



TOWN OF ELLINGTON

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**INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
MONDAY, FEBRUARY 13, 2017, 7:00 PM
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

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

ABSENT: Steve Hoffman, Jean Burns and Hocine Baouche

STAFF

PRESENT: John Colonese, Assistant Town Planner/Wetlands Enforcement Officer and Barbra Galovich, Recording Clerk

I. CALL TO ORDER:

Chairman Braga called the February 13th, 2017, regular meeting of the Ellington Inland Wetlands Agency to order at 7:00PM 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:

BY CONSENSUS, THE AGENCY TOOK NEW BUSINESS ITEM# 2 BEFORE ITEM# 1.

2. Elizabeth Nebelsky, owner/applicant, pursuant to CGS 8-26(e), request for referral to the Planning & Zoning Commission on a 1-lot resubdivision application involving land regulated as an inland wetland or watercourse on property located off of Jobs Hill Road, APN 140-003-0000.

Jay Ussery of J.R. Russo and Walter Lafleur of WLJ Premier Builders, LLC were present to represent the application. Mr. Ussery stated the parcel is a 6.7 acre lot located on the east side of Job Hill Road, and Ms. Nebelsky will be looking to build a home in the future. The lot is partially an open field and partially wooded with Bahlers Brook in the rear. Mr. Ussery distributed and discussed a marked up color aerial rendering of the parcel showing wetlands areas with flag numbers from Soil Scientist, Scott Stevens. Mr. Stevens' report states there is an intermittent watercourse, which is a farm ditch that conveys water from north to south, then into the wooded area on the parcel.

Commissioner Braga asked if the construction of the home would be affecting any of the wetlands on the site. Mr. Ussery stated the construction and site improvements would not be near any of the wetlands. Some trees need to be cleared for grass within the upland review area on the parcel. The applicants are aware of the wetlands on the parcel.

Commissioner Brown ask about the ditched drainage. Mr. Ussery stated that the ditch was manmade and has been there for over 10 years.

Commissioner O'Neill stated that if the applicant needs approval for the activity in the upland review area then Mr. Colonese will have the authority to review and grant an administrative agent permit.

MOVED (O'NEILL) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO MAKE A POSITIVE REFERRAL - Elizabeth Nebelsky, owner/applicant, pursuant to CGS 8-26(e), request for referral to the Planning & Zoning Commission on a 1-lot resubdivision application involving land regulated as an inland wetland or watercourse on property located off of Jobs Hill Road, APN 140-003-0000.

1. IW201701 – Jason Kloter, owner/applicant, request for a permit to conduct regulated activity for the installation of a 60' x 100' pole barn with 6' porch and associated site work at 249 Crystal Lake Road, APN 084-001-0000.

Jason Kloter, 249 Crystal Lake Road, approached the agency. He stated he is proposing to install a 60'x100' pole barn and is not going to be constructing it near any wetlands.

Mr. Colonese noted that according to the map submitted by the applicant, the proposed building will be 69 feet away from the existing intermittent watercourse, and the proposed grading will be around 20-25 feet away.

Mr. Kloter explained that there was a farm pond on the site at one time.

Mr. Colonese talked briefly about the dam that is on site and that Mr. Kloter would need to make a separate application to the agency should he decide to rebuild the dam. The application would most likely require a public hearing.

MOVED (O'NEILL) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO MAKE A MAKE A DETERMINATION OF NON-SIGNIFICANT IMPACT AND TO APPROVE WITH CONDITIONS IW201701 – Jason Kloter, owner/applicant, request for a permit to conduct regulated activity for the installation of a 60' x 100' pole barn with 6' porch and associated site work at 249 Crystal Lake Road, APN 084-001-0000.

CONDITIONS:

1. **Approval based on Improvement Location Survey prepared for Jason & Suzanne Kloter by Landmark Surveys, LLC dated 1/17/2017.**
2. **Silt fence shall be installed and inspected by the wetlands agent prior to construction, and shall remain operational until the site is stabilized.**

V. ADMINISTRATIVE BUSINESS:

1. Approval of the November 14, 2016 regular meeting minutes.

MOVED (AUBE) SECONDED (LORENZET) AND PASSED UNANIMOUSLY TO APPROVE THE NOVEMBER 14, 2016 REGULAR MEETING MINUTES AS WRITTEN.

2. Election of Officers

MOVED (O'NEILL) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO NOMINATE COMMISSIONER BRAGA FOR CHAIRMAN OF THE INLAND WETLAND AGENCY FOR 2017.

COMMISSIONER BRAGA ACCEPTED THE NOMINATION.

HEARING NO FURTHER NOMINATIONS, NOMINATIONS WERE CLOSED.

BY CONSENSUS, COMMISSIONER BRAGA WAS ELECTED CHAIRMAN OF THE INLAND WETLAND AGENCY FOR 2017.

MOVED (BRAGA) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO NOMINATE COMMISSIONER BROWN FOR VICE CHAIRMAN OF THE INLAND WETLAND AGENCY FOR 2017.

COMMISSIONER BROWN ACCEPTED THE NOMINATION.

HEARING NO FURTHER NOMINATIONS, NOMINATIONS WERE CLOSED.

BY CONSENSUS, COMMISSIONER BROWN WAS ELECTED VICE CHAIRMAN OF THE INLAND WETLAND AGENCY FOR 2017.

3. Correspondence/Discussion:

- a. Letter regarding proposed disposal of approximately 70,000 yards of contaminated soils to 132 & 137 Frog Hollow Road, Ellington, to be excavated from Bloomfield, CT for the future location of CREC Two Rivers High School; and follow-up email advising that the property owner and CREC will not pursue the disposal of contaminated soils in Ellington.

Mr. Colonese briefly explained the details of the matter preceding the outcome.

- b. Connecticut Land Use Law Seminar for Municipal Land Use Agencies, Boards, and Commissions, March 25, 2017 at Wesleyan University, Middletown, CT.
- c. Aquarion Water Company 2017 Environmental Champion Awards Program
- d. Review of Agent Administrative Permits

Mr. Colonese stated the owner of 61 Newell Hill Road made application for an administrative permit to build a new home and demolish the existing house on the site. He explained the wetlands are shown within and on the other side of the road per Town GIS

mapping. He noted most of the activity is over 100 feet away from the wetlands however the house to be demolished is close to the road. Commissioner Brown suggested the owner consider installing some plantings to help stabilize the site. Upon further discussion the agency recommended the agent review the application and render a decision.

- e. Notification of application for Use of Pesticides in State Waters for Ellington Ridge Country Club.

VI. ADJOURNMENT:

MOVED (O'NEILL) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ADJOURN THE FEBRUARY 13, 2017 REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:35PM.

Respectfully submitted,

Barbra Galovich, CZET
Recording Clerk