



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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INLAND WETLANDS AGENCY REGULAR MEETING MINUTES MONDAY, MARCH 9, 2026, 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 (arrived 7:03 pm), and Jon Kaczmarek (via Zoom)

ABSENT: Regular members Steve Hoffman and Divya Kataria, and Alternate Juliet D'Antonio

STAFF

PRESENT: John Colonese, Assistant Town Planner/Wetland Enforcement Officer and Barbra Galovich, Recording Clerk

I. CALL TO ORDER: Chairman Burns called the Inland Wetlands Agency meeting to order at 7:00 pm.

RECOGNITION OF COMMISSIONER KEN BRAGA

Chairman Burns announced that tonight will be Ken Braga's last meeting on the Inland Wetlands Agency. Ken has served on the agency for 40 years. Chairman Burns thanked Ken for his commitment and service to the agency and Town of Ellington and added that he will be missed.

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

III. PUBLIC HEARINGS:

1. IW202601 – Steven Barton, owner/Marc Barton, applicant, request for a permit to conduct regulated activity to construct a single-family home and site improvements associated with 2-lot resubdivision (1 existing) at 122 Burbank Road, APN 167-008-0000.

Time: 7:04 pm

Seated: Burns, Heminway, Braga, Barlow, and Kaczmarek

Mark Peterson, PE, Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT and Richard Zulick, 400 Nott Highway, Ashford, CT were present to represent the application.

Mark Peterson presented the application, which involves creating one new building lot by dividing the existing 6-acre parcel into two lots of 3.03 acres each. Mark noted Marc Barton, the owner's son, was before the Agency at the November meeting to discuss the clearing and grading within the wetlands and possible mitigation measures for a future subdivision of the property. Mark showed the wetland areas and stated some of the proposed activities will be within the upland review area minus the former wetland area. Mark noted they incorporated into the plan all the suggestions made by the Agency at the November meeting.

Rick Zulick, a certified Soil Scientist, presented a summary of the wetland assessment on Barton's property noting the four wetland pockets along the western edge of the property, and explained that a small wetland pocket was filled, primarily serving the function of groundwater recharge. The mitigation plan includes a 50-foot-wide conservation easement on the western edge of the 6-acre property to protect wetlands and Martin's Brook. They propose to install four water bars with recharge basins within the conservation easement along the walking path which will help with bioretention and groundwater recharge. Rick also noted the proposed rain garden for the roof and footing drains to improve groundwater recharge.

Mark Peterson added that Marc Barton will continue to remove the existing Japanese knotweed on the property. Mark stated North Central District Health Department approved the resubdivision to allow for a septic system and well. There are no other town staff comments on the application. John Colonese, Assistant Town Planner, reviewed the possible conditions, should the application be approved by the Agency.

There were no public comments regarding the application.

MOVED (BRAGA) SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO MAKE DETERMINATION OF A SIGNIFICANT ACTIVITY FOR IW202601.

MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW202601 – Steven Barton, owner/Marc Barton, applicant, request for a permit to conduct regulated activity to construct a single-family home and site improvements associated with 2-lot resubdivision (1 existing) at 122 Burbank Road, APN 167-008-0000.

MOVE (BRAGA) SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR IW202601 – Steven Barton, owner/Marc Barton, applicant, request for a permit to conduct regulated activity to construct a single-family home and site improvements associated with 2-lot resubdivision (1 existing) at 122 Burbank Road, APN 167-008-0000.

Conditions of approval:

1. 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.
2. Soil scientist/ecologist shall provide a report confirming completion of water bars with recharge basins prior to issuance of a Certificate of Occupancy for the single-family home.
3. Conservation easement to the Town of Ellington shall be filed on the land records with the filing of the resubdivision plan. The conservation easement agreement shall allow for the installation and maintenance of water bars with recharge basins and a walking path to Martins Brook.

IV. OLD BUSINESS: None

V. NEW BUSINESS: None

VI. ADMINISTRATIVE BUSINESS:

1. Approval of November 10, 2025, Regular Meeting Minutes.

MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE NOVEMBER 10, 2025, REGULAR MEETING MINUTES AS WRITTEN.

2. Election of Officers

a. Chairman

MOVED (HEMINWAY) TO NOMINATE COMMISSIONER (BURNS) FOR CHAIRMAN OF THE INLAND WETLANDS AGENCY FOR THE YEAR OF 2026.

COMMISSIONER (BURNS) ACCEPTED THE NOMINATION. HEARING NO FURTHER NOMINATIONS, NOMINATIONS WERE CLOSED.

MOVED (BARLOW) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (BURNS) FOR CHAIRMAN OF THE INLAND WETLANDS AGENCY FOR THE YEAR OF 2026.

b. Vice-Chairman

MOVED (BRAGA) TO NOMINATE COMMISSIONER (HEMINWAY) FOR VICE-CHAIRMAN OF THE INLAND WETLANDS AGENCY FOR THE YEAR OF 2026.

COMMISSIONER (HEMINWAY) ACCEPTED THE NOMINATIONS, HEARING NO FURTHER NOMINATIONS, NOMINATIONS WERE CLOSED.

MOVED (BARLOW) SECONDED (KACZMAREK) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (HEMINWAY) FOR VICE-CHAIRMAN OF THE INLAND WETLANDS AGENCY FOR THE YEAR OF 2026.

3. Correspondence/Discussion:

- a. CT Association of Conservation and Inland Wetlands Commissions (CACIWC) Membership Renewal (July 1, 2025, thru June 30, 2026).

MOVED (BURNS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO PAY \$60.00 MEMBERSHIP TO THE CONNECTICUT ASSOCIATION OF CONSERVATION AND INLAND WETLANDS COMMISSIONS (CACIWC).

- b. Ellington Earth Day Celebration, Saturday, April 25, 2026.

- c. Inland Wetlands Agency Training (Conn. Public Act 25-73).

VII. ADJOURNMENT:

MOVED (BURNS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ADJOURN THE MARCH 9, 2026, REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:22 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk