



TOWN OF ELLINGTON

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**INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
MONDAY, SEPTEMBER 19, 2016, 7:00 PM
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

PRESENT: Chairman Ken Braga, Vice Chairman Ron Brown, Art Aube, Steve Hoffman, Mary Beth O'Neill, Jean Burns, and Alternate Ben Lorenzet

ABSENT: Hocine Baouche

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

I. CALL TO ORDER:

Chairman Braga called the September 19th, 2016, regular meeting of the Ellington Inland Wetlands Agency to order at 7:00 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. IW201608 – Ellington EGC, LLC, owner/Elm Development Services, LLC, applicant, request for a permit to conduct regulated activity for the construction of an assisted living facility and associated improvements on property located at 123 West Road, APN 037-008-0000.

TIME: 7:01 PM

SEATED: Braga, Brown, Aube, Hoffman, O'Neill, Burns, Lorenzet

Jon Solecki of Lut Design, Jason Robertson of Elm Development Services, and John Ianni of Highland Soils were present to represent the application. Mr. Solecki briefly described the site and the proposed assisted living facility. He explained there is a filled wetland to the south of the building which they are proposing to restore, and that the sidewalk will have a small footbridge which will cross over a watercourse.

Matthew Allen of 65 Maple Street asked about the stormwater basins. Mr. Solecki explained the basin to the south of the parking lot will be a dry basin, and the basin to the west will be a wet basin.

Mr. Ianni explained the southern portion of the site had 12" – 18" inches of sandy loam on top of wetland soils, and that the proposal will return a portion of that area to wetlands. He referenced his wetlands report and described the activity and characteristics of the watercourses. Chairman Braga asked about the flow of stormwater. Mr. Ianni noted the flow of the site is towards Route 83.

Commissioner Hoffman and Mr. Solecki discussed the elevations of the stormwater basins. Mr. Solecki also noted the peak flows from the site are getting cut in half.

Commissioner Brown asked how the front will be landscaped. Mr. Solecki stated the area will be grass other than where there is wetlands. Commissioner Braga asked about the planting of trees. Mr. Solecki noted the development will meet the zoning requirement for plantings.

MOVED (O'NEILL) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW201608.

MOVED (O'NEILL) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO MAKE A FINDING OF NO FEASIBLE AND PRUDENT ALTERNATIVE AND TO APPROVE WITH CONDITIONS IW201608 – Ellington EGC, LLC, owner/Elm Development Services, LLC, applicant, request for a permit to conduct regulated activity for the construction of an assisted living facility and associated improvements on property located at 123 West Road, APN 037-008-0000.

CONDITIONS:

- 1. Approval based on Landscape and Wetland Restoration Plan C2.01, Stormwater Management Plan C3.01, and Soil Erosion and Sedimentation Control Plan C4.01 by LUT Design for The Arbors at Ellington dated 8-4-16, revised to 9-1-16.**
- 2. Approval subject to the Town Engineer's recommendations.**
- 3. Erosion and sedimentation control measures shall be installed and inspected by the wetlands agent prior to construction, and shall remain operational until the site is stabilized.**

IV. NEW BUSINESS:

- 2. S201605 – Catholic Cemeteries Association of the Archdiocese of Hartford, Inc., owner/Horseshoe Lane Associates, LLC, applicant, pursuant to CGS 8-26(e), request for referral to the Planning & Zoning Commission on a 8-lot subdivision application involving land regulated as inland wetland or watercourse on property located at 146 Tripp Road, APNs 041-001-0000 and 032-005-0000 in an RAR (Rural Agricultural/Residential) Zone.**

John Colonese, Assistant Town Planner/Wetlands Enforcement Officer, briefly described the proposed subdivision and provided the plans. There were no objections.

MOVED (O'NEILL) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO MAKE A POSITIVE REFERRAL FOR S201605 – Catholic Cemeteries Association of the Archdiocese of Hartford, Inc., owner/Horseshoe Lane Associates, LLC, applicant, pursuant to CGS 8-26(e), request for referral to the Planning & Zoning Commission on a 8-lot subdivision application involving land regulated as inland wetland or

watercourse on property located at 146 Tripp Road, APNs 041-001-0000 and 032-005-0000 in an RAR (Rural Agricultural/Residential) Zone.

3. S201606 – C.M. & Sons Home Construction LLC, owner/applicant pursuant to CGS 8-26(e), request for referral to the Planning & Zoning Commission on a 2-lot resubdivision application involving land regulated as an inland wetland or watercourse on property located at 4 Gabriel Drive, APN 109-009-0002 in an RAR (Rural Agricultural/Residential) Zone.

Mr. Colonese briefly described the proposed subdivision and provided the plans. There were no objections.

MOVED (O'NEILL) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO MAKE A POSITIVE REFERRAL FOR S201606 – C.M. & Sons Home Construction LLC, owner/applicant pursuant to CGS 8-26(e), request for referral to the Planning & Zoning Commission on a 2-lot resubdivision application involving land regulated as an inland wetland or watercourse on property located at 4 Gabriel Drive, APN 109-009-0002 in an RAR (Rural Agricultural/Residential) Zone.

V. ADMINISTRATIVE BUSINESS:

1. Approval of the August 8, 2016 regular meeting minutes.

MOVED (O'NEILL) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE the August 8, 2016 Regular Meeting Minutes as written.

2. Correspondence/Discussion:
 - a. North Central Conservation District, Annual Contribution

MOVED (O'NEILL), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE THE EXPENDITURE FOR THE NORTH CENTRAL CONSERVATION DISTRICT ANNUAL CONTRIBUTION FOR 2016-2017.

- b. Connecticut Association of Conservation and Inland Wetlands Commission, Inc. (CACIWC), 2016-2017 Membership Renewal (split with Conservation Commission)

MOVED (O'NEILL), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE HALF OF THE EXPENDITURE FOR THE CONNECTICUT ASSOCIATION OF CONSERVATION AND INLAND WETLANDS COMMISSION, INC. 2016-2017 MEMBERSHIP RENEWAL.

- c. The Habitat, Summer 2016

VII. ADJOURNMENT:

MOVED (O'NEILL) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ADJOURN THE SEPTEMBER 19, 2016 REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:34 PM.

Respectfully submitted,



Troy M. Ciesco, Recording Clerk