



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187
www.ellington-ct.gov

TEL. (860) 870-3120 TOWN PLANNER'S OFFICE FAX (860) 870-3122

INLAND WETLANDS AGENCY REGULAR MEETING MINUTES MONDAY, OCTOBER 19, 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, Regular members Divya Kataria (departed @ 8:25 pm), Eugene LeDuc, Landon Barlow, Alternates Juliet D'Antonio and Thomas Brophy

ABSENT: Vice Chairman Katherine Heminway and Regular members Steve Hoffman and Ethan Biggs

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

III. PUBLIC HEARINGS:

1. 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.

Time: 7:01 pm

Seated: Burns, Kataria, LeDuc, Barlow, D'Antonio and Brophy

David Ziaks, FA Hesketh & Associates, Inc, 6 Creamery Brook, East Granby, CT was present to represent the application.

David Ziaks stated the owner of the property is looking to develop a 10-lot subdivision on a 20-acre parcel at APN 068-002-0001, located on Crane Road. David presented the plan the subdivision proposed on farmland, explaining that the only direct impact to wetlands will be a portion of the road and culvert pipe under the roadway at the entrance along Crane Road. The plan incorporates low-impact design principles by using vegetated water quality swales along the road instead of conventional curbs and catch basins, following existing drainage patterns and conforming to Connecticut's 2024 Stormwater

Quality Manual. The property includes wetland areas totaling about half an acre, with proposed lot sizes ranging from one to 6.8 acres, served by individual septic systems and public water from Connecticut Water Company. David showed the wetland locations, drainage patterns, and the development plan, including upland review areas and the direct impacts to wetland areas.

David Ziaks, noted the development will include basements with foundation drains connected to the drainage system, and added that the Homeowners Association will be responsible for maintaining the shared drainage infrastructure. David noted the Town Engineer's comments and said they can be met with any follow-up concerns addressed.

Charles Schaub, 54 Crane Road, stated that he has been farming the area for over 20 years and asked how the flooding of the property would be addressed. Dave Ziaks noted that once the property is developed with the drainage system and foundations, the water table will lower and flooding should not occur. Clarence Lariviere, 82 Crane Road, inquired where the water main comes from. It was noted that it's approximately 600 feet south of the proposed development along Crane Road. Kevin Hart, 25 Crane Road, raised concern about the stormwater runoff running onto neighboring properties. David said he believes the drainage plan will improve conveying stormwater runoff to the rear of the property.

Commissioner Barlow questioned how dewatering will be done and asked for best management practices to be utilized if dewatering is needed, and that wetlands signage be required for lots with wetlands.

The Agency determined the activity was significant due to wetland impacts and approved the permit with conditions including wetlands signage, compliance with Town Engineer comments, additional silt fence installation, and utilization of dewatering best practices.

MOVED (BARLOW), SECONDED (KATARIA) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A SIGNIFICANT ACTIVITY FOR IW202606.

MOVED (LEDUC), SECONDED (BROPHY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING 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.

MOVED (BARLOW), SECONDED (BURNS) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS 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.

Conditions of Approval:

1. Shall comply with Town Engineer comments dated October 14, 2026, and address any additional direction from the Town Engineer.
2. Shall add silt fence to the limits of disturbance along the southern portion of the property to protect wetlands B from sediment during construction.

3. Erosion control measures shall be installed then inspected by the wetland agent prior to construction activity and remain operational until the site is stabilized.
 4. Shall install a 4' x 4' wooden post, 3' in height with a wetland placard along the wetland boundary on lot numbers 1, 6, 7, and 10.
 5. Any dewatering shall be performed in accordance with best practices outlined in the Connecticut Guidelines for Soil Erosion and Sediment Control.
2. 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.

Time: 7:52 pm

Seated: Burns, Kataria, LeDuc, Barlow, D'Antonio and Brophy

David Smith, PE (via Zoom), Archer Surveying, LLC, 18 Providence Road, Brooklyn, CT and Rick Zulick, Soil Scientist, 400 Nott Highway, Ashford, CT were present to represent the application.

David Smith noted the location of the two lots and the family history of the lots. David reviewed the plan and explained that the plan includes rain water recharge areas to mitigate for stormwater roof runoff from the houses. Rick Zulick, Soil Scientist, reviewed the existing road drainage ditches cutting through the property that will be crossed with driveways noting they do not meet the state definition of a watercourse and therefore are not regulated. Rick acknowledged the significant amount of stormwater water flowing towards Crystal Lake Road through the property, but clarified that Newell Hill Road, not the development, is the primary source of the problem.

Tim Vamosi, 49 Crystal Lake Road, raised concerns about increasing water flow onto his property, resulting in repeated basement flooding despite his mitigation efforts. John Colonese, Wetlands Agent, mentioned that the Town Engineer had provided comments on the proposed erosion control measures for the development. John also suggested connecting Tim with Tom Modzelewski, Public Works Director, regarding a draft plan for Newell Hill Road that might address drainage issues.

MOVED (BARLOW), SECONDED (LEDUC) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A NON-SIGNIFICANT ACTIVITY FOR IW202607.

MOVED (LEDUC), SECONDED (KATARIA) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING 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.

MOVED (LEDUC), SECONDED (D'ANTONIO) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS 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.

Conditions of Approval:

1. Shall comply with Town Engineer comments dated October 17, 2026.
2. Erosion control measures shall be installed then inspected by the wetland agent prior to construction activity and remain operational until the site is stabilized.

IV. OLD BUSINESS: NONE**V. NEW BUSINESS:**

1. 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 (1 existing) at 51 Cider Mill Road, APN 074-029-0000.

Mark Reynolds, Reynolds Engineering Services, LLC, P.O. Box 378, Hebron, CT was present to represent the application.

Mark Reynolds stated the parcel is currently 3.4 acres, and the owner is looking to subdivide the parcel into three lots, and the existing house will be on one of the three lots. Mark noted the proposed regulated activity is within an area that is currently wooded, and the wetlands on the parcel have been flagged by Ian Cole, Soil Scientist in August 2024. Mark said there is no direct impact to the wetlands, and a portion of a house, the driveway, and fill are proposed within the upland review area. Mark said a row of silt fence will be used to separate the work area from the wetlands, and all disturbed areas will be established with grass prior to removing sedimentation controls. The two new lots are proposed to be connected to public sewer and have individual wells.

MOVED (BARLOW), SECONDED (KATARIA) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A NON-SIGNIFICANT ACTIVITY FOR IW202604.

MOVED (D'ANTONIO), SECONDED (BROPHY) TO APPROVE WITH CONDITIONS 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 (1 existing) at 51 Cider Mill Road, APN 074-029-0000.

Condition of Approval:

1. Erosion control measures shall be installed then inspected by the wetland agent prior to construction activity and remain operational until the site is stabilized.
2. IW202608 – Estate of Honora L. Willis, owner/applicant, request for a positive referral to the Planning & Zoning Commission on a 3-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.

David Smith, PE (via Zoom), Archer Surveying, LLC, 18 Providence Road, Brooklyn, CT was present for the request.

David Smith noted these parcels of land were divided many years ago on a map with no Planning & Zoning Commission approval. David is requesting a positive referral to the

Planning & Zoning Commission on the subdivision application. The plans show there is no proposed regulated activity as all activity is over 250 feet from the wetlands.

MOVED (LEDUC), SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO MAKE A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION FOR IW202608 – Estate of Honora L. Willis, owner/applicant, on a 3-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 September 21, 2026, Regular Meeting Minutes.

MOVED (LEDUC), SECONDED (BURNS) (BARLOW – ABSTAINED) AND PASSED TO APPROVE THE SEPTEMBER 21, 2026, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:
 - a. CT Siting Council Declaratory Ruling for a 4.99-MW solar facility at APN 146-007-0000, Schoolhouse Road.
 - b. Notice of petition to the CT Siting Council for a Declaratory Ruling for the Construction of a 4.975-MW fuel cell facility at 784 Talcottville Road, Vernon.
 - c. Inland Wetlands Agency Training (Conn. Public Act 25-73).

VII. ADJOURNMENT:

MOVED (D'ANTONIO), SECONDED (LEDUC) AND PASSED UNANIMOUSLY TO ADJOURN THE OCTOBER 19, 2026, REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 8:34 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk