



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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INLAND WETLANDS AGENCY REGULAR MEETING MINUTES MONDAY, AUGUST 10, 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 Steve Hoffman, Landon Barlow, Jon Kaczmarek, and Alternate Eugene LeDuc

ABSENT: Regular members Divya Kataria, Ethan Biggs, 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.

II. ROLL CALL

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

IV. PUBLIC HEARINGS: **None**

V. OLD BUSINESS: **None**

VI. NEW BUSINESS:

1. IW202603 – Stephen & Barbara Williams, owner/applicant, request for a permit to conduct regulated activity to construct a single-family home and associated site improvements on South Road, APN 111-002-0000.

Stephen Williams, 22 Rudnansky Lane, Tolland, CT was present to represent the application.

Stephen Williams is looking to construct a single-family home and associated site improvements on South Road. Stephen noted that the proposed clearing and disturbance limits on the property are approximately 50 feet from wetlands and they will use silt fence for erosion protection, with a septic system approved by the North Central District Health Department instead of sewer service as the property is outside the sewer service area.

Stephen Williams explained that the wetlands delineation was done twice, first by John Ianni in the 1990's and more recently by George Logan, Registered Soil Scientist, who signed off on the site plan recently.

The Agency discussed the property details including the footing drain discharge, distance from the wetlands, potential future expansion, and public utilities. Stephen Williams confirmed that water service would come from a drilled well. The Agency reviewed possible conditions of approval, including erosion control measures and comments from the Department of Public Works, such as installing an anti-tracking pad and paving the driveway apron before a CO is issued. There were no public comments regarding the application.

MOVED (HOFFMAN), SECONDED (KACZMAREK) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR IW202603 – Stephen & Barbara Williams, owner/applicant, request for a permit to conduct regulated activity to construct a single-family home and associated site improvements on South Road, APN 111-002-0000.

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) An anti-tracking pad shall be installed during construction.
 - 3) The driveway apron shall be paved according to the Department of Public Works requirements prior to issuance of a Certificate of Occupancy.
2. Fifty (50) West Road, LLC, owner/applicant, request for a positive referral to the Planning & Zoning Commission on a resubdivision to create three lots (S202606) pursuant to Conn. Gen. Stat. 8-26(e) at 50 West Road, APN 019-005-0000.

Guy Hesketh, F.A. Hesketh and Associates, Inc., 6 Creamery Brook, East Granby, CT, was present to represent the request for the resubdivision referral to the Planning and Zoning Commission.

Guy Hesketh explained that while they are not seeking a permit for regulated activity, State statute requires notification when subdividing a parcel with wetlands on the property. The request involves subdividing a parcel that previously had a development application three years ago, with plans to maintain commercial frontage and industrial use in the back, including existing access to Lower Butcher Road. The front two lots would be commercial, with lot one at 2.60 acres and lot two at 3.69 acres, while the rear lot would be 9.05 acres and remain industrial. The plan includes conveying a portion to Roger Moser at 43 Lower Butcher Road and maintaining a drainage easement through the Moser parcel.

The Agency discussed plans for easements and drainage systems on the property, including existing rights for storm water management and a proposed sidewalk along West Road. Guy Hesketh showed the current drainage system uses a 24-inch culvert to direct water to a water feature south of Lower Butcher Road before reaching the Hockanum River. Also, the State's drainage easement, granted in 2023, will be maintained as part of the subdivision plans.

Guy Hesketh reviewed the location of wetlands on the parcel, noting that no regulated activities are currently proposed in the wetlands area. Guy requested a positive referral to the Planning and Zoning Commission for the resubdivision, with plans to return to the commission later for development approval. The discussion covered zoning changes, water withdrawal considerations, and floodplain restrictions, confirming that any future development would comply with 100-year flood elevation requirements. There were no public comments regarding the request.

MOVE (HOFFMAN), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO GRANT A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION FOR S202606 - Fifty (50) West Road, LLC, owner/applicant, request for a positive referral to the Planning & Zoning Commission on a resubdivision to create three lots pursuant to Conn. Gen. Stat. 8-26(e) at 50 West Road, APN 019-005-0000.

VII. ADMINISTRATIVE BUSINESS:

1. Approval of July 13, 2026, Regular Meeting Minutes.

MOVED (KACZMAREK), SECONDED (BARLOW) AND PASSED (HOFFMAN - ABSTAINED) TO APPROVE JULY 13, 2026, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

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

VIII. ADJOURNMENT:

MOVED (HOFFMAN), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ADJOURN THE AUGUST 10, 2026, REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:24 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk