



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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INLAND WETLANDS AGENCY REGULAR MEETING MINUTES MONDAY, JULY 13, 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 Landon Barlow, Jon Kaczmarek, Alternates Juliet D'Antonio and Eugene LeDuc

ABSENT: Regular members Steve Hoffman, Divya Kataria and Ethan Briggs

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 7:01 pm.

II. ROLL CALL

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

IV. PUBLIC HEARINGS:

1. IW202602 – Mannarino Builders, Inc., owner/Gardner & Peterson Assoc., LLC, applicant, request for a permit to conduct regulated activity to construct houses, patios, decks, grading, and site improvements associated with a 14-lot subdivision at 53 Wapping Wood Road, APN 005-006-0000.

Time: 7:02 pm

Seated: Burns, Heminway, Barlow, Kaczmarek, D'Antonio and LeDuc

Rick and Rob Mannarino, Mannarino Builders Inc., 60 Deming Street, South Windsor, CT, Eric Peterson, Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT and Jim McManus, JMM Wetland Consulting Services, LLC, 23 Horseshoe Ridge Road, Newtown, CT were present to represent the application.

Eric Peterson stated Mannarino Builders Inc. is seeking a permit for a 29-acre parcel at 53 Wapping Wood Road, to move forward with the construction of a 14-lot subdivision. The property contains three wetlands totaling approximately 4.6 acres, with the road

proposed to be just under 800 feet long to provide frontage for the 14 single-family homes. Eric noted that while the wetlands will become part of the lots, a 4.5-acre wetland will remain entirely within the proposed open space, and the proposal will be presented to the Conservation Commission tomorrow night. Eric explained the infrastructure plans for the subdivision, detailing that public water, sewer, and gas services will be extended to serve all houses and installing individual ejector pumps for sewage. Eric outlined the construction approach for utilities along Wapping Wood Road, including extending gas and sewer lines, with work being done within the upland review area near wetlands. Eric described the stormwater management system featuring a treatment pond similar to one installed at Garnet Lane in 2023 and noted that the Town Engineer suggested enhancing outlet protection with a stone trench like the Garnet Lane design. Eric noted the proposed treatment pond is designed to convey the 50-year storm frequency entering the basin.

Jim McManus presented the wetland delineation findings for the site. Jim clarified that the E-Series and B-Series wetlands are the same area, and re-delineated the E-Series wetlands in December after an initial visit in June 2024, while also delineating the C & D-Series. The function and value assessment showed that wetlands A, C, and D have the highest functions and values, while the E-series has only one principal function due to its disturbed nature and location within agricultural field. Jim concluded that with proper erosion control measures and stormwater management, the development would not have significant adverse impacts on the regulated resources.

Greg Smith, 59 Wapping Wood Road, asked if any additional fire hydrants would be installed, Eric Peterson noted having a discussion with the Fire Marshall's office, and they anticipate that there would be one fire hydrant installed near the intersection of Wapping Wood Road and the new road.

The agency discussed concerns about how future homeowners will understand where the wetlands are located as they are currently within an agricultural field. After a brief discussion, the agency decided to have a wetlands placard installed on post for those lots that have wetlands in the rear yard.

John Colonese asked if using underground roof drains instead of discharging them on the ground would impact the drainage calculation. Eric Peterson responded that it wouldn't.

MOVED (HEMINWAY) SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO MAKE DETERMINATION OF A NON-SIGNIFICANT ACTIVITY FOR IW202602.

MOVED (BARLOW) SECONDED (KACZMAREK) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW202602 – Mannarino Builders, Inc., owner/Gardner & Peterson Assoc., LLC, applicant, request for a permit to conduct regulated activity to construct houses, patios, decks, grading, and site improvements associated with a 14-lot subdivision at 53 Wapping Wood Road, APN 005-006-0000.

MOVED (KACZMAREK) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR IW202602 – Mannarino Builders, Inc., owner/Gardner & Peterson Assoc., LLC, applicant, request for a permit to conduct regulated activity to construct houses, patios, decks, grading, and site improvements associated with a 14-lot subdivision at 53 Wapping Wood Road, APN 005-006-0000.

Conditions of approval:

1. Erosion control measures shall be installed then inspected by the wetland agent prior to construction and remain operational until the site is stabilized.
2. Shall comply with the Town Engineer wetland application comment dated July 2, 2026.
3. JMM Wetlands Consulting Services LLC report dated June 18, 2026, shall be revised to denote the "E Series" as shown on the Subdivision Plans submitted by Gardner & Peterson Associates LLC.
4. Install a 4' x 4' wooden post, 3' in height with a wetland placard along the wetland boundary on lot numbers 4, 5, and 14. Install one post and placard per lot.

V. OLD BUSINESS: None**VI. NEW BUSINESS:**

1. **BY CONSENSUS, ADDED TO THE AGENDA IW202603** – Stephen Williams, owner/applicant, request for a permit to conduct regulated activity to construct a single-family home and associated site improvements on property located on South Road, APN 111-002-0000.

The agency reviewed the location of property on the town GIS mapping and the site plan submitted with the application. After a brief discussion, it was determined that the application shall be heard under New Business at next month's meeting.

BY CONSENSUS, RECEIVED APPLICATION AND SET FOR THE MONDAY, AUGUST 10, 2026, MEETING UNDER NEW BUSINESS FOR IW202603 – Stephen Williams, owner/applicant, request for a permit to conduct regulated activity to construct a single-family home and associated site improvements on property located on South Road, APN 111-002-0000.

2. **BY CONSENSUS, ADDED TO THE AGENDA** – Ellington Place Associates LLC, owner/Ellington Board of Education, applicant request for acceptance of a nonregulated use to construct a playground at 105 West Road, APN 028-013-0000.

Gregory Kilman, Director of Facilities and Kristy LaPorte, Director of Special Services, both from Ellington Public Schools, attended via Zoom to review the proposed playground area at 105 West Road. After a brief discussion, the agency delegated review to the Wetlands Agent, identifying the need for more details on the proposed underground drainage and erosion control measures.

MOVED (HEMINWAY) SECONDED (LEDUC) AND PASSED UNANIMOUSLY TO DELEGATE AUTHORITY TO THE WETLANDS AGENT – Ellington Place Associates LLC, owner/Ellington Board of Education, applicant, for a permit application to conduct regulated activity to construct a playground at 105 West Road, APN 028-013-0000.

3. **BY CONSENSUS, ADDED TO THE AGENDA** – Request to delegate authority to the Wetlands Agent, for a permit application to conduct regulated activity for the construction of detached garage at 40 Pease Farm Road, APN 064-031-0117.

The agency reviewed a site plan and the request for a new detached garage to be located next to a conservation easement and near an intermittent watercourse at 40 Pease Farm Road. After a brief discussion, the agency delegated review to the Wetlands Agent.

MOVED (BARLOW) SECONDED (KACZMAREK) AND PASSED UNANIMOUSLY TO DELEGATE AUTHORITY TO THE WETLANDS AGENT – for a permit application to conduct regulated activity for the construction of detached garage at 40 Pease Farm Road, APN 064-031-0117.

VII. ADMINISTRATIVE BUSINESS:

1. Approval of March 9, 2026, Regular Meeting Minutes.

MOVED (HEMINWAY) SECONDED (KACZMAREK) (D'ANTONIA AND LEDUC – ABSTAINED) AND PASSED TO APPROVE MARCH 9, 2026, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

- a. Inland Wetlands Agency Training (Conn. Public Act 25-73).
- b. Japanese Knotweed Factsheet – UConn Extension.
- c. Greenskies Clean Energy, LLC notice of filing a petition for declaratory ruling with CT Siting Council for the construction, maintenance and operation of 4.99-MW AC ground mount solar facility on School House Road, APN 146-007-0000. - May 21, 2026, letter.

The agency briefly discussed the proposed solar facility on School House Road by Greenskies Clean Energy, LLC, reviewing the site plan and noting that it falls under the jurisdiction of the Connecticut Siting Council.

VIII. ADJOURNMENT:

MOVED (HEMINWAY) SECONDED (KACZMAREK) AND PASSED UNANIMOUSLY TO ADJOURN THE JULY 13, 2026, REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 8:13 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk