



TOWN OF ELLINGTON

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INLAND WETLANDS AGENCY REGULAR MEETING MINUTES

APRIL 9, 2018 7:00 PM

TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT

PRESENT: Mary Beth O'Neill (arrived at 7:12 pm), Jean Burns, Art Aube, Steve Hoffman, and Hocine Baouche

ABSENT: Chairman Ken Braga, Vice Chairman Ron Brown and Alternate Ben Lorenzet

STAFF

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

I. CALL TO ORDER:

Acting Chairman Hoffman called the April 9, 2018 regular meeting of the Ellington Inland Wetlands Agency to order at 7:08 PM in the Town Hall Annex, 57 Main Street, Ellington, CT.

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

III. PUBLIC HEARING (READING OF LEGAL NOTICE):

1. IW201806 – Charles Eastwood, owner/applicant request for a permit to conduct regulated activity for the construction of a road, retaining wall, culvert, and associated improvements to access a future subdivision of approximately 13 lots on property located at 217 Jobs Hill Road, APN 120-001-0000.

TIME: 7:10 PM

SEATED: Mary Beth O'Neill, Jean Burns, Art Aube, Steve Hoffman, and Hocine Baouche

Mark Peterson of Gardner & Peterson Assoc., LLC, 178 Hartford Turnpike, Tolland, CT, and Charles Eastwood, 617 Foster Street, South Windsor, CT were present to represent the project. Mr. Peterson explained that they had two meetings with town staff to discuss how to minimize the wetlands impact on the parcel. The subdivision regulations require a standard 26' road width and they will be asking to reduce the road width from 26' to 22' through the wetlands. Mr. Peterson stated John Ianni, Soil Scientist, Highland Soils, LLC was not present and will be able to attend the next Inland Wetland Agency meeting to present his report, provide details on the proposed mitigation, and answer any questions the commissioners may have. He noted the project will need Army Corps of Engineers approval as there will be roughly 6,600 sf of wetlands disturbance. He explained the road will have curbs installed along the portion of the road going through the

wetlands and be without curbs along the rest of the road. The runoff from this portion of the road makes its way to a proposed stormwater management basin near Jobs Hill Road. He noted the proposed box culvert under the road is 6' in width. They will need to come back to the Wetlands Agency for the second phase of the project if they receive approval from the Army Corps of Engineers. An erosion and sediment control plan has been included with the application.

MOVED (HOFFMAN) SECONDED (O'NEILL) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A SIGNIFICANT ACTIVITY FOR IW201806.

Acting Chairman Hoffman asked if anyone from the public would like to speak in reference to this application. James Long, 175 Jobs Hill Road, Ellington, CT explained he is an abutter to the south of the site. He is concerned the proposed subdivision will increase the amount of water draining to his property and his property is already very wet in certain parts. Mr. Peterson showed Mr. Long on the plan how the topography currently exists on the Eastwood property and how they will use the topography to create future runoff detention. He explained that this project will be applied for in two phases with the Inland Wetland Agency and a drainage report will be provided for the second phase of the site which will address the area that abuts Mr. Long's property.

Walter Lafleur, 854 Branch Rd, Suffield, CT owns the property to the north of the subject site and wanted to note for the commission that there is a drainage ditch that runs through his property that flows into the wetland on the subject property north of the proposed road and box culvert.

John Colonese, Assistant Town Planner/Wetlands Officer, stated there are concerns from the Town Engineer that have been made part of the file and shared with the applicant. He recommends the application be continued to allow for the concerns of the Town Engineer to be addressed and for the commissioners to hear from the soil scientist.

MOVED (BAUCHE) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO CONTINUE THE PUBLIC HEARING TO THE NEXT REGULAR MEETING ON MAY 14, 2018, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT FOR IW201806.

