



# TOWN OF ELLINGTON

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**INLAND WETLANDS AGENCY  
REGULAR MEETING MINUTES  
MONDAY, MAY 9, 2016, 7:00 PM  
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

**PRESENT:** Chairman Ken Braga, Art Aube, Steve Hoffman, Mary Beth O'Neill, Jean Burns, Hocine Baouche, and Alternate Ben Lorenzet

**ABSENT:** Vice Chairman Ron Brown

**STAFF**

**PRESENT:** John Colonese, Assistant Town Planner/Wetlands Enforcement Officer and Troy Ciesco, Recording Clerk

**I. CALL TO ORDER:**

Chairman Braga called the May 9<sup>th</sup>, 2016, regular meeting of the Ellington Inland Wetlands Agency to order at 7:07 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):**

1. IW201602 – Ryan Brown, owner/applicant request for a permit to conduct regulated activity for the construction of a 24' x 32' garage with 10' x 20' carport and associated improvements on property located at 9 Crystal Ball Court, APN 148-071-0006.

**TIME:** 7:07 PM

**SEATED:** Braga, Aube, Hoffman, O'Neill, Burns, Baouche, Lorenzet

Ryan Brown was present to represent the application. He noted a change to the configuration of the building and provided plans to the commission and staff. Commissioner Hoffman asked how far the garage will be from the wetlands. Mr. Brown stated that the original plan shows the garage 15.2' away, but the updated plan will not place the garage any closer to the wetlands.

Commissioner Hoffman asked a number of questions about the utilities to the buildings. Mr. Brown stated no utilities will go through the wetlands or upland review area. Commissioner Hoffman then asked when the wetlands were delineated. Mr. Brown believed it was around

1995; John Colonese, Assistant Town Planner/Zoning and Wetlands Enforcement Officer, stated they were delineated December 8, 1994 per the original subdivision and that he confirmed such with the soil scientist, John Ianni.

**MOVED (HOFFMAN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO HOLD A PUBLIC HEARING IN THE PUBLIC INTEREST FOR IW201602.**

**MOVED (BURNS) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO MAKE A FINDING OF NON-SIGNIFICANT IMPACT FOR IW201602.**

**MOVED (HOFFMAN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS IW201602 – Ryan Brown, owner/applicant request for a permit to conduct regulated activity for the construction of a 24' x 32' garage with 10' x 20' carport and associated improvements on property located at 9 Crystal Ball Court, APN 148-071-0006.**

**CONDITIONS:**

1. Approval based on Improvement Location Survey for Ryan D. & Colleen M. Brown, Lot 6, #9 Crystal Ball Court by The Bongiovanni Group, Inc. dated 4/13/16;
2. Silt fence shall be installed and inspected by the wetlands agent prior to construction, and shall remain operational until the site is stabilized;
3. Limit of wetlands shall be marked in the field with wetlands placards every 50 feet.

**IV. NEW BUSINESS:**

1. Request from Chris Yanaros, owner/applicant, for permit extension of IW200703 for construction of a single family home, driveway, culvert, septic system and associated improvements. (24 Ludwig Road).

Mr. Colonese explained the state statute as it relates to the extension of wetlands approvals. Commissioner Hoffman asked if there has been any deterioration at the site. Mr. Colonese stated he had not observed any, looking from the town road.

**MOVED (BAUCHE) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO APPROVE the extension of Wetlands Permit IW200703 until March 19, 2021 for Chris Yanaros, owner/applicant, for a permit to conduct regulated activity for construction of a single family home, driveway, culvert, septic system and associated improvements on property located at 24 Ludwig Road, APN 109-006-0000.**

2. IW201603 – Henry Aberle Jr. Estate, owner/applicant request for a permit to conduct regulated activity for the replacement of a culvert, grading and improvements associated with a 13-lot subdivision known as Aberle Farm Estates at 175 Mountain Street, APN 047-035-0000. **(RECEIPT AND DETERMINATION OF SIGNIFICANCE)**

Rachel Dearborn was present to represent the application. She explained the location of the subdivision and specifically pointed out the culvert between two wetlands pockets which needs to be replaced. In response to a question from Commissioner Hoffman, she noted that the wetlands were delineated in 2015.

The commission and the applicant discussed the areas within the subdivision which may have activity within wetlands or the upland review area, and Ms. Dearborn pointed out they are unsure how much pipe will have to be replaced to fix the culvert. Ms. Dearborn also discussed the stormwater management plan and showed that each lot is proposed to have its own stormwater regeneration area.

**MOVED (BAOUCHE) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO HOLD A PUBLIC HEARING AT THE NEXT REGULAR MEETING FOR ACTIVITY WHICH MAY HAVE A SIGNIFICANT IMPACT FOR IW201603 – Henry Aberle Jr. Estate, owner/applicant request for a permit to conduct regulated activity for the replacement of a culvert, grading and improvements associated with a 13-lot subdivision known as Aberle Farm Estates at 175 Mountain Street, APN 047-035-0000.**

3. Land Use Commission Training – Meeting Procedures, Ex Parte Communication, and Conflicts of Interest presented by Town Attorney Dorian Famiglietti.

Town Attorney Dory Famiglietti and Attorney Joe Capossela were present to discuss meeting procedures with the commission. Subject matter included conducting a public hearing, making a motion, conflicts of interest, and other related topics.

**Commissioner Aube departed at 8:02 PM.**

**SO NOTED**

**V. ADMINISTRATIVE BUSINESS:**

1. Approval of the February 16, 2016 regular meeting minutes.

**MOVED (O'NEILL) SECONDED (BURNS) AND PASSED (LORENZET ABSTAINED) TO APPROVE THE February 16, 2016 Special Meeting Minutes as written.**

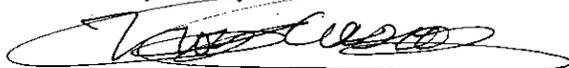
2. Correspondence/Discussion:
  - a. 2016 Municipal Inland Wetlands Agency Comprehensive Training Program
  - b. The Habitat, Winter 2016 & Spring 2016

**SO NOTED**

**VII. ADJOURNMENT:**

**MOVED (O'NEILL) SECONDED (BURNS) AND PASSED UNANIMOUSLY TO ADJOURN THE MAY 9, 2016 REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 9:04 PM.**

Respectfully submitted, -----



Troy M. Ciesco, Recording Clerk