



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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INLAND WETLANDS AGENCY REGULAR MEETING MINUTES MONDAY, SEPTEMBER 15, 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, Landon Barlow, and Alternate Subhra Roy

ABSENT: Regular members Steve Hoffman and Jon Kaczmarek

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:

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.

Time: 7:01 pm

Seated: Burns, Heminway, Braga, Barlow and Roy

Andrew Bushnell, Bushnell Associates, LLC, 563 Woodbridge Street, Manchester, CT and Timothy Schneider, 15 Blueberry Circle were present to represent the application.

Andrew Bushnell stated the parcel is currently being used for agricultural purposes. The owner is looking to subdivide the property for one residential building lot. There are existing wetland crossings which are undersized and need repair. Andrew noted the drainpipe closest to Somers Road will overflow during a heavier storm. The proposed driveway location to the parcel will be south of 470 Somers Road and will be constructed 15' in width, have underground utilities, and a gravel drive, which will meet the Town specifications. Andrew explained there is one smaller pipe that the owner would like to replace and extend with two 36' pipes. Andrew reviewed the photos provided showing the proposed location of activity on the parcel.

Commissioner Barlow asked how much fill would be brought into the floodplain area. Andrew Bushnell noted there will be roughly one hundred yards of fill within the floodplain area. John Colonese, Assistant Town Planner, requested the filling of large rip-rap stone to use small stone versus concrete, if needed. John noted the email dated September 15, 2025, from Dana Steele, Town Engineer which reads as follows, "I've reviewed the proposed plan for 470 Somers Road including a Drainage Narrative by K. Acimovic dated 8/17/25 and a Site Plan by Bushnell Associates, LLC dated 7/15/25. While the proposed culvert replacement at Abbey Brook may increase discharge rates downstream by eliminating detention upstream of the crossing, it is expected culverts filled with sediment will be cleaned periodically to restore hydraulic capacity. Increasing the size of the culvert will also allow Abbey Brook to function closer to an open channel, more closely matching natural conditions. Projects with wetland disturbance require notification to the Army Corp of Engineers. The plans include areas for excavation on both sides of the brook for compensatory flood storage excavation. I recommend the required excavation volume be specified on the plans. This could be a condition of approval." There were no public comments regarding the application.

MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO MAKE DETERMINATION OF A SIGNIFICANT ACTIVITY FOR IW202509.

MOVED (HEMINWAY) SECONDED (ROY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR 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.

MOVED (BARLOW) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR 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.

Conditions:

1. Plans shall specify the required excavation volume for compensatory flood storage.
 2. Rip-rap in the channel bottom and on side slopes shall not be filled with concrete.
 3. Notify the Army Corps of Engineers prior to construction.
 4. Erosion control measures shall be installed then inspected by the wetland agent prior to construction and remain operational until the site is stabilized.
 5. Periodic cleaning of culverts required to remove sediment and restore hydraulic capacity.
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.

Time: 7:17 pm

Seated: Burns, Heminway, Braga, Barlow and Roy

Michael Savage and Jennifer Magdefrau, 55 Hayes Avenue were present to represent the application.

Michael Savage is planning to build a 56'x32' detached garage. In addition, there are two 18" pipes under the driveway and they are looking to replace with a 42" x 29" curved metal pipe. Michael stated the wetlands were flagged on site by Richard Zulick, Certified Forester/Soil Scientist, as shown on the revised site plan dated September 9, 2025. Michael noted should the garage location be moved, it would require more trees to be removed from the property. Michael reviewed the photos provided to the Agency.

Commissioner Barlow asked if plumbing would be installed in the garage, Michael Savage stated it would only have electricity. Michael plans to create a boulder wall to slow the sheet flow of water and protect the stream, as well as extend the existing driveway to the proposed garage.

Commissioner Heminway visited the parcel and agreed that it is better not to disturb the trees and noted it is a nice piece of property with the creek.

MOVED (HEMINWAY) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO MAKE DETERMINATION OF A NON-SIGNIFICANT ACTIVITY FOR IW202510.

MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR 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.

MOVED (HEMINWAY) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR 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.

Condition(s):

1. Erosion control measures shall be installed then inspected by the wetland agent prior to construction and remain operational until the site is stabilized.

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.

BY CONSENSUS, THE AGENCY DELEGATED 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.

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

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.

John Colonese stated the State of Connecticut will be requiring current commissioners and at least one staff member to complete training starting January 1, 2026. Commissioners and staff will have one year to finish the training, and training will have to be completed every four (4) years thereafter.

VII. ADJOURNMENT:

MOVED (HEMINWAY) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO ADJOURN THE SEPTEMBER 15, 2025, REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:32 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk