



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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**INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
MONDAY, JANUARY 11, 2016, 7:00 PM
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

PRESENT: Vice Chairman Ron Brown, Steve Hoffman, Mary Beth O'Neill, and Hocine Baouche

ABSENT: Chairman Ken Braga, Jean Burns, Art Aube

STAFF

PRESENT: John Colonese, Assistant Town Planner/Wetlands Enforcement Officer and Kristin Michaud, Recording Clerk

I. CALL TO ORDER:

Vice Chairman Brown called the January 11th, 2016, regular meeting of the Ellington Inland Wetlands Agency to order at 7:02 PM in the Town Hall Annex, 57 Main Street, Ellington, CT.

II. PUBLIC COMMENTS (ON NON AGENDA ITEMS): NONE

III. PUBLIC HEARINGS: (READING OF LEGAL NOTICE): NONE

IV. NEW BUSINESS:

1. #IW201511 – William Hoboth, owner/applicant request for a permit to conduct regulated activity for fill, grading, septic system, driveway and associated activity for a single family home on property located on Pinnacle Road, APN 075-020-0000. **(DETERMINATION OF SIGNIFICANCE AND POSSIBLE ACTION)**

SEATED: R. Brown, M. O'Neill, H. Baouche, S. Hoffman

TIME: 7:03

William Hoboth, owner/applicant, came forward for the application. Mr. Hoboth stated he is in receipt of the Town Engineer's letter, and after reviewing the comments he found no issue incorporating them into the plan.

John Colonese, Assistant Town Planner, read the Town Engineer's letter dated January 11, 2016 into the record reviewing comments 1-4 with the Commission. Mr. Colonese pointed out the application did not have Health Department approval and changes to the septic

system are required. Mr. Colonese acknowledged speaking with the applicant's engineer regarding the changes required by the Health Department and Town Engineer.

Mr. Colonese pointed out the 4.84 acre lot was split in the early 1960's, and although it is filed on the land records and a deed is present, the lot split never received approval from the Planning & Zoning Commission (PZC). The town attorney advised the lot is an illegal lot and therefore the property will have to obtain PZC approval for a 1 lot resubdivision.

Commissioner Hoffman reviewed the proposed plan to reduce water run-off from the property pointing out the water discharges into the wetlands, allowing for the groundwater to recharge and eliminating the need for a rain garden. The Commission felt the proposed leak-offs/energy dissipaters were enough to slow down the run-off from the slopes.

MOVED (HOFFMAN) SECONDED (O'NEILL) AND PASSED UNANIMOUSLY TO MAKE A FINDING OF NON-SIGNIFICANT IMPACT FOR #IW201511 – WILLIAM HOBOTH, OWNER/APPLICANT REQUEST FOR A PERMIT TO CONDUCT REGULATED ACTIVITY FOR FILL, GRADING, SEPTIC SYSTEM, DRIVEWAY AND ASSOCIATED ACTIVITY FOR A SINGLE FAMILY HOME ON PROPERTY LOCATED ON PINNACLE ROAD, APN 075-020-0000.

The Commission discussed comment #4 of the Town Engineer's letter, referencing section 4.11 of the subdivision regulations and future PZC review.

Discussion ensued.

The Commission did not see a problem with Mr. Colonese approving minor changes to the plan if they are needed to meet the subdivision regulations or Health Department approval. Mr. Colonese noted if the changes become significant, he will recommend the Inland Wetland Agency review them. Mr. Colonese suggested there be no disturbance proposed outside the disturbance area shown on the plan and the Commission agreed.

MOVED (O'NEILL) SECONDED (BAOUCHE) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS #IW201511 – WILLIAM HOBOTH, OWNER/APPLICANT REQUEST FOR A PERMIT TO CONDUCT REGULATED ACTIVITY FOR FILL, GRADING, SEPTIC SYSTEM, DRIVEWAY AND ASSOCIATED ACTIVITY FOR A SINGLE FAMILY HOME ON PROPERTY LOCATED ON PINNACLE ROAD, APN 075-020-0000.

CONDITIONS:

- SOUTHERN EDGE OF WETLANDS SHALL BE MARKED WITH WETLANDS PLACARDS ON THE PROPERTY EVERY 50 FEET;
- SEDIMENTATION AND EROSION CONTROL MEASURES TO BE INSTALLED AND INSPECTED BY THE WETLANDS AGENT PRIOR TO ACTIVITY;
- SUBJECT TO COMMENT #2 WITHIN THE TOWN ENGINEER'S LETTER DATED JANUARY 11, 2016.

V. ADMINISTRATIVE BUSINESS:

1. Approval of the November 9, 2015 regular meeting minutes.

MOVED (HOFFMAN) SECONDED (O'NEILL) AND PASSED UNANIMOUSLY TO APPROVE THE NOVEMBER 9, 2015 REGULAR MEETING MINUTES AS WRITTEN.

2. Election of Officer's.

BY CONSENSUS, THE COMMISSION TABLED THIS ITEM TO THE FEBRUARY 8, 2016 REGULAR MEETING.

3. Correspondence/Discussion:

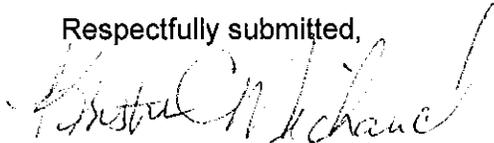
- a. Memo to the Inland Wetlands Agency from John Colonese, Assistant Town Planner. (Wetlands Application #IW201511)
- b. **INVITATION:** Please join the Ellington and Tolland Economic Development Commissions for a free workshop; Fundamentals of Municipal Economic Development – A Transformational Approach, Wednesday, January 13, 2016, 6PM – 8PM, Town Hall Annex, 57 Main Street, Ellington.

SO NOTED

VII. ADJOURNMENT:

MOVED (O'NEILL) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO ADJOURN THE JANUARY 11, 2016 REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:22 PM.

Respectfully submitted,



Kristin Michaud, Recording Clerk