



TOWN OF ELLINGTON

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**INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
AUGUST 13, 2018 7:00 PM
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

PRESENT: Chairman Ken Braga, Vice Chairman Ron Brown, Steve Hoffman, Jean Burns, Art Aube, and Hocine Baouche

ABSENT: Mary Beth O'Neill

STAFF

PRESENT: John Colonese, Assistant Town Planner/Wetlands Enforcement Officer

I. CALL TO ORDER:

Chairman Ken Braga called the August 13, 2018 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 HEARING (READING OF LEGAL NOTICE):

1. IW201808 – John Luginbuhl, owner / S & S Wall Systems LLC, applicant request for a permit to conduct regulated activity for the construction of an industrial building, access drives, parking, stormwater management facilities, and associated improvements on property located at 44 Lower Butcher Road, APN 018-017-0000.

TIME: 7:01 PM

SEATED: Chairman Ken Braga, Vice Chairman Ron Brown, Steve Hoffman, Jean Burns, Art Aube, and Hocine Baouche

Russ Heintz of Tarbell, Heintz and Assoc., Inc. was present to represent the application. Mr. Heintz stated the applicants received the Town Engineer's comments in email dated 8-8-18 and have subsequently made revisions to the plan and drainage report. He handed out to the commission members a revised plan dated 8-11-18, revised drainage report dated 8-10-18, letter addressing the Town Engineer's comments dated 8-13-18, and narrative dated 8-11-18. Mr. Heintz stated the applicants are proposing to build a 20,000 SF building on a proposed new lot to allow for manufacturing and commercial business or contractor spaces including space for the applicant's manufacturing business. He noted the proposal requires a 1-lot subdivision approval from the Planning & Zoning Commission. He reviewed the site improvements, site drainage from

storm water runoff, and storm water retention basin design. Mr. Heintz explained how the Town Engineer's comments have been addressed.

Commissioner Hoffman asked about the maintenance of the retention basin. Mr. Heintz stated a storm water management plan can be provided in accordance with the 2004 Connecticut Storm Water Quality manual and Connecticut DEEP regulations addressing the site and maintenance of the basin.

Commissioner Hoffman asked about the wetlands on the property. Mr. Heintz stated John Ianni, Soil Scientist confirmed the area as wetlands and noted the existing drainage from Courtney Drive currently sheet flows across the proposed lot and enters the wetlands.

Commissioner Brown asked if storm water runoff from the proposed site and building will be directed towards the basin. Mr. Heintz stated that all the storm water runoff from the site and building with the exception of some of the area of the access drive will be directed towards the basin. He stated the roof drains will be piped to the basin if it is necessary.

MOVED (HOFFMAN) SECONDED (BAOUCHE) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A NONSIGNIFICANT ACTIVITY FOR IW201808.

MOVED (HOFFMAN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW201808.

MOVED (HOFFMAN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS IW201808 – John Luginbuhl, owner / S & S Wall Systems LLC, applicant request for a permit to conduct regulated activity for the construction of an industrial building, access drives, parking, stormwater management facilities, and associated improvements on property located at 44 Lower Butcher Road, APN 018-017-0000.

Conditions:

1. Plan and Drainage Report to be revised to address comments in the Town Engineer's email dated August 8, 2018.
 2. Submittal of a storm water management plan including a maintenance plan for the retention basin prepared in accordance with the 2004 Connecticut Storm Water Quality manual and Connecticut DEEP regulations.
 3. All erosion and sedimentation control measures to be installed and inspected by the Wetlands Agent prior to construction.
2. IW201813 – Michael Bernier owner/applicant, request for permit to conduct regulated activity to remove existing foundation piers, excavate nine feet below the existing house, and construct a full foundation including associated site work for property located at 7 Hotel Lake Road, APN 148-035-0000.

TIME: 7:35 PM

SEATED: Chairman Ken Braga, Vice Chairman Ron Brown, Steve Hoffman, Jean Burns, Art Aube, and Hocine Baouche

Michael Bernier, 37 Kirkwood Drive, East Hartford, CT was present to represent the application. He stated he would like to add a full foundation to the property at 7 Hotel Lake Road. He reviewed the letter from John Ianni dated 5-24-18 and the NE CT Concrete Foundation, Project Proposal dated 6-7-18.

Commissioner Hoffman asked if the entire house is currently on piers. Mr. Bernier replied that the whole house is on piers. Commissioner Brown asked if silt fencing will be installed. Mr. Bernier stated that his contractor will be installing silt fence around the disturbed areas.

Commissioner Hoffman asked how far Crystal Lake was from the house. It was determined from the map that the house and proposed disturbance area is approximately 90 feet from the lake.

MOVED (BAOUCHE) SECONDED (BURNS) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A NONSIGNIFICANT ACTIVITY FOR IW201813.

MOVED (HOFFMAN) SECONDED (BAOUCHE) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS IW201813 – Michael Bernier owner/applicant, request for permit to conduct regulated activity to remove existing foundation piers, excavate nine feet below the existing house, and construct a full foundation including associated site work for property located at 7 Hotel Lake Road, APN 148-035-0000.

Conditions:

1. Approval based on letter from John Ianni dated May 24, 2018 and NE CT Concrete Foundation, Project Proposal dated June 7, 2018.
2. All erosion and sedimentation control measures to be installed and inspected by the Wetlands Agent prior to construction. Erosion and sedimentation control measures to be maintained until construction complete and soil is stabilized.

IV. OLD BUSINESS:

1. IW201709 – Richard W. Lee, owner / Joseph Willis, Jr., applicant, for the excavation of topsoil, importation of clean fill, construction of a 17,000 SF greenhouse, and associated activity as permitted uses as of right on property located at the corner of Crystal Lake Road & Burbank Road, APN 128-041-0001. **(Project status update)**

Joseph Willis, Jr., Crystal Lake Farms, was present to update the commission on the project. He reviewed the current status of the project. John Colonese, Wetlands Enforcement Officer, noted an email was received from Kimberly Ewalt, Charter Oak Environmental Services, Inc., stating the most recent material being brought to the site was represented by the original environmental letter certifying the material as clean fill.

Chairman Braga asked that the proposed disturbance area and limits set by the silt fence be observed and followed throughout the project.

Mr. Willis asked about possibly raising the grade of the proposed greenhouse a few feet. Commissioner Hoffman noted that it would be important to make sure storm water runoff is not

diverted onto the town road. Mr. Colonese recommended the plan be revised for the commission and if it is revised it can be shared with the Public Works Director for comment.

NO MOTIONS OR DECISIONS

2. **BY CONSENSUS, THE COMMISSION ADDED TO THE AGENDA** – Discussion regarding maintenance of farm roads on property located at 38 Crystal Lake Road, APN 110-014-0000.

Mr. Colonese stated some of the farm roads on property located at 38 Crystal Lake Road coming off of Burbank Road had recently been filled with material from the site at the corner of Burbank Road and Crystal Lake Road. He asked if the commission had any concerns regarding this activity. He noted in 2013, Joseph Willis, Jr. had applied to the commission to maintain these roads and the commission determined that it was an exempt activity. Mr. Willis stated he was maintaining the farm roads in the area and did not believe it required review by the commission. Commissioner Hoffman asked if the roads were being widened. Mr. Willis stated he was staying within the roadbed area established in 2013. The commission felt the farm roads could be maintained in this area as described by Mr. Willis without an additional application.

Mr. Willis asked about bringing in fill for the base for a large greenhouse on 38 Crystal Lake Road. The commission asked for a separate application request in order to make a determination as to whether the proposed activity is exempt.

NO MOTIONS OR DECISIONS

V. NEW BUSINESS:

1. IW201814 – Town of Ellington, owner / Ad Hoc Ellington Trails Committee, applicant, request for acceptance to install three footbridges, install benches, and create and maintain a trail along Kimballs Brook as permitted nonregulated uses on property located north of Crystal Lake Road and south of Hopkins Road, APN 084-003-0000.

Erin Stavens, Chairman, and Lauren Desrocher, Vice Chairman, of the Ad Hoc Ellington Trails Committee were present to represent the application. Ms. Desrocher reviewed the plan and the request stating the committee intends to clear a trail on a Town parcel in Kimball Forest in two phases, provide three footbridges for crossing Kimballs Brook, and install some benches. She noted the footbridges will not have footings and will rest on the ground to allow pedestrian crossing of the brook.

Chairman Braga asked about the trail creation and if equipment will be brought in. Ms. Desrocher stated the trails will be created mostly with minimal pruning and without bringing in equipment. They plan to make the trail approximately two feet wide. Chairman Braga asked about the length and width of the bridges. Ms. Desrocher stated the bridges will be about twelve feet long and three feet wide. She added that Hopkins Road will be widened by Public Works to allow for parking at the head of trail.

Commissioner Hoffman stated the bridges may be landing in a wet or muddy area. Ms. Desrocher said the plan is to locate the bridges such that they will not land in a muddy area as best as possible.

Commissioner Aube asked how high the bridge will be. Ms. Desrocher stated the bridge will only be about a foot off the ground. Ms. Stavens said they will look to other bridge designs along trails to help when constructing the bridges. Commissioner Aube asked how they will keep bikes and motorized vehicles off the trail. Ms. Derocher stated the trail will be posted with signs at the entrance regarding prohibitions. They hope to have a small kiosk to provide information to hikers. Commissioner Aube asked if the committee will use stone and mulch where the bridges land. Ms. Stavens said the committee would like to do so. The commission did not have a problem with this as long as the stone or mulch is pervious to water infiltration.

Commissioner Brown asked if they will be removing trees. Ms. Desrocher stated that they will not be removing any living or standing trees but may move a fallen dead tree out of the way or cut a space in the fallen tree to allow passage. Commissioner Brown asked about providing hikers with information about the wetlands. Ms. Stavens said the committee would like to provide hikers with information on the wetlands and unique features in the area. She also thought posting wetlands placards near the brook crossings was a good idea. Mr. Colonese recommended the committee contact the Planning Department for the placards when they are at that stage of the project. Commissioner Brown asked about the schedule of maintenance of the trails. Ms. Stavens stated the committee has specific individuals assigned to walk the trail regularly to see if maintenance or garbage removal is required.

MOVED (HOFFMAN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ACCEPT WITH CONDITIONS IW201814 – Town of Ellington, owner / Ad Hoc Ellington Trails Committee, applicant, request for acceptance to install three footbridges, install benches, and create and maintain a trail along Kimballs Brook as permitted nonregulated uses on property located north of Crystal Lake Road and south of Hopkins Road, APN 084-003-0000.

Conditions:

1. Removal of existing standing trees not permitted.
2. Meadow Five Realty, LLC, owner / Gardner & Peterson Associates, LLC, applicant request for delegation of authority to wetlands agent to review permit application for a 3,100 s.f. parking lot expansion on property located at 84 West Road, APN 028-006-0000.

Eric Peterson of Gardner & Peterson Associates, LLC reviewed the plan with the commission and asked for the permit application to be delegated to the wetlands agent for review. The commission agreed that the permit application could be reviewed at staff level.

MOVED (BROWN) SECONDED (BAOUCHE) AND PASSED UNANIMOUSLY TO DELEGATE AUTHORITY TO THE WETLANDS AGENT – Meadow Five Realty, LLC, owner / Gardner & Peterson Associates, LLC, applicant request for a permit for a 3,100 s.f. parking lot expansion on property located at 84 West Road, APN 028-006-0000.

3. **BY CONSENSUS, THE COMMISSION ADDED TO THE AGENDA, RECEIVED, AND SET A PUBLIC HEARING FOR THE NEXT REGULAR MEETING ON SEPTEMBER 17, 2018, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT FOR IW201815** – Tami Sarra-Romejko, owner/applicant request for a permit to conduct regulated activity for the construction of an addition and associated site improvements on property located at 7 Crystal Street, APN 149-067-0000.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the June 11, 2018 Regular Meeting Minutes.

MOVED (HOFFMAN) SECONDED (BAOUCHE) TO APPROVE THE JUNE 11, 2018 REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

- a. The Habitat Spring/Summer 2018
- b. Oakridge Times, June 17, 2018
- c. Connecticut Association of Conservation and Inland Wetlands Commissions (CACIWC) membership renewal for July 1, 2018 through June 30, 2019.

BY CONSENSUS, THE COMMISSION APPROVED AN EXPENDITURE OF \$60.00 FROM DUES AND SUBSCRIPTIONS FOR RENEWAL OF MEMBERSHIP WITH THE CONNECTICUT ASSOCIATION OF CONSERVATION AND INLAND WETLANDS COMMISSIONS FOR JULY 1, 2018 THROUGH JUNE 30, 2019.

VII. ADJOURNMENT:

MOVED (HOFFMAN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ADJOURN THE AUGUST 13, 2018 REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 8:39 PM.

Respectfully submitted,

John Colonese
Recording Clerk