

**AMENDED Agenda**  
**Tolland Inland Wetlands Commission**  
**Council Chambers, 6<sup>th</sup> level, 21 Tolland Green, Tolland, CT 06084**  
**Thursday, April 18, 2024 at 7:00 p.m.**

---

1. Call to Order
2. Seating of Alternate(s)
3. Public Participation – Issues of concern not on the Agenda (2 minute limit)
4. Additions/Changes to Agenda
5. New Business
  - 5.1 **24-1 – 398 Grant Hill Road** – Requests approval for construction of a 120’ x 76’ barn and a 58’ x 60’ barn within the Upland Review Area. Approximately 0.24 acres of disturbance in the Upland Review Area. Applicant: Kenneth Kaplan.
  - 5.2 **24-4-1504 Tolland Stage Road** - Request to construct driveway access and site improvements for a new commercial building within the wetland and upland review area. Approximately 2,500SF of wetland disturbance. Applicant: Tolland Medical Center LLC.  
***For receipt only.***
6. Old Business
7. Wetlands Agent Report
  - 7.1 Goose Lane Enforcement Update
  - 7.2 2024 Expiring Permits
8. Other Business
9. Correspondence
10. Approval of Minutes – March 14, 2024 Regular Meeting
11. Adjournment

To join the Zoom Meeting, either click:

<https://us02web.zoom.us/j/8608713602?pwd=cXZLNjZU9NYUxTd2xiUT09>

**One tap mobile:** +16469313860,,8608713602#,,,,\*06084#

Or call: 1-929-205-6099 and input:

Meeting ID: 860 871 3602

Passcode: 06084

Any party needing an accommodation contact the Planning & Development Department at  
(860) 871-3601 or via email @mdamato@tollandct.gov

*The Town of Tolland is an Equal Opportunity/Affirmative Action Employer.*



# TOWN OF TOLLAND

## Planning & Development Department

21 Tolland Green, Tolland CT 06084

Tel.: (860) 871-3601

### MEMORANDUM

TO: Tolland Inland Wetland & Watercourses Commission  
 FROM: Michael D'Amato, AICP, CZEO, Wetland Agent *Michael D'Amato*  
 DATE: April 10, 2024  
 SUBJECT: **IWC 24-1: 398 Grant Hill Road**

Application Timeframes			
Date of Submission		January 18, 2024	
Official Date of Receipt		February 15, 2024	
Deadline for Decision		April 20, 2024	
Extension Eligible?	Yes*	Duration	65 Days
* §CGS 8-7D allows the applicant to consent to one or more extensions of time provided such extension(s) does not exceed 65 total days.			

### Background + Parcel History

Per the revised materials submitted on March 12<sup>th</sup>, this application seeks approval to conduct a regulated activity within the upland review area per Section 6 of the Tolland Inland Wetlands and Watercourses Regulations.

398 Grant Hill Road is a 50.74AC parcel which contains a single-family dwelling constructed in 2005. While the home itself did not require approval from this Commission, an approval was issued in 2004 to allow for the construction of a pond behind the home within an existing wetland system which is what necessitates this application.

The current application is seeking approval for two separate barns (76' x 120' and 58' x 60') which fall within the 50ft upland review area for the same wetland system. In total, there is no proposed activity within wetland soils. There is approximately .24AC of disturbance within the upland review area. A delineation of the project area was done on R. Zulick, C.S.S.



Property Aerial. Source: Bing maps

## Staff Comments

1. The applicant should demonstrate to the satisfaction of the Commission that relocation of the larger barn approximately 30ft to the East to remove the structure from the upland review area is not a feasible alternative to the plan as currently proposed.
2. The applicant should demonstrate that rotating the smaller barn approximately 90 degrees to reduce or remove the structure from the upland review area is not a feasible alternative to the plan as currently proposed.
3. As presented, the plans do not indicate how runoff generated, particularly from the larger barn, will be managed. It is recommended that the applicant consider incorporating stormwater measures to distribute stormwater runoff to the east side of the barn, outside of the upland review area.
4. During construction, material and equipment stockpiling should not occur within the upland review area. (Proposed Condition 1)
5. The applicant should clarify if any floor drains are proposed for the interior of either building.

## Motion for Consideration

---

### **MOTION TO APPROVE:**

**Application IWC 24-1: 398 Grant Hill Rd.** Application for the construction a 120' x 76' barn and 58' x 60' barn within the upland review area with approximately .24AC of disturbance.

Owner/Applicant K.Kaplan.

---

This approval is granted subject to conformance with the application materials and submitted plans (as may be modified by the Commission and this approval) and the following conditions and/or modifications:

### **Findings:**

1. The Commission finds that the application is complete, and that sufficient information has been provided by the applicant to allow the commission to reach a decision.

### **Conditions:**

1. During construction, materials and equipment shall not be stored within the upland review area.
2. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments, or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions of this permit.
3. This permit is not transferable without the written consent of the Commission or its Agent.
4. In evaluation of this application, the Commission has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete, and/or inaccurate, this permit may be modified, suspended, or revoked.
5. The permittee shall notify the Town's wetland agent not less than 72 hours prior to the commencement of the activity.
6. Additional erosion & sedimentation controls may be required by Town staff as field conditions may necessitate.
7. This approval shall be valid for a period of 5 years unless subsequently extended by the Commission or provided for by law.



**Town of Tolland  
Inland Wetlands Commission  
APPLICATION FOR PERMIT**

OFFICE USE ONLY		
Agent Decision	\$	
Commission Approval	\$	
Other	\$	

An incomplete application may be denied.

**1. Applicant & Owner Information**

398 Grant Hill Road, Tolland, CT  
Site Address of Proposed Activity

Ken Kaplan	398 Grant Hill Road, Tolland, CT 06084
Applicant Name	Mailing Address
Same	kenkaplan@kaplancomputers.com
Phone Number	Email Address
Same	398 Grant Hill Road, Tolland, CT 06084
Property Owner(s) Name (if not the applicant)	Mailing Address
Same	kenkaplan@kaplancomputers.com
Phone	Email Address

**2. Proposed Activity Information \* These questions are mandatory**

Check all activities occurring within 50 feet of wetlands or 100-feet of watercourses.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Remove soil             | <input type="checkbox"/> Deposit fill                | <input type="checkbox"/> Divert surface water                       |
| <input checked="" type="checkbox"/> Construction | <input checked="" type="checkbox"/> Grade            | <input type="checkbox"/> Construct a road or driveway               |
| <input type="checkbox"/> Remove Vegetation       | <input type="checkbox"/> Restore Vegetation          | <input checked="" type="checkbox"/> Place a prefabricated structure |
| <input type="checkbox"/> Alter a watercourse     | <input type="checkbox"/> Enhance a watercourse       | <input type="checkbox"/> Create a watercourse                       |
| <input type="checkbox"/> Remedy pollution        | <input type="checkbox"/> Dredging or construct a dam | <input type="checkbox"/> Other                                      |

\* Describe the proposed activity. (use additional paper if necessary)

To build a 120'x62' barn and a 48'x60' barn both with a lean too on the side

\* What is the proposed use? (use additional paper if necessary)

To support the farms current daily & future maintenance projects and provide storage for equipment and machinery for on-site use



**3. Wetland and Upland Review Area Information** \* These questions are mandatory

Has the property been delineated by a Certified Soil Scientist?  No  Yes

If YES, what year did the delineation occur? 2023 & 2002

**What is wetland delineation?**

Delineation is an act of locating the boundary or border of a wetland or waterbody. Delineation also includes describing the functions and values the water system provides the geographical location. In the state of Connecticut only a certified Soil Scientist is recognized as being able to perform a wetland or watercourse delineation.

**A watercourse is defined as:**

Rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal or intermittent, public or private.

**An upland review area is defined as:**

An area extending a minimum of 50-feet from the edge of wetlands and/or 100-feet from any watercourse (refer to regulations when doubling of an upland review area is required).

**\*Wetlands (indicate amount of wetlands and disturbed wetlands on property)**

Total area by Town Map = \_\_\_\_\_ acres      Total area by Soil Scientist 12.05 acres  
Disturbed area by Town Map = \_\_\_\_\_ acres      Disturbed area by Soil Scientist NONE acres

**\*Watercourses (indicate amount of disturbance for each swamp, bog, marsh or ponds)**

Total area by Town Map = \_\_\_\_\_ acres      Total area by Soil Scientist \_\_\_\_\_ acres  
Disturbed area by Town Map = \_\_\_\_\_ acres      Disturbed area by Soil Scientist NONE acres

**\*Upland Review Area (100 ft. measured from nearest point of wetlands or watercourse boundaries)**

Total area by Town Map = \_\_\_\_\_ acres      Total area by Soil Scientist 19.4 acres  
Disturbed area by Town Map = \_\_\_\_\_ acres      Disturbed area by Soil Scientist 0.24 acres

**4. Alternatives**

\* Please explain to the Commission the reason you chose this location for your proposed activity or project. What alternatives have been considered to avoid altering wetlands or watercourses? (use additional paper if necessary)

\* This question is mandatory for projects deemed to be a significant activity by the commission.

The proposed Barn locations are next to the Existing House and will use the same 900' long access and preserve one of the last Farm

Fields in Tolland. The larger barn has been positioned to allow for large vehicles to travel around the existing house and drive safely

into the barn. The applicant determined the large barn location after many trials of the vehicular movements to park large vehicles inside the barn.

The location of the smaller barn was selected to conform with the required side yard zoning setback and provide access off the existing driveway.

## 5. Abutters

Providing abutters only applies if the application requires a public hearing. Tolland's Planning & Development Department will supply the applicant with the names and addresses of adjacent property owners. **There is a public hearing fee of \$300.**

## 6. Site Plan Maps **\*Application Requirement**

## 7. Additional Information

Supply any other information that would help in the understanding of the proposed activity.

The 62 acre Kaplan Family Farm is one of the last USDA listed Grade A soil farm fields left in Tolland. Purchased over 24 years ago from the Harron Family, The farm was owned by two families since the colonists, The Harron Family from 1740 to 1999 and the Kaplan

---

---

## 8. A Complete Application Consists Of

1. This permit application fully filled out.
2. Signatures & Seals of licensed or certified professionals.
3. Filing fee
4. **One (1) electronic copy** of the application.
5. **Three (3) full size and six (6) 11 x 17 hard copies** of the application.

**Signature and Authorization**


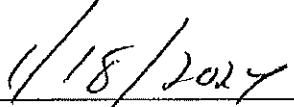
I, as the applicant, do hereby certify that I am familiar with all the information provided in the application and I am aware, that an incomplete application form, as well as a lack of payment of all associated permit fees, are grounds for denial without prejudice by either the Commission or their designated agents.

I am aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.

I, as the owner, do hereby authorize the members and designated agents of the Inland Wetlands Commission and professionals hired by the Commission for the purpose of reviewing this application to inspect the property from this date forward until the permitted activity is completed or the application is denied.

I, as the applicant, do understand that an engineer review fee may be required and a lack of payment are grounds for denial without prejudice by either the Commission or their designated agents.

I further understand that the Commission may request further information in connection with this application and that if the proposed activity involves a significant activity, an additional filing fee of \$300 be required for a public hearing.

   
 \_\_\_\_\_  
 Signature of Applicant Date

\_\_\_\_\_  
 Signature of Owner (if different) Date

**FOR OFFICE USE ONLY**

\_\_\_\_\_  
 Wetland Agent Signature Date

Comments/Conditions:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

<b>FEE TOTALS</b>	
Amount:	
Paid:	
Agent Issued or Commission Issued:	
Date received by Land Use Department:	
Date received by Commission:	

## Applicant Narrative

Regarding the second smaller Morton barn, it is going to be 46'x60' with a 10' lean to, single story and 25' +/- tall

This will be used to house zero turn lawn mowers, gang mowers, ground keeping tools, trailers, trucks, motorcycles and a small dump truck to maintain the farm grounds and trees.

We have located it as far away from wetlands as possible and still be beyond the 25' zoning setback, it is located so as not to interfere with the existing engineered pump septic system and water well, and also off of the USDA Farm soil Field we are trying to preserve at the site.





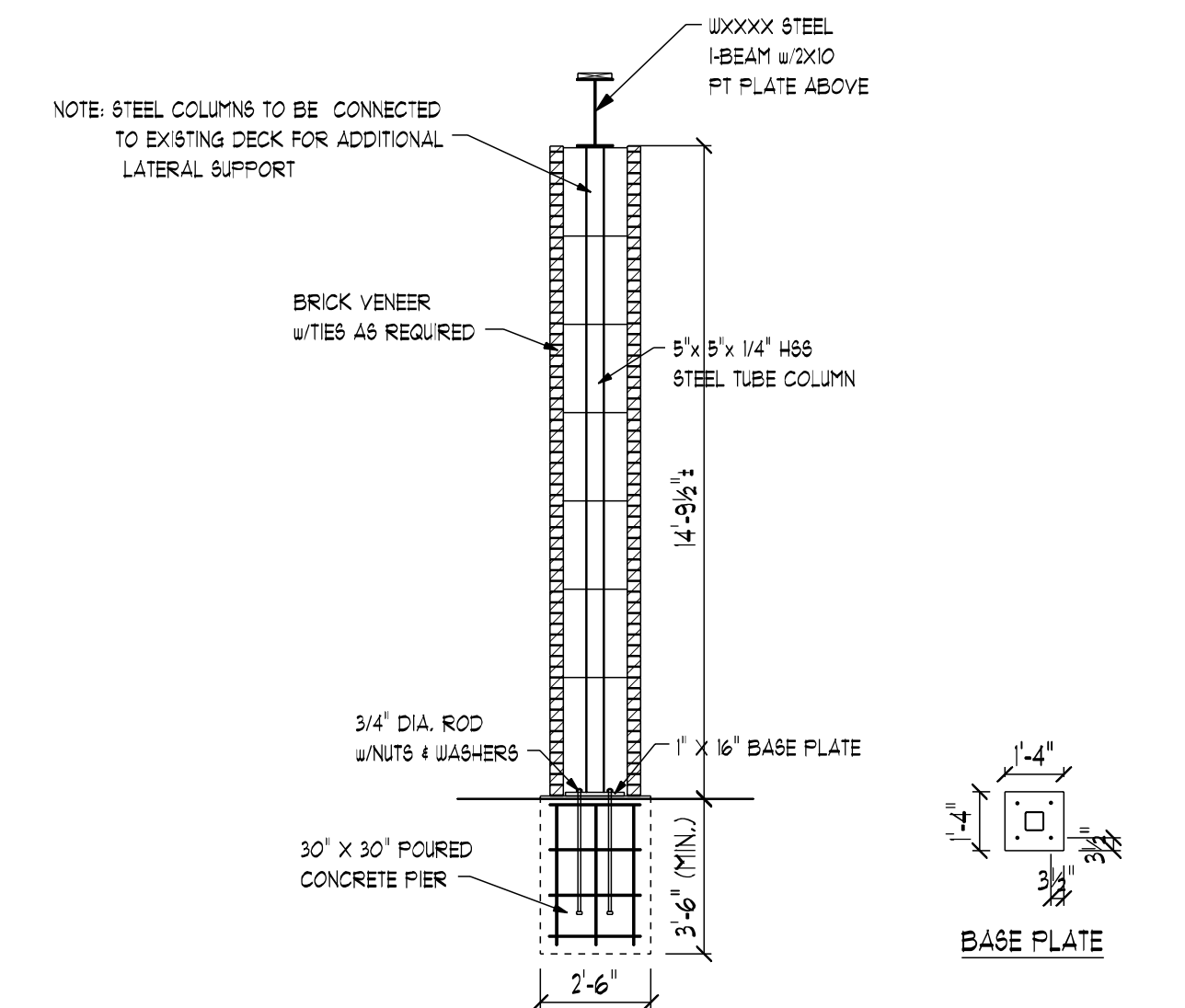


DRAWING SCHEDULE	
ARCHITECTURAL	
FRONT ELEVATION	A-1
LEFT ELEVATION	A-2
RIGHT ELEVATION	A-3
REAR ELEVATION	A-4
FOUNDATION PLAN	A-5
BARN FLOOR PLAN	A-6
STORAGE AREA FLOOR PLAN	A-7
GENERAL NOTES & BUILDING SECTIONS A-8	



**FRONT ELEVATION**

SCALE: 3/16" = 1'-0"



**STEEL COLUMN AND FOOTING DETAILS**

@ END OF WALKWAY  
 1/4" = 1'-0" SCALE

**NEW BARN FOR KEN KAPLAN**  
**398 GRANT HILL ROAD**  
**TOLLAND, CT 06084**

DRAWN FOR:  
 KEN KAPLAN

BUILDING AREA:  
 BARN AREA: 1440 SQ. FT.  
 UNF. STO. AREA: 1366 SQ. FT.

DATE  
 1/24/24

REVISIONS:

SCALE  
 As Noted

DRAWING #  
 A-1

**NEW BARN FOR KEN KAPLAN**  
**398 GRANT HILL ROAD**  
**TOLLAND, CT 06084**

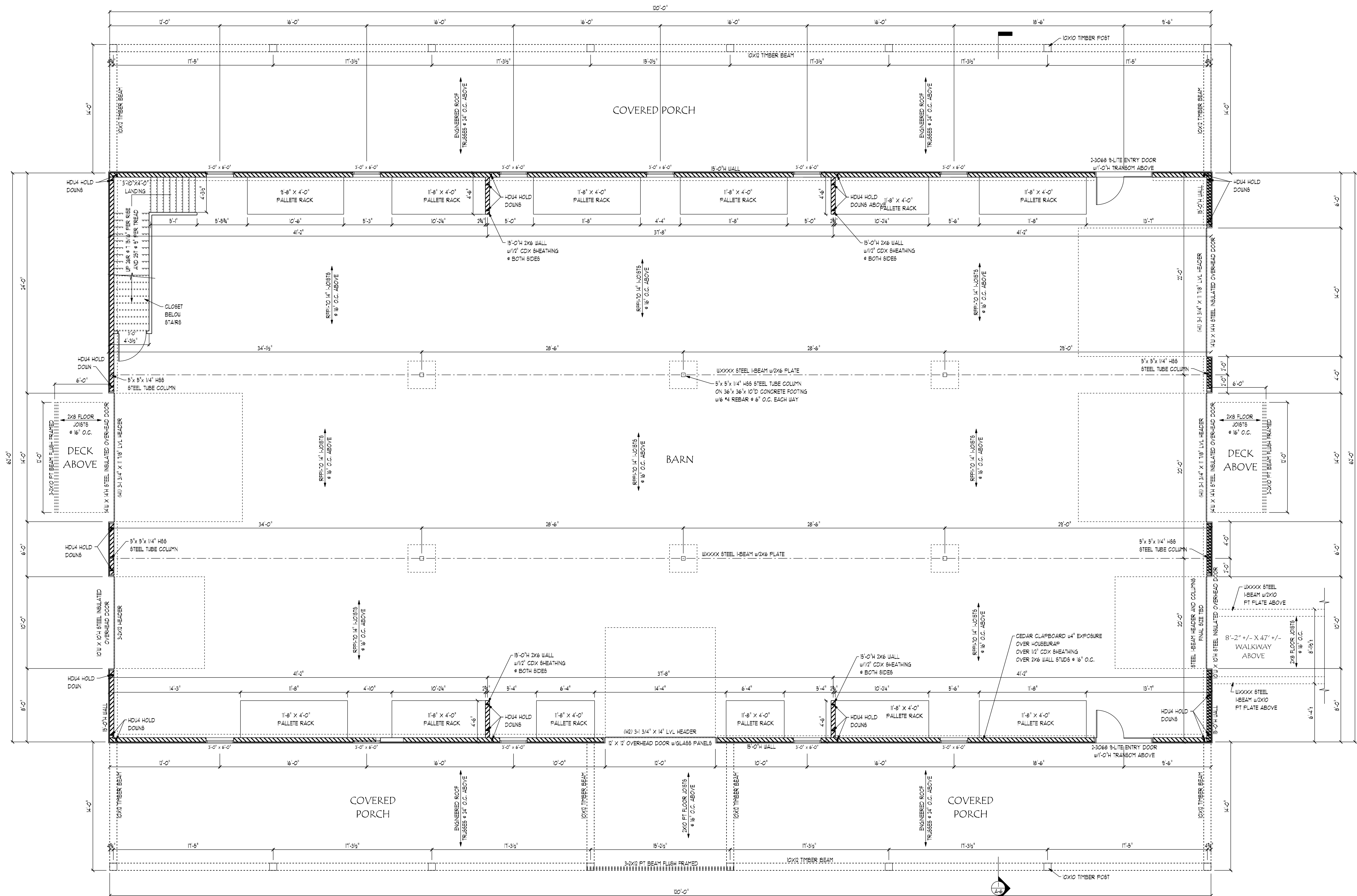
DRAWN FOR:  
 KEN KAPLAN

BUILDING AREA:  
 BARN AREA: 1440 SQ. FT.  
 UNF. STO. AREA: 1366 SQ. FT.

DATE  
 1/24/24  
 REVISIONS:

SCALE  
 3/16" = 1'-0"

DRAWING #  
 A-6



**FIRST FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"

XXXXX ENGINEERED BRACED WALL PANEL LOCATION AT 15'-0" H WALLS, SEE SCHEDULE ON PAGE A-6  
 WXXXX ENGINEERED BRACED WALL PANEL LOCATION AT 15'-0" H OVERHEAD DOOR WALL, SEE SCHEDULE ON PAGE A-6







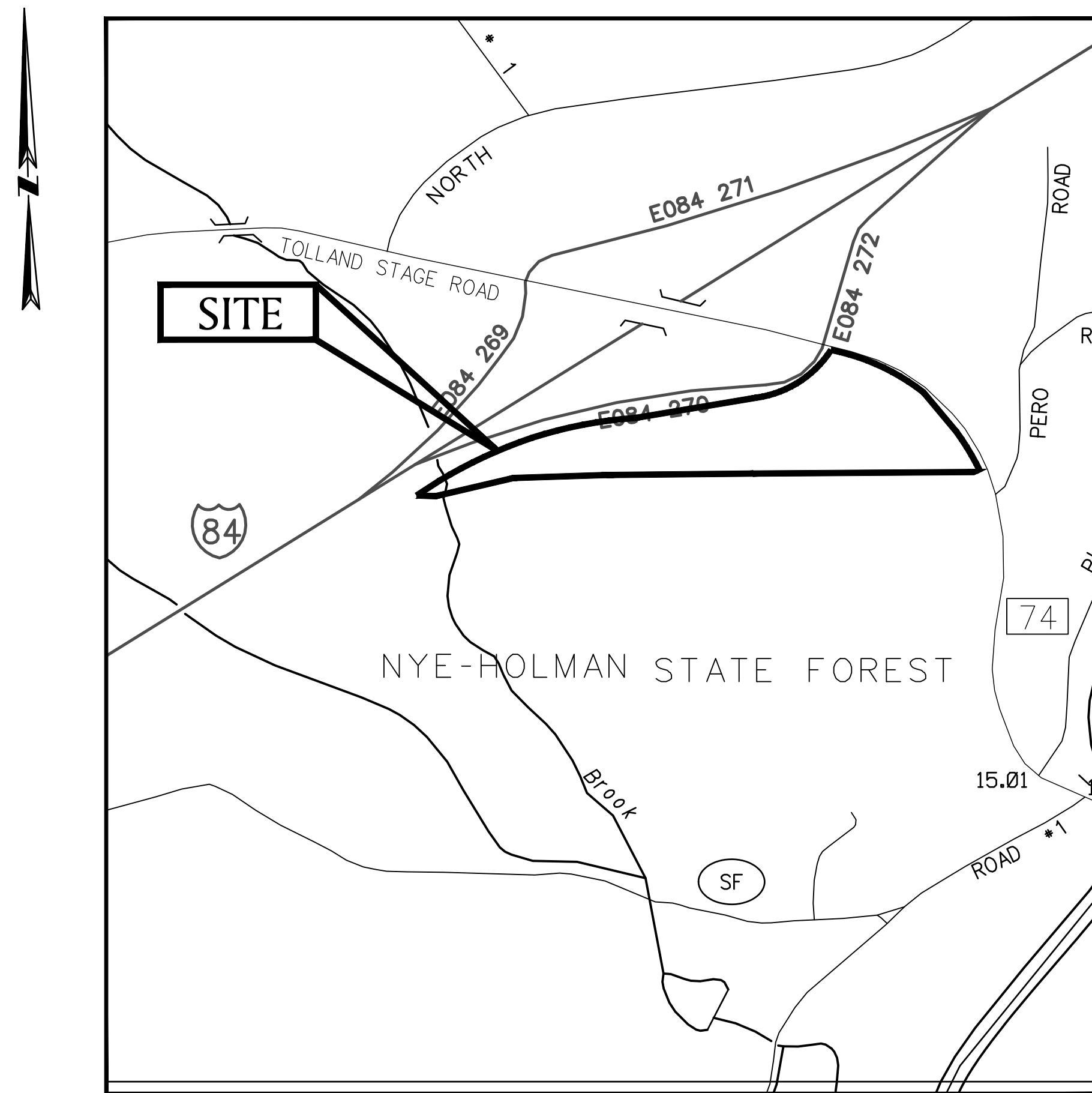
# TOLLAND MEDICAL CENTER DEVELOPMENT

1504 TOLLAND STAGE ROAD  
TOLLAND, CONNECTICUT

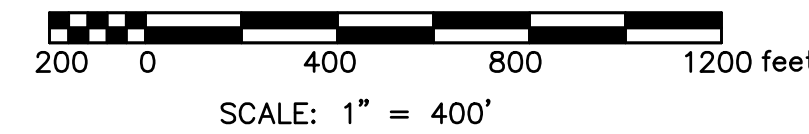
APRIL 17, 2024

ZONING TABLE			
CIZ-B ZONE	REQUIRED	EXISTING	PROPOSED
LOT AREA	1 ACRE	8.1 ACRES	8.1 ACRES
LOT FRONTAGE	150 FT	511.48 FT	511.48 FT
FRONT YARD	50 FT	37.08 FT	462.95 FT
REAR YARD	35 FT	1,341.42 FT	622.82 FT
SIDE YARD	25 FT	93.64 FT	33.94 FT
LOT COVERAGE	60% (MAX)	0.32%	15.65%
FLOOR AREA	1,000 SF (MIN)	1,049.86 SF	15,037.00 SF
DISTANCE FROM RES. ZONES	75 FT (MIN)	93.64 FT	83.25 FT

PROPOSED USE: MEDICAL CENTER



SITE MAP



ISSUED FOR PERMITTING

## INDEX OF DRAWINGS

- G-1.0 TITLE SHEET
- C-1.0 SITE PREPARATION & EROSION CONTROL PLAN
- C-2.0 LAYOUT & MATERIALS PLAN
- C-3.0 GRADING & DRAINAGE PLAN
- C-4.0 SITE UTILITY PLAN
- C-5.0 SUBSURFACE SEWAGE DISPOSAL SYSTEM PLAN

PREPARED FOR:

TOLLAND MEDICAL CENTER LLC  
773 MAIN STREET  
MANCHESTER, CT

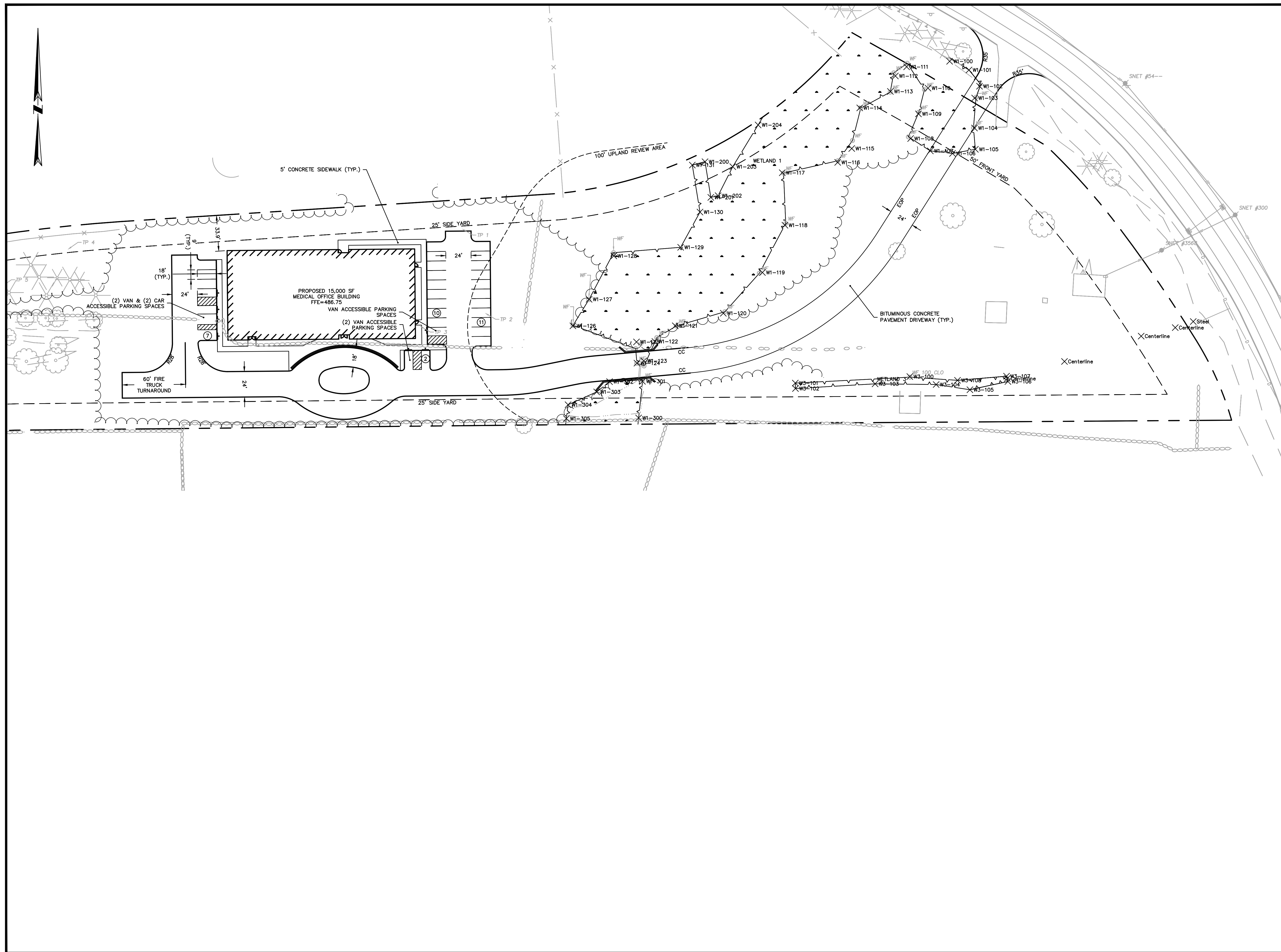
PREPARED BY:

**BSC GROUP**   
BUILD | SUPPORT | CONNECT  
665 Winding Brook Drive  
Glastonbury, Connecticut  
06033  
860 652 8227









**TOLLAND MEDICAL CENTER DEVELOPMENT**  
 1504 TOLLAND STAGE ROAD  
 IN  
 TOLLAND CONNECTICUT  
 (TOLLAND COUNTY)

LAYOUT & MATERIALS PLAN  
 APRIL 17, 2024

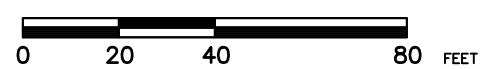
REVISIONS:

NO.	DATE	DESC.

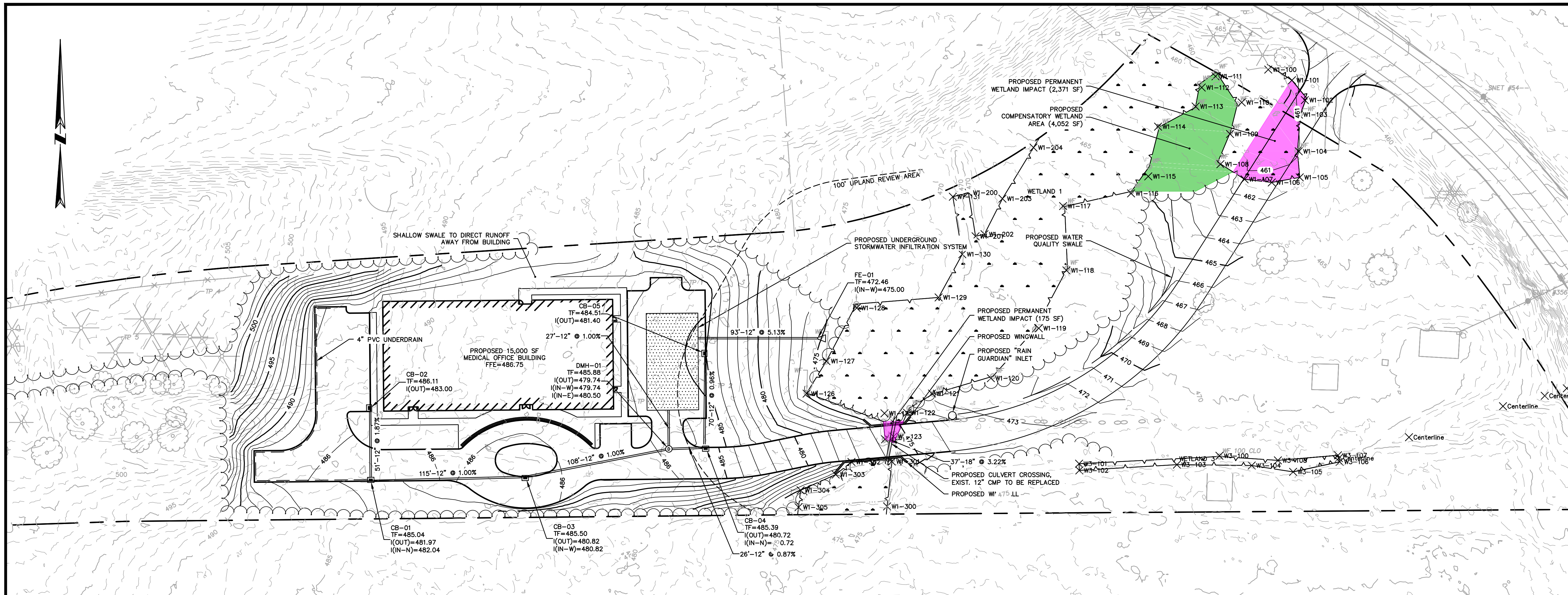
ISSUED FOR PERMITTING  
 NOT FOR CONSTRUCTION

PREPARED FOR:  
 TOLLAND MEDICAL CENTER LLC  
 773 MAIN STREET  
 MANCHESTER, CT 06040

**BSC GROUP**   
 BUILD | SUPPORT | CONNECT  
 665 Winding Brook Drive  
 Glastonbury, Connecticut  
 06033 860 652 8227

© 2024 BSC Group, Inc.  
 SCALE: 1" = 40'  






TOLLAND MEDICAL CENTER DEVELOPMENT  
 1504 TOLLAND STAGE ROAD  
 IN TOLLAND CONNECTICUT (TOLLAND COUNTY)

GRADING & DRAINAGE PLAN  
 APRIL 17, 2024

REVISIONS:

NO.	DATE	DESC.

ISSUED FOR PERMITTING  
 NOT FOR CONSTRUCTION

PREPARED FOR:  
 TOLLAND MEDICAL CENTER LLC  
 773 MAIN STREET  
 MANCHESTER, CT 06040

**BSC GROUP** | BUILD | SUPPORT | CONNECT  
 665 Winding Brook Drive  
 Glastonbury, Connecticut  
 06033 860 652 8227

© 2024 BSC Group, Inc.  
 SCALE: 1" = 40'  
 0 20 40 80 FEET

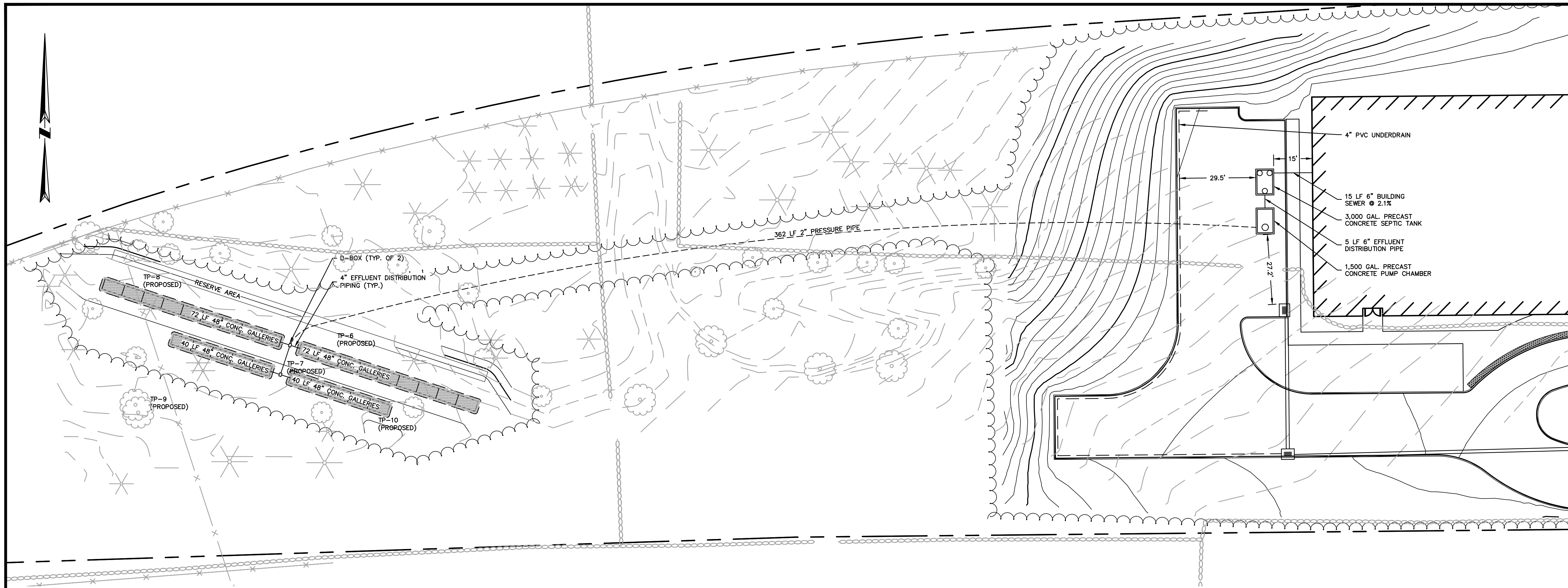
FILE: TOLLAND MEDICAL CENTER  
 DWG: DWG  
 JOB. NO: 0100604.00 C-3.0

- SITE DISTURBANCE:**
- TOTAL SITE DISTURBANCE: 3.211± AC
  - TOTAL DISTURBANCE WITHIN 100' UPLAND REVIEW AREA: 1.196± AC
  - TOTAL ANTICIPATED PERMANENT WETLAND IMPACT DUE TO FILLING: 2,546 SF (0.058 AC)
  - PROPOSED COMPENSATORY WETLAND CONSTRUCTION: 4,052 SF (0.093 AC)
  - TOTAL NET INCREASE IN ONSITE INLAND WETLANDS: 1,506 SF (0.035 AC)









**TOLLAND MEDICAL CENTER DEVELOPMENT**  
 1504 TOLLAND STAGE ROAD  
 IN  
 TOLLAND CONNECTICUT  
 (TOLLAND COUNTY)

**SUBSURFACE SEWAGE DISPOSAL SYSTEM PLAN**  
 APRIL 17, 2024


REVISIONS:

NO.	DATE	DESC.

**ISSUED FOR PERMITTING  
 NOT FOR CONSTRUCTION**

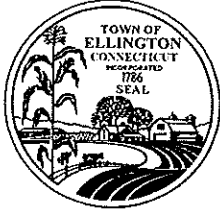
PREPARED FOR:  
 TOLLAND MEDICAL CENTER LLC  
 773 MAIN STREET  
 MANCHESTER, CT 06040

**BSC GROUP**   
 BUILD | SUPPORT | CONNECT  
 665 Winding Brook Drive  
 Glastonbury, Connecticut  
 06033 860 652 8227

© 2024 BSC Group, Inc.  
 SCALE: 1" = 20'  


FILE: TOLLAND MEDICAL CENTER  
 DWG: DWG  
 JOB. NO: 0100604.00 **C-5.0**

- DESIGN NOTES:**
- PRELIMINARY SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) LAYOUT SHOWN FOR REFERENCE ONLY AND IS BASED ON THE FOLLOWING ASSUMPTIONS AND LIMITATIONS:
  - SOIL TESTING TO BE PERFORMED PRIOR TO SUBMISSION TO CT DPH FOR REVIEW.
  - DESIGN FLOW BASED ON CT DPH TECHNICAL STANDARDS FOR MEDICAL OFFICE BUILDING USE: 15,000 SF X 0.2 GPD/SF = 3,000 GPD
  - MINIMUM EFFECTIVE LEACHING AREA AND MLSS DETERMINED BASED ON PRELIMINARY SCREENING OF ON-SITE SOILS THROUGH USDA NRCS WEB SOIL SURVEY.



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187

[www.ellington-ct.gov](http://www.ellington-ct.gov)

TEL. (860) 870-3120

**TOWN PLANNERS OFFICE**

FAX (860) 870-3122

April 1, 2024

Hicks Memorial Municipal Center  
Kathleen Pagan, Town Clerk  
21 Tolland Green, 5<sup>th</sup> Level  
Tolland, CT 06084

Kathleen:

In accordance with CGS 8-7d(f), this letter shall serve as notice an application has been received from David Noble for a Permit to Conduct Regulated Activity Within an Upland Review Area for the construction of a foundation drain discharge pipe within 100 'upland review area at 4 Tolland Turnpike, APN 132-004-0000.

This letter shall also serve as notice an application has been received from David Noble for a three-lot subdivision at 4 Tolland Turnpike, APN 132-004-0000. This property is located on the Ellington/Tolland Town Line.

The Inland Wetland Agency meeting is scheduled for Monday, April 8, 2024 at 7:00 p.m. and the Planning & Zoning Commission public hearing is scheduled for Monday, April 22, 2024. Both meetings are held in the Ellington Town Annex, 57 Main Street, Ellington, CT.

If you would like any further information, please contact the Ellington Planning Department at (860) 870-3120.

Best regards,

  
Barbra Galovich, CZET

RECEIVED FOR RECORD  
TOLLAND CT  
2024 APR -3  
8:58  
*[Handwritten signature]*

# Town of Ellington Planning & Zoning Commission Subdivision Application

<b>SUBDIVISION NAME:</b> <u>Noble Estates</u>	<b>Application #</b> <u>S202403</u>
<b>LOCATION:</b> <u>4 Tolland Turnpike</u>	<b>Date Received</b> <u>3-6-2024</u>
<b>ASSESSOR'S PARCEL NUMBER (APN):</b> <u>132 - 004 - 0000</u> (If unaware of APN, ask staff for assistance)	

Application:  Subdivision  Re-subdivision  Modification Approval Requested:  Final  Conditional

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

**Owner's Information**

Name: David Noble

Mailing Address: 910 Strong Road

South Windsor, CT 06074

Email: cspnoble@yahoo.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?  Yes  No

Primary Contact Phone #: 860-508-3047

Secondary Contact Phone #: \_\_\_\_\_

Signature: David Noble Date: 3/5/24

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

**Applicant's Information (if different than owner)**

Name: Same

Mailing Address: \_\_\_\_\_

RECEIVED

MAR - 6 2024

Email: \_\_\_\_\_

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?  Yes  No

Primary Contact Phone #: \_\_\_\_\_

Secondary Contact Phone #: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.

Total Acreage of Property: 17.89 Zone of Property: RAR Required Density Factor (R/LR =.6, RAR =.5): 0.5

Open Space Proposal (check one): 10% Land Set-Aside  Fee in Lieu of Land  Combination  N/A

Amount (square feet & acres):  $\geq$ 25% Slopes: 0 Wetlands & Watercourses: 3.78 100-Year Floodplain: -

Developable Land: 14.11 Lot Yield: 7 Remaining Land: \_\_\_\_\_ Area to be subdivided: \_\_\_\_\_

# of Proposed Development Lots: 3

Public Water:  Yes  No Public Sewer:  Yes  No *If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office). If within a public sewer area, application for division must include conceptual approval from the Ellington Water Pollution Control Authority.*

Is parcel located within 500' to any municipal boundary?  Yes  No

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin?  Yes  No *If yes, pursuant to state law application must be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.*

Are there any wetlands/watercourses on the property proposed for development but not within 100' of construction activity or 250' of construction activity when located in the Shenipsit Lake Drainage Basin? *If yes, state law requires notice be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.*

Is the project in a public water supply watershed area?  Yes  No *If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt w/in 7 days of application (§8-31b). Copy of application, plans, and support documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.*

Please mail correspondence to: Mark Peterson, Gardner & Peterson Assoc., LLC  
178 Hartford Tpke., Tolland, CT 06084



**Town of Ellington  
Inland Wetlands and Watercourses Agency  
Application**

Application # EW 202406  
Date Submitted 3-6-2024

<p>Notices associated with this application will be sent to the applicant unless otherwise requested.</p> <p><b>Owner's Information</b></p> <p>Name: <u>David Noble</u></p> <p>Mailing Address: <u>910 Strong Road</u> <u>South Windsor, CT 06074</u></p> <p>Email: <u>cspnoble@yahoo.com</u></p> <p>WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Primary Contact Phone #: <u>860-508-3047</u></p> <p>Secondary Contact Phone #: _____</p> <p>Owner's Signature: <u>David Noble</u> Date: <u>3/5/24</u></p> <p><small>By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Agency have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Agency or its staff.</small></p>	<p>Notices associated with this application will be sent to the applicant unless otherwise requested.</p> <p><b>Applicant's Information (if different than owner)</b></p> <p>Name: <u>Same</u></p> <p>Mailing Address: _____ _____ _____</p> <p>Email: _____</p> <p>WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Primary Contact Phone #: _____</p> <p>Secondary Contact Phone #: _____</p> <p>Applicant's Signature: _____ Date: _____</p> <p><small>By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Agency have been submitted.</small></p>
<p><b>RECEIVED</b> MAR - 6 2024</p>	
<p>Street Address: <u>4 Tolland Turnpike</u></p> <p>Assessor's Parcel Number (APN): <u>132 - 004 - 0000</u></p> <p>Proposed upland review area affected in square feet: <u>350</u></p> <p>Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): <u>N/A</u></p> <p>Total area of wetlands/watercourses on parcel in square feet or acres: <u>3.78 acres</u></p> <p>Public Water: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    Public Sewer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    <i>If not served by public water and sewer, applicant shall make application to North Central District Health Department (Enfield Office) if required.</i></p> <p>Is the project in a public water supply watershed area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>If YES, applicant is required to notify the Connecticut Water Company and Commissioner of Public Health by certified mail, return receipt within 7 days of this application (Conn. Gen Stat. Sec 22a-42f). Copy of application, plans, and supporting documents must accompany notice. Applicant can email the Commissioner of Public Health using their approved form. Proof of notice (return receipt and sent email) must be provided to the Planning Department.</i></p> <p>Describe the nature of proposed regulated activity, request for acceptance of a permitted use as of right or a nonregulated use, map or regulation amendment, or other activity requiring review by the Agency or its Agent: <i>See attached Application Checklist and Appendix D for guidance when preparing application</i></p> <p><u>Construction of a foundation drain discharge pipe within the</u> <u>100' upland review area.</u></p> <p>_____ _____ _____</p>	

Please mail correspondence to: Mark Peterson, Gardner & Peterson Assoc., LLC  
178 Hartford Tpke., Tolland, CT 06084

**Tolland Inland Wetlands Commission  
Regular Meeting**

**Council Chambers, 6<sup>th</sup> level Tolland Green, CT 06084**

**Thursday, March 14, 2024  
In-person and Remote Meeting**

---

Members Present: Raymond Culver, Chairman  
Todd Penney, Vice Chair  
Bob Ross, Regular  
Georgianna Driver, Regular

Members Absent: Gary Hoehne, Regular

Others present: Michael D'Amato, Interim Wetlands Agent  
Meghan Massa, Projects/Grants Manager, Town of Tolland, representing IWC# 24-2  
Beverly Bellody, Director of Human Services, Town of Tolland, representing IWC# 24-2

1. Call to Order

Meeting recording started. Meeting called to order at 7:07 pm.

