

**Bolton Aquifer Protection Agency
Special Meeting
7:15PM, Wednesday, August 11, 2021
Virtual Meeting
Minutes & Motions**

Members Present: Adam Teller, James Cropley, Christopher Davey, Arlene Fiano, Thomas Manning, and Alternates Rodney Fournier (seated for Thomas Robbins) and Marilee Manning (seated for Benjamin Davies)

Members Excused: Benjamin Davies, Thomas Robbins, and Alternate Jeremy Flick

Staff Present: Patrice Carson, AICP, Consulting Director of Community Development, Jim Rupert, ZEO/Building Official/Interim Administrative Officer

1. Call to Order: A. Teller called the meeting to order at 7:16pm.

2. New Business

**a. DETERMINATION OF REGULATORY STATUS: Discussion/Possible Decision:
Mitchell Home Services LLC, 263 Boston Turnpike**

P. Carson stated the application was part of the packet sent to commissioners. Applicant John Mitchell explained that he is requesting a Determination of Regulatory Status to not be required to register. None of the previous businesses have had to register and he is not doing anything different. He is requesting to open a showroom and office for a heating and air conditioning business and to use the garage space in the back to store supplies needed for his employees. The employees will come to the site, pick up what they need for the day and leave the site to go work. There will be no parking or maintenance of company vehicles (there is one storage trailer onsite) and there will be no hazardous materials stored onsite. There is heating oil storage tanks on the property that have been there to provide heat to the building.

C. Davey asked what happens if the business changes and does things differently from what they are being approved? P. Carson said the owners are on the honor system to tell the town if they are doing something different, although there are different inspections that happen (fire marshal, code inspections) that could alert the town if there was something different going on.

Mr. Mitchell explained that he has owned an oil business for 46 years and understands how to maintain a building and clean operation. There will be no gasoline or solvents stored onsite. This is plumbing, heating, HVAC, no welding will be done.

Adam Teller moved that the Agency makes a determination that Mitchell Homes Services LLC's application for a plumbing, heating, HVAC services and installations office, showroom, and storage of tools and supplies at 263 Boston Turnpike does not require registration with the Aquifer Protection Agency in accordance with the application submitted. **J. Cropley seconded.** Vote 7-0-0. Motion passed.

Mr. Mitchell asked if he needed PZC approval and it was explained that he will still need to make application for a Zoning Permit for the business but that is a staff approval, not PZC. He may also need a Building Permit.

3. Adjournment: Chairman Teller adjourned the meeting at 7:31pm.

Respectfully submitted,

Patrice Carson
Recording Secretary

Please see minutes of subsequent meetings for approval of these minutes and any corrections hereto.



Town of Bolton

222 Bolton Center Road, Bolton, CT 06043

Determining Regulatory Status in the Bolton Aquifer Protection Area

AGENCY USE ONLY
Application No.
APA Name
Date of Receipt

This form will help you determine your regulatory status under the Aquifer Protection Area Program.

Certain facilities that are located in Aquifer Protection Areas are required to register their regulated activities with the Bolton Aquifer Protection Agency in accordance with Section B of the Bolton Aquifer Protection Area Regulations.

Facility Information

Name of Facility: Bolton Veterinary Hospital
Street Address or Description of Location: 233 Bolton Turnpike
City/Town: Bolton State: CT Zip Code: 06043
and 12 Williams Road, Bolton, CT

Description of business or activity:
Veterinary Hospital
Veterinary Emergency Care

SIG: _____

NOTE: On January 10, 2010 BOLTON VETERINARY HOSPITAL P.C., located at 222 Boston Turnpike, was determined not to be engaged in a "regulated activity" as set forth in the Aquifer Protection Area Regulations of the Town of Bolton.

Please submit this Determining Your Regulatory Status in Aquifer Protection Areas Form to:

BOLTON AQUIFER PROTECTION AGENCY
BOLTON TOWN HALL
222 BOLTON CENTER ROAD
BOLTON, CT 06043

Disclaimer: This checklist is a tool to help you determine whether your facility will be a non-regulated facility. It is not a complete list of all regulations that may apply to your business. You are responsible for knowing and complying with all applicable state, federal, local and tribal requirements.

Regulated Activity List

NONE

From the following list, check *all* regulated activities being conducted at the facility or activities proposed for the facility.

Regulated Activity: There are exceptions within each regulated activity. For a full description of each regulated activity see Section 4 of the Bolton Aquifer Protection Area Regulations

- (A) Underground storage or transmission of oil or petroleum
- (B) Oil or petroleum dispensing for the purpose of retail, wholesale or fleet use
- (C) On-site storage of hazardous materials for the purpose of wholesale sale
- (D) Repair or maintenance of vehicles or internal combustion engines of vehicles
- (E) Salvage operations of metal or vehicle parts
- (F) Wastewater discharges to ground water other than domestic sewage and stormwater
- (G) Car or truck washing (unsewered)
- (H) Production or refining of chemicals
- (I) Clothes or cloth cleaning service (dry cleaner)
- (J) Industrial laundry service (unsewered)
- (K) Generation of electrical power by means of fossil fuels (power plants)
- (L) Production of electronic boards, electrical components, or other electrical equipment
- (M) Embalming or crematory services (unsewered)
- (N) Furniture stripping operations
- (O) Furniture finishing operations
- (P) Storage, treatment or disposal of hazardous waste under a RCRA permit
- (Q) Biological or chemical testing, analysis or research (unsewered)
- (R) Pest control services
- (S) Photographic finishing (unsewered)
- (T) Production or fabrication of metal products
- (U) Printing, plate making, lithography, photogravure, or gravure
- (V) Accumulation or storage of waste oil, anti-freeze or spent lead-acid batteries (recycling facility under a state DEP General Permit)
- (W) Production of rubber, resin cements, elastomers or plastic
- (X) Storage of de-icing chemicals
- (Y) Accumulation, storage, handling, recycling, disposal, reduction, processing, burning, transfer or composting of solid waste (under a state DEP permit; a solid waste facility, landfill, transfer station, composting facility, processing center)
- (Z) Dying, coating or printing of textiles, or tanning or finishing of leather
- (AA) Production of wood veneer, plywood, reconstituted wood or pressure-treated wood
- (BB) Pulp production processes

If you checked a listed activity above, indicate if you meet one of the following exclusions.

1. The following are NOT regulated activities:

Any activity conducted at a residence without compensation.

any activity involving the use or storage of no more than two and one-half (2.5) gallons of each type of hazardous material on-site at any one time, provided the total of all hazardous materials on-site does not exceed fifty-five (55) gallons at any one time.

any agricultural activity regulated pursuant to section 22a-354m(d) of the Connecticut General Statutes.

any activity provided all the following conditions are satisfied:

1. such activity takes place solely within an enclosed building in an area with an impermeable floor;
2. such activity involves no more than 10% of the floor area in the building where the activity takes place;
3. any hazardous material used in connection with such activity is stored in such building at all times;
4. all waste waters generated by such activity are lawfully disposed through a connection to a publicly owned treatment works; and
5. such activity does not involve (i) repair or maintenance of internal combustion engines, including without limitation, vehicles, or equipment associated with such vehicles, (ii) underground storage of any hazardous material, or (iii) above ground storage of more than one hundred and ten (110) gallons of hazardous materials.

any activity solely involving the use of lubricating oil provided all the following conditions are satisfied:

1. such activity does not involve cleaning of metals with chlorinated solvents at the facility;
2. such activity takes place solely within an enclosed building in an area with an impermeable floor;
3. any hazardous material used in connection with such activity is stored in such building at all times; and
4. such activity does not involve (i) repair or maintenance of internal combustion engines, including without limitation, vehicles, or equipment associated with such vehicles, (ii) underground storage of any hazardous material, or (iii) above ground storage of more than 110 gallons of such lubricating oil and associated hazardous waste.

any activity involving the dispensing of oil or petroleum from an above-ground storage tank or tanks with an aggregate volume of 2000 gallons or less provided all the following conditions are satisfied:

1. such dispensing activity takes place solely on a paved surface which is covered by a roof;
2. the above-ground storage tank (or tanks) is a double-walled tank with overfill alarms; and
3. all associated piping is either above-ground, or has secondary containment.

2. Provide further explanation why activity is or is not regulated.

Small amounts of cleaning supplies

I have reviewed the content of the above document and agree that it is true and accurate to the best of my knowledge and belief.

Respectfully submitted,

Applicants:

VETERINARIANS OF EASTERN CONNECTICUT LLC

Edward K. Grace

Dated: 3/30/22

By: Edward K. Grace, Duly Authorized

BOLTON VETERINARY HOSPITAL P.C.

Edward K. Grace

Dated: 3/30/22

By: Edward K. Grace, President



Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

BOLTON PLANNING AND ZONING COMMISSION APPLICATION FOR SPECIAL PERMIT, SITE PLAN REVIEW OR MODIFICATION OF A PREVIOUSLY APPROVED APPLICATION

1. Application Title: VETERINARIANS OF EASTERN CONNECTICUT LLC

2. Check all that apply:

Special Permit Application Modification of an Approved Special Permit Application*

Site Plan Review Application Modification of an Approved Site Plan Review Application* *

The Commission may require a new application if the proposed modification significantly alters the previously approved application.

3. Street Address of subject property: Parcel (1) 233 Boston Turnpike, Bolton, CT
Parcel (2) 12 Williams Road, Bolton, CT

4. Deed Reference (Bolton Land Records) Parcel (1) Volume 173 Page 05, Parcel (2) Volume 164 Page 456

5. Assessor's Records Reference: Map 07 Lot 55 & Map 07 Lot 54

6. Current zone(s) of subject property Acreage: 3.5 Zone: GMUIZ &/R-1

7. In Aquifer Protection District? Yes No

8. In FEMA Flood Area? Yes No

9. Wetlands Application Required? Yes No

10. Applicant(s) VETERINARIANS OF EASTERN CONNECTICUT LLC

Address 223 BOSTON TURNPIKE, BOLTON, CT 06043

Phone # 860-646-6134

Fax #860-643-0418

E-mail: matthew.mecca@boltonvet.com

11. Owner(s) of subject property Parcel (1) NORMAN J. PREUSS Jr. and SHARON B. PREUSS

18 TUNXIS TRAIL, BOLTON, CT 06043

Parcel (2) MARIO ANSALDI, 12 WILLIAMS ROAD, BOLTON, CT

12 Official Contact / Representative regarding this Application: ANDREW BUSHNELL, BUSHNELL ASSOCIATES

Address 563 WOODBRIDGE STREET, MANCHESTER, CT 06042

Phone # 860-643-7875 Fax # E-mail: abushnell@bushnellassociatesllc.com

13. Project Engineer: ANDREW BUSHNELL, BUSHNELL ASSOCIATES LLC

Address: 563 WOODBRIDGE STREET, MANCHESTER, CT 06042

Phone # 860-643-7875 Fax # E-mail: abushnell@bushnellassociatesllc.com

14. Project Architect: BDA ARCHITECTURE

Address: 901 LAMBERTON PINE, ALBUQUERQUE, NM 87107

Phone # 800-247-5387 Fax # E-mail Davidmadden@bdaarc.com

15. Other Experts Retained by Applicant:

VLIET & O'NEIL, TRAFFIC ENGINEERING, 41 PROSPECT ST., MANCHESTER, CT 06040 860-533-1210
LENARD ENGINEERING INC., 2210 MAIN STREET, GLASTONBURY, CT 06033 860-659-3100
DESIGN PROFESSIONALS, 21 JEFFREY DRIVE, SOUTH WINDSOR, CT 06074 860-291-8755
CURTIS H. ROGGI, ATTORNEY, 83 BOULDER AVE, STONINGTON, CT 06378 860-558-3645

16. Briefly describe the proposed use of the subject property. Provide greater detail in Project Narrative.

VETERINARY HOSPITAL / VETERINARY EMERGENCY CARE

17. Square footage of new / expanded space: 31,187 SQ. FT. # of new parking spaces: 100

18. List the Section(s) of the Zoning Regulations under which application is made:

SECTION 9. INDUSTRIAL ZONE (I) AND GATEWAY MIXED USE INDUSTRIAL ZONE
SPECIAL PERMIT. Section. 9B.2.b

19. Provide all the applicable items for a complete application including a completed Checklist for Site Plan Review and
Special Permit Applications. A completed checklist must be provided to comprise a complete application.

20. Applicant's Endorsement:

I am a willful participant and fully familiar with the contents of this application.

Signature. Edward K. Grace Date 3/30/22

VETERINARIANS OF EASTERN CONNECTICUT LLC

BY: EDWARD K. GRACE, Duly Authorized

21. Owner's Endorsement:

I am a willful participant and fully familiar with the contents of this application.

Signature SEE ATTACHED PROPERTY OWNER'S SIGNATURE SHEET

NOTE: If there are any material changes to this application, the Applicant shall immediately notify the Town
Staff in writing.

Applicants may be subject to Supplemental Review fees to defray the cost of Professional
Review

Services such as engineering or legal reviews.

22. Owner's Endorsement:

I am a willful participant and fully familiar with the contents of this application.

Signature Cheryl Estock

Date 3/28/22

MARIO ANSALDI

BY CHERYL ESTOCK, ATTY IN FACT

Owner's Endorsement:

I am a willful participant and fully familiar with the contents of this application.

Signature _____

Date _____

NORMAN J. PREUSS Jr.

Owner's Endorsement:

I am a willful participant and fully familiar with the contents of this application.

Signature _____

Date _____

SHARON B. PREUSS

1

OWNER'S SIGNATURES

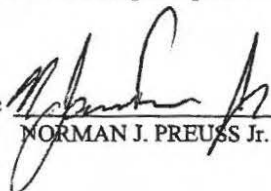
22. Owner's Endorsement:

I am a willful participant and fully familiar with the contents of this application.

Signature _____ Date _____
MARIO ANSALDI
BY CHERYL ESTOCK, ATTY IN FACT

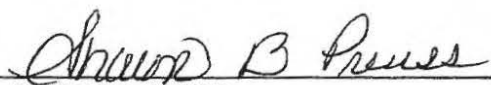
Owner's Endorsement:

I am a willful participant and fully familiar with the contents of this application.

Signature  _____ Date 3-24-2022
NORMAN J. PREUSS Jr.

Owner's Endorsement:

I am a willful participant and fully familiar with the contents of this application.

Signature  _____ Date 03/24/2022
SHARON B. PREUSS

For Town Use only

Base Fee Paid _____ Check # _____

Date application received by Inland Wetlands Commission (if applicable) _____

Date of Inland Wetlands Commission action (if applicable) _____

Date application received by Planning and Zoning Commission _____

Date of public hearing (if required) _____

Date of Planning and Zoning Commission action _____

Date of newspaper publication of Planning and Zoning Commission action _____

Summary of Planning and Zoning Commission action _____

Revised March 11, 2009