



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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INLAND WETLANDS AGENCY REGULAR MEETING MINUTES MONDAY, SEPTEMBER 21, 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, Divya Kataria, and Eugene LeDuc

ABSENT: Regular members Steve Hoffman, Landon Barlow, 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 7:02 pm.

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

III. PUBLIC HEARINGS:

1. IW202605 – Maryann Fusco-Rollins, owner/applicant, request for a permit to conduct regulated activity to rebuild a stone retaining wall along the lake edge at 99 West Shore Road, APN 168-127-0000.

Time: 7:03 pm

Seated: Burns, Heminway, Kataria and LeDuc

Maryann Fusco-Rollins, 99 West Shore Road, was present to represent the application. Maryann is looking for approval to reconstruct a damaged stone wall along the lake. An unusual warm spell in March caused ice to break and damage the wall. Maryann explained the contractor will use the existing stones with cement and mortar when reconstructing the wall and the height of the wall will be even with the neighboring wall. There will be no heavy equipment used on the project and the wall construction will be completed by hand.

Chairman Burns asked how they intend to pour the concrete below the water line. Maryann Fusco-Rollins noted the contractor said they will check to see if the base is

suitable but can build water tight forms, pump the water out and use fast-setting concrete. John Colonese noted the dewatering process should be performed by pumping to a contained sediment filtering area, filter bag, or appropriate vegetated and stabilized area. The agency briefly discussed the construction of the wall. There were no public comments regarding the application.

MOVED (HEMINWAY), SECONDED (LEDUC) AND PASSED UNANIMOUSLY TO MAKE DETERMINATION OF A SIGNIFICANT ACTIVITY FOR IW202605.

MOVED (HEMINWAY), SECONDED (LEDUC) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW202605 – Maryann Fusco-Rollins, owner/applicant, request for a permit to conduct regulated activity to rebuild a stone retaining wall along the lake edge at 99 West Shore Road, APN 168-127-0000.

MOVED (LEDUC), SECONDED (KATARIA) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR IW202605 – Maryann Fusco-Rollins, owner/applicant, request for a permit to conduct regulated activity to rebuild a stone retaining wall along the lake edge at 99 West Shore Road, APN 168-127-0000.

Conditions of Approval:

1. Dewatering process shall be performed by pumping to a contained sediment filtering area, filter bag, appropriate vegetated and stabilized area, or another accepted filtration measure to control sedimentation.
2. Any disturbed areas shall be stabilized upon completion of the project.

IV. OLD BUSINESS: NONE

V. NEW BUSINESS:

1. Ellington Department of Public Works notification to replace the existing roadway culvert adjacent to 5 Snipsic Lake Road, APN 067-001-0000 as permitted and nonregulated uses.

Tom Modzelewski, Director of Public Works, explained there is an existing roadway culvert on Snipsic Lake Road that has failed and needs replacement. The project area is next to Shenipsit Lake which is a public drinking supply reservoir. Tom stated the work will be completed by the Public Works Department and conducted in a manner to protect the lake, and the plan has been accepted by The Connecticut Water Company. Tom reviewed the scope of work and said erosion and sediment control measures will be installed, and spill kits will be on site as a protective manner. Tom noted the road will be closed during the construction phase of the project.

BY CONSENSUS, THE AGENCY AGREED TO ACCEPT – Ellington Department of Public Works notification to replace the existing roadway culvert adjacent to 5 Snipsic Lake Road, APN 067-001-0000 as permitted and nonregulated uses.

By consensus, the Agency added New Business items 2 through 5 to the agenda.

2. IW202604 – Vance & Carolyn Burba, owner/applicant, request for a permit to conduct regulated activity to construct a house, driveway, and site improvements associated with a 3-lot subdivision at 51 Cider Mill Road, APN 074-029-0000.

BY CONSENSUS, THE AGENCY RECEIVED AND SCHEDULED THE APPLICATION UNDER NEW BUSINESS FOR THE MONDAY, OCTOBER 19, 2026, MEETING FOR IW202604 – Vance & Carolyn Burba, owner/applicant, request for a permit to conduct regulated activity to construct a house, driveway, and site improvements associated with a 3-lot subdivision at 51 Cider Mill Road, APN 074-029-0000.

3. IW202606 – BDC Home Improvement Services, LLC, owner/applicant, request for a permit to conduct regulated activity to construct a road, houses, driveways, and site improvements associated with a 10-lot subdivision at Crane Road, APN 068-002-0001.

BY CONSENSUS, THE AGENCY RECEIVED THE APPLICATION AND SCHEDULED A PUBLIC HEARING FOR THE MONDAY, OCTOBER 19, 2026, MEETING FOR IW202606 – BDC Home Improvement Services, LLC, owner/applicant, request for a permit to conduct regulated activity to construct a road, houses, driveways, and site improvements associated with a 10-lot subdivision at Crane Road, APN 068-002-0001.

4. IW202607 – Estate of Honora L. Willis, owner/applicant, request for a permit to conduct regulated activity to construct a house, driveway, and site improvements associated with a 2-lot subdivision at 24 Newell Hill Road, APN 127-025-0000 and Crystal Lake Road, APN 127-024-0000.

BY CONSENSUS, THE AGENCY RECEIVED THE APPLICATION AND SCHEDULED A PUBLIC HEARING FOR THE MONDAY, OCTOBER 19, 2026, MEETING FOR IW202607 – Estate of Honora L. Willis, owner/applicant, request for a permit to conduct regulated activity to construct a house, driveway, and site improvements associated with a 2-lot subdivision at 24 Newell Hill Road, APN 127-025-0000 and Crystal Lake Road, APN 127-024-0000.

5. Estate of Honora L. Willis, owner/applicant, request for a positive referral to the Planning & Zoning Commission on a 4-lot subdivision pursuant to Conn. Gen. Stat. 8-26(e) on Crystal Lake Road, APNs 109-001-0000, 109-002-0000 and 109-004-0000.

BY CONSENSUS, THE AGENCY RECEIVED AND SCHEDULED THE REQUEST UNDER NEW BUSINESS FOR THE MONDAY, OCTOBER 19, 2026, MEETING FOR – Estate of Honora L. Willis, owner/applicant, request for a positive referral to the Planning & Zoning Commission on a 4-lot subdivision pursuant to Conn. Gen. Stat. 8-26(e) on Crystal Lake Road, APNs 109-001-0000, 109-002-0000 and 109-004-0000.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of August 10, 2026, Regular Meeting Minutes.

MOVED (HEMINWAY), SECONDED (LEDUC) (KATARIA – ABSTAINED) AND PASSED TO APPROVE AUGUST 10, 2026, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:
 - a. Inland Wetlands Agency Training (Conn. Public Act 25-73).

VII. ADJOURNMENT:

**MOVED (LEDUC), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO
ADJOURN THE SEPTEMBER 21, 2026, REGULAR MEETING OF THE INLAND
WETLANDS AGENCY AT 7:35 PM.**

Respectfully submitted,

Barbra Galovich, Recording Clerk