2. Seating of Alternate(s) –

3. Additions/Changes/Deletions to Agenda – none

4. Public Participation – issues of concern not on the agenda (2-minute limit) – none

5. New Business

5.1 **24-1 – 398 Grant Hill Road** – Requests approval for construction of a 62' x 120' Barn within the Upland Review Area. Approximately 0.2 acres of disturbance. Applicant: Kenneth Kaplan.

D'Amato said the plan has been revised and adjustments have been made. D'Amato said a second building was added to the proposal. D'Amato said the applicant would like a continuance until the next meeting when the applicant and engineers and soil scientist.

Driver/Ross: Motion to continue to the April 18, 2024 meeting

Culver – Y, Ross – Y, Driver -Yes, Penney – Y

Unanimously approved.

5.2 **24-2 674 Tolland Stage Road** – Requests to construct a pickleball court within the Upland Review Area. Approximately 2584 sqft of disturbance. Applicant: Town of Tolland

Massa said the Town has received about \$32,440 dollars of grant money from ARPA. Megan said the property had previously been a bocci ball court and a garden area. Bellody said this location was chosen because it was previously disturbed and level. In addition, Bellody said the senior center staff can see the court, there are

cameras and because it is close to the parking lot and could be ADA accessible. D’Amato said he visited the site and marked the area. Culver said he visited the site. Culver asked about an alternate location. Bellody said the area Culver is referring to is an area set aside for future expansion of the senior center.

Penney asked about the amount of cut and cut down for the gravel base. Massa and Bellody said the court will be more than the grant but have received donations. Penney said he visited the site and now agrees that the proposed location.

Driver asked about garbage cans and the pitch of the court. Massa said it would be pitched towards the parking lot and have a recommended modified water-based surface epoxy coating. Driver said she would prefer that garbage not be placed in the wetlands. Driver asked if it would be only used by seniors. Bellody said it would be open to the public. Driver recommended trash cans to encourage cleanliness and decrease the amount of garbage in the wetlands.

5.3 Driver/Ross: motion to approve IWC # 24-2 - **674 Tolland Stage Road** – Requests to construct a pickleball court within the Upland Review Area. Approximately 2584 sqft of disturbance. Applicant: Town of Tolland with the following conditions:

1. There shall be no soil stockpiling within the upland review area.
2. During construction, materials and equipment should be stored within parking spaces #58 #68 as depicted on the site plan.
3. A sediment filter shall be installed on the catch basin to the North of the project area within the site access drive prior to the commencement of construction.
4. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments, or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions of this permit.
5. This permit is not transferable without the written consent of the Commission or its Agent.
6. In evaluation of this application, the Commission has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete, and/or inaccurate, this permit may be modified, suspended, or revoked.
7. The permittee shall notify the Town’s wetland agent not less than 72 hours prior to the commencement of the activity.
8. Additional erosion & sedimentation controls may be required by Town staff as field conditions may necessitate.
9. This approval shall be valid for a period of 5 years unless subsequently extended by the Commission or provided for by law.
10. Garbage receptacles will be placed strategically to encourage users of the court to place garbage in receptacles and decrease likelihood of garbage entering the wetlands.

Culver – Y, Ross – Y, Driver - Y, Penney – Y

Unanimously approved.

6. Old Business – none

7. Wetlands Agent Report

1. 2024 expiring permits

D’Amato has provided a list of 5-year permits that are expiring in 2024. D’Amato said he has not reviewed all of the permits, but plans to. He said some of the permit holders may request an extension. Driver asked if the permit durations could be impacted by COVID State acts.

D’Amato said the permits are not automatically extended. The permits may have been extended, the properties may have been sold and need to be transferred. Penney confirmed that D’Amato will be reviewing the permits that are expiring in 2024. D’Amato said the permit holders will be contacted to see what the status of the projects are and if the property has changed owners, etc.

D’Amato said College View has stopped work and the soil scientist reports have not been submitted recently because the site has been closed. He said the permit is expiring but also may not be in compliance.

Penney said technically the first three have expired because the permit holders have not requested an extension.

Driver asked for clarification regarding regulations from 2020. D’Amato said the permit holder can request an “automatic extension” for between 14 or 19 years. Driver asked if the permit holder needs to request an extension. D’Amato said he believes that a review of the permit would be required to determine how long the permit should be requested. D’Amato said the Commission should acknowledge the permit and the extension. He said any extension should involve the property owner.

8. Other Business - none

9. Correspondence

9.1 Fieldstone Ridge Quarterly reports

D’Amato said the first report has been received as required in the permit. D’Amato said the Santini’s have requested any guidance for future reports. D’Amato said there are photos available. Driver requested photos be included moving forward. D’Amato said they received certification from Gardner and Peterson that the temporary basins were installed. D’Amato said he visited the property shortly before receiving the first quarterly report.

Penney asked how often the reports were due. D’Amato said quarterly. Penney said in the water control manual required “after rain event” reports. Penney requested those reports as well. Driver requested a copy of the permit prior to the next meeting as well as the photographs.

Penney expressed concern and requested the inspection reports after the property after rain events. Penney asked who would be completing the inspections and would like to receive copies of the reports. Penney asked for a review of the erosion and sedimentation controls plans. Penney said there are updated stormwater guidelines that take effect on March 26<sup>th</sup>. Penney asked about the timing of the construction meetings. D’Amato said they will be building in stages. D’Amato said he is not sure they have building permits yet. Penney and Driver referenced “small breeches” but Commissioners requested additional information regarding what happened during those events. Driver requests that any photos taken should be made available to the commission because “small

breeches” have not been defined. Penney said none of the breeches were not “detrimental” to the wetlands. Penney agreed with the request for photos.

Penney and Driver wants any available photographs referenced in reports “as available upon request”.

9.2 D’Amato said he received some correspondence regarding a boat ramp installation by CT Water. D’Amato said there is a letter than explains the purpose. Penney said the letter says it is part and parcel for their operations. Commissioners discussed the location of the boat ramp.

Driver asked CT Water would have to come before the commission based on her review of applicable regulations. D’Amato said it is not required to appear to receive an exemption. D’Amato said notification came via the public works department.

Penney asked if the Commission could request notification of the work. D’Amato said a resident requested garbage clean up in the vicinity during construction. D’Amato said a company volunteer group will be helping with clean up.

- Ross asked about the Goose Lane Gorog property. Penney said he has visited the site and conditions seem to be improved. D’Amato said it seems that work is being done and the swale is getting wider and chips are being removed. D’Amato and Ross said they would visit the site.

#### 10. Approval of Minutes – February 15, 2023 Regular Meeting

**Penney/Ross: motion to approve Inlands Wetlands Commission meeting minutes dated February 15, 2024 as presented.**

**Culver – Y, Driver - Y, Ross – Y, Penney - Y**

**Unanimously approved.**

#### 11. Adjournment

**Penney/Ross: motion to adjourn.**

**Culver – Y, Driver - Y, Ross – Y, Penney - Y**

**Unanimously approved.**

Adjourn at 07:35 pm

Respectfully submitted,



June Kausch  
Clerk, Inland Wetlands Commission