IV. NEW BUSINESS:

1. IW201807 – Roger E. Moser, owner / Big Y Foods, Inc., applicant request for a permit to conduct regulated activity for the construction of commercial buildings, a fueling facility, paved parking areas and access drives, storm water management facilities, and associated improvements on property located on West Road on the west side of Route 83, APN 046-001-0000.

Guy Hesketh of Hesketh & Associates, Inc., 6 Creamery Brook, East Granby, CT was present to represent the application. He stated the applicant is looking for the commission to receive the application and determine the significance of the activity on the site. Big Y Foods is proposing to create two entrances into the site for the development of six gas pump islands, retail stores, a convenience store with drive thru, and a storage unit building. Mr. Hesketh described the topography on the site as basically level with the back portion of the property tapering down to wetlands. The activity proposed is within the upland review area. They will be constructing a storm water quality basin. Mr. Hesketh explained that Mr. John Ianni, Soil Scientist, has submitted a letter agreeing with the wetlands delineation. Acting Chairman Hoffman stated some fill was brought onto the site about fifteen years ago. Mr. Hesketh said that a geotechnical engineer will be looking into the stability of the site.

The commissioners agreed the proposed activity may have a significant impact on the wetlands and decided to hold a public hearing on the application at the next regular meeting.

MOVED (HOFFMAN) SECONDED (O'NEILL) AND PASSED UNANIMOUSLY ADD TO THE AGENDA, RECEIVE, MAKE A DETERMINATION OF A POTENTIAL SIGNIFICANT ACTIVITY, AND SCHEDULE A PUBLIC HEARING FOR THE NEXT REGULAR MEETING ON MAY 14, 2018, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT FOR IW201807 – Roger E. Moser, owner / Big Y Foods, Inc., applicant request for a permit to conduct regulated activity for the construction of commercial buildings, a fueling facility, paved parking areas and access drives, stormwater management facilities, and associated improvements on property located on West Road on the west side of Route 83, APN 046-001-0000.

2. IW201808 – John Luginbuhl, owner / S & S Wall Systems LLC, applicant request for a permit to conduct regulated activity for the construction of a 300' x 80' industrial building, parking, storm water management facilities, and associated improvements on property located at 44 Lower Butcher Road, APN 018-017-0000.

Mr. Colonese handed out the application materials for receipt by the commission. The owner is looking to construct a 300' x 80' building. The proposed activity is shown at approximately 25 feet away from the upland review area. The commission reviewed the plans and want more information on the proposed activity. They decided to hold a public hearing on the application at the next regular meeting.

MOVED (O'NEILL) SECONDED (BAOUCHE) AND PASSED UNANIMOUSLY TO ADD TO THE AGENDA, RECEIVE, AND MAKE A DETERMINATION OF A POTENTIAL SIGNIFICANT ACTIVITY, AND SCHEDULE A PUBLIC HEARING FOR THE NEXT REGULAR MEETING ON MAY 14, 2018, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT FOR IW201808 – John Luginbuhl, owner / S & S Wall Systems LLC, applicant request for a permit to conduct regulated activity for the construction of a 300' x 80' industrial building, parking, storm water management facilities, and associated improvements on property located at 44 Lower Butcher Road, APN 018-017-0000.

V. ADMINISTRATIVE BUSINESS:

1. Approval of the March 19, 2018 Special Meeting Minutes.
MOVED (AUBE) SECONDED (O'NEILL) PASSED (3 YEA, 0 NAY, 2 ABSTENTIONS - BURNS AND BAOUCHE) TO APPROVE THE MARCH 19, 2018 MINUTES AS WRITTEN.
2. Correspondence/Discussion:
 - a. Public Information meeting Monday, April 16, 2018 w/ Christopher Davis – RT 140 bridge reconstruction over Charters Brook in Ellington.

VI. ADJOURNMENT:

MOVED (HOFFMAN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ADJOURN THE APRIL 9, 2018 MEETING OF THE INLAND WETLANDS AGENCY AT 8:25 PM.

Respectfully submitted,

Barbra Galovich, CZET
Recording Clerk