is in concurrence that a public hearing is not required.

Very truly yours,

Matthew C. Blume,  
P.E., PTOE  
2025.08.04  
09:14:05-04'00'

Matthew C. Blume, P.E., P.T.O.E.  
Division Chief of Traffic Engineering  
Bureau of Engineering and Construction

Enclosure  
cc: Local Traffic Authority



On behalf of the City/Town, I concur that neither a public informational meeting nor a public hearing is needed for State Project No. 0171-0518 – Wider Edge Line Pavement Markings on Horizontal Curves on Rural State-owned Roads.

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Signature

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Date

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Printed Name and Title

---

City/Town

## MEDIA RELEASE

FOR RELEASE: UPON RECEIPT

Wider Edge Lines Pavement Markings on Horizontal Curves on Rural, State-Owned Roads in District 1:

The Connecticut Department of Transportation (CTDOT) is developing plans to install 6-inch wide edge line pavement markings on horizontal curves on rural, State-owned roads in District 1. Roadway departures are within the top three highest percentile of fatal and serious injury crashes. These crashes account for 27% of all fatal and serious injury crashes, half of which occur on State roads. Updating pavement markings and installing wider edge on State roads to increase retroreflectivity is expected to mitigate these crashes by increasing driver visibility and awareness to the edge of the travelway. CTDOT will coordinate with the Cities/Towns during the design phase. The horizontal curve locations included in this project are listed below.

It is CTDOT's policy to keep the public informed and involved when such projects are undertaken. It is important that the community share its concerns with us to assist in the project's development. At this time, it is anticipated that an informational meeting or formal public hearing will not be necessary.

The design plans for this project are expected to be completed in September 2025 with a tentative advertising date for construction of December 2025.

Anyone interested in requesting information on these projects may do so by contacting Balazs Szoke, Project Manager at (860) 594-2745 or via email to [Balazs.Szoke@ct.gov](mailto:Balazs.Szoke@ct.gov). Please make reference to Project No. 0171-0518.

<b>Town</b>	<b>Routes</b>	<b>Town</b>	<b>Routes</b>
Andover	6, 87, 316, 603	Hebron	85, 94, 316, 603
Ashford	74	Mansfield	32
Berlin	71	Meriden	71
Bolton	85	Middlefield	147, 157
Cheshire	42	Somers	190
Columbia	6, 87	Stafford	19, 30, 32, 190, 319
Coventry	6, 44, 275	Tolland	74, 195
Durham	68, 147, 157	Union	171, 190, 197, 620
Ellington	30, 32, 140	Willington	32, 74, 320, 640
Glastonbury	94	Woodstock	197

# LET'S TALK HOUSING!

An open conversation on the future of homes, affordability, and expanding choice in the Capitol Region



Join us for a dynamic discussion on housing in the Greater Hartford region. Voice your ideas and insights to help address the critical housing issues facing our region's cities and towns. The evening will include interactive discussions and hands-on activities, followed by a brief presentation on housing and market data. **Register for the date and location that works best for you.** We look forward to seeing you!

**Wednesday, Sept. 24, 2025**

7-8:30 pm

Memorial Hall, First Congregational Church  
37 Main Street, Southington, CT



**Thursday, Oct. 16, 2025**

7-8:30 pm

Community Room, Goodwin University  
1 Riverside Drive, East Hartford, CT

Register using the QR codes above or visit the project webpage:  
<https://tinyurl.com/crcogHousingMeeting>



**Contact:** Heidi  
[hsamokar@crcogct.gov](mailto:hsamokar@crcogct.gov)  
(860)724-4282







**Substitute House Bill No. 6957**

**Public Act No. 25-73**

**AN ACT ALLOWING A TOWN TO DESIGNATE ITSELF A CITY, ESTABLISHING A TASK FORCE TO STUDY THE REGULATION OF CORPORATE HOUSING ACQUISITIONS AND **CONCERNING TRAINING FOR INLAND WETLANDS AGENCIES**, CERTIFICATES OF CORRECTION FOR CERTAIN PROPERTY ASSESSED IN ERROR, THE SUBMISSION OF CERTAIN STUDIES AND EVALUATIONS, INCLUSIONARY ZONING, SOLAR INSTALLATIONS IN CERTAIN COMMON INTEREST OWNERSHIP COMMUNITIES, THE CAPITAL REGION AND THE MILLSTONE RIDGE TAX DISTRICT.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Section 7-194 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2025*):

**Substitute House Bill No. 6957**

Sec. 2. Subsection (d) of section 22a-42 of the general statutes is repealed and the following is substituted in lieu thereof (Effective October 1, 2025):

(d) ~~[At least one member of the inland wetlands agency or staff of the agency shall be a person who has completed]~~ (1) On and after January 1, 2026, each member of and person employed by a municipality as staff to an inland wetlands agency shall complete the comprehensive training program developed by the commissioner pursuant to section 22a-39. ~~[Failure to have a member of the agency or staff with training shall not affect the validity of any action of the agency.]~~

(2) Any such member or staff person serving on or employed by any such agency as of January 1, 2026, shall complete such training program (A) by January 1, 2027, and (B) once every four years thereafter, except that any such member may complete such subsequent training program once every term for which such member is elected or appointed, if such term is longer than four years.

(3) Any such member or staff person not serving on or employed by any such agency as of January 1, 2026, shall complete such training program (A) not later than one year after such member's election or appointment or such staff person's hiring, and (B) once every four years thereafter, except that any such member may complete such subsequent training program once every term for which such member is elected or appointed, if such term is longer than four years.

(4) The commissioner shall ~~[annually]~~ make such training program

**Substitute House Bill No. 6957**

available ~~[to one person from each town without cost to that person or the town. Each inland wetlands agency shall hold a meeting at least once annually at which information is presented to the members of the agency which summarizes the provisions of the training program]~~ on the Internet web site of the Department of Energy and Environmental Protection to members of and persons employed by municipalities to staff inland wetlands agencies. The commissioner shall develop such ~~[information]~~ training program in consultation with interested persons affected by the regulation of inland wetlands. ~~[and shall provide for distribution of video presentations and related written materials which convey such information to inland wetlands agencies.]~~ In addition to ~~[such materials]~~ developing such training program, the commissioner, in consultation with such interested persons, shall prepare materials ~~[which]~~ that provide guidance to municipalities in carrying out the provisions of subsection (f) of section 22a-42a.

(5) Not later than March 1, 2027, and annually thereafter, each inland wetlands agency shall submit a statement to the legislative body or board of selectmen of the municipality in which such agency sits, affirming compliance with the training requirement established pursuant to this section by each member and staff person who was required to complete such training in the calendar year ending the preceding December thirty-first.

(6) The failure of any member or staff person to complete such training shall not affect the validity of any action of an inland wetlands agency.