

**BOLTON INLAND WETLANDS COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, JUNE 27, 2017  
7:00 PM  
BOLTON TOWN HALL  
222 BOLTON CENTER ROAD, BOLTON, CT**

1. APPROVAL OF AGENDA
2. OLD BUSINESS –
3. NEW BUSINESS
  - A. APPLICATION 2017-2 – DAVID CARMODY – 109 BRANDY STREET –  
CONSTRUCT NEW HOME
4. PUBLIC COMMENT
5. APPROVAL OF MINUTES:
  - A. DECEMBER 20, 2016 REGULAR MEETING
6. WETLANDS AGENT REPORT
7. OTHER
8. ADJOURNMENT

**APPLICATION STATUS**

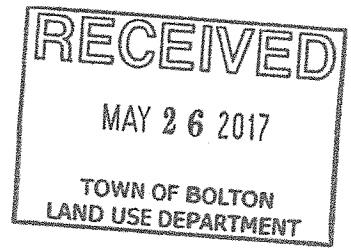
<b>IWC #</b>	<b>Sub. Date</b>	<b>Rec'd Date</b>	<b>Name</b>	<b>Public Hearing Start</b>	<b>Min. Action Date</b>	<b>Max. Action Date</b>
2017-2	5/26/17	6/27/17	David Carmody, 31 Sunningdale Lane		7/25/17	8/30/17**

\*Legal extensions to this date have been included.

\*\*Legal extensions beyond this date have **not** been included.



# Town of Bolton



VP#C-17-2

222 BOLTON CENTER ROAD • BOLTON, CT 06043

5/26/17  
CK# 103  
\$ 280.<sup>00</sup>

APPLICATION NO. 2017-2

## APPLICATION FOR INLAND WETLANDS PERMIT BOLTON INLAND WETLANDS COMMISSION / AGENT

- Project Name (as applicable): 109 BRANDY STREET - CARMODY
- Street address of subject property 109 BRANDY ST
- Current Deed Reference (Bolton Land Records) Volume 144 Page 195 <sup>NEW</sup> 174 Pg 18
- Assessor's Records Reference: Map # \_\_\_\_\_; Parcel / Lot # \_\_\_\_\_
- Applicant(s) DAVID CARMODY  
Signature of Applicant(s) [Signature]  
Address 31 SUNNINGDALE LN  
Telephone #: 860 538 2677; Fax #: \_\_\_\_\_ E-mail: dauidcarmody@sbglobal.net

- Owner(s) of Property (if not the applicant) \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone #: \_\_\_\_\_; Fax #: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

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

The owner's signature needs to be notarized only if the owner is not the applicant:

Subscribed and sworn to before me at \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ Attest: \_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_

- Official Contact Regarding the Application: DAVID CARMODY  
Address 31 SUNNINGDALE LN  
Telephone #: 860 538 2677; Fax #: \_\_\_\_\_ E-mail: dauidcarmody@sbglobal.net

8. Project Engineer: REYNOLDS ENGINEERING SERVICES LLC

Address 68 BOUG LN LEBANON CT 06249 Zip \_\_\_\_\_

Phone # 860 465 7919 Fax # \_\_\_\_\_ E-mail \_\_\_\_\_

9. Other Experts Retained by Applicant: ~~ROB~~ ROB HELLSTROM LAND

SURVEY LLC

860 228 9853

10. Describe the proposed activity: NEW HOME CONSTRUCTION

11. Size of Subject Property (acres): 4.00

- 12. a. Total area of wetlands to be affected by the activity (acres) - 0 -
- b. Open water body area altered (acres) - 0 -
- c. Stream alteration (linear feet) - 0 -
- d. Buffer/upland area altered (acres) 0.36
- e. Areas of wetlands/watercourses restored, enhanced or created (acres) - 0 -

→ 13. Describe how the proposed activity affects wetlands, watercourses, and the regulated areas. TEMPORARY DISTURBANCE

14. Describe measures that will be taken to minimize the impact on wetlands, watercourses and the regulated areas. \_\_\_\_\_

SILT FENCE

SEED / MULCH AS SOON AS POSSIBLE

15. Is there a Conservation or Preservation Restriction on the Property? Yes \_\_\_\_\_ No . If yes, please append.

→ 16. Is this an activity associated with a use for which you intend to apply to the Planning & Zoning Commission? Yes \_\_\_\_\_ No

- 17. Append a list of the names and addresses of abutting property owners.
- 18. Provide a key map of the property at a scale of 1" = 500' (if subdivision or site plan). Otherwise, indicate location on Town Map and append).
- 19. Provide the required information as described in Section 7.5 of the Inland Wetlands and Watercourses Regulations of the Town of Bolton.
- 20. The Commission may require additional information at any time during the review of the application as described in Section 7.6 of the Inland Wetlands and Watercourses Regulations.

21. Fee: Base Fee (See Fee Schedule) \_\_\_\_\_  
 State Fee \_\_\_\_\_ \$60.00  
 Other fees (See Fee Schedule) \_\_\_\_\_ (8)

22. The Applicant must ensure that this application is complete and conforms with the Inland Wetlands and Watercourses Regulations (available at the Land Use Office for \$10.00). Ten (10) copies plus the original of the application and supporting documents must be provided. The Commission encourages the applicant to discuss any project with the Town Staff and/or the Commission before submitting an application. The Commission requests that applications be submitted at least one week before the meeting.

23. The Agency shall monitor all Bolton wetlands and watercourses and have enforcement powers as described in Section 14 of the Inland Wetlands and Watercourses Regulations. The Commission Members and designated agent(s) may make regular inspections upon reasonable notice of all regulated activities to investigate possible violations of the Inland Wetlands and Watercourses Regulations.

Applicant must initial: DL

24. If this application is filed with the Inland Wetlands Agent under Section 12.1 of the Inland Wetlands and Watercourses Regulations, the Applicant may appeal the Agent's decision according to the process described in section 12.2 of the Inland Wetlands and Watercourses Regulations.

---

**For Staff / Commission Use Only**

Date application filed with Town \_\_\_\_\_ Date Received by Commission \_\_\_\_\_

Date of Commission's action on this application \_\_\_\_\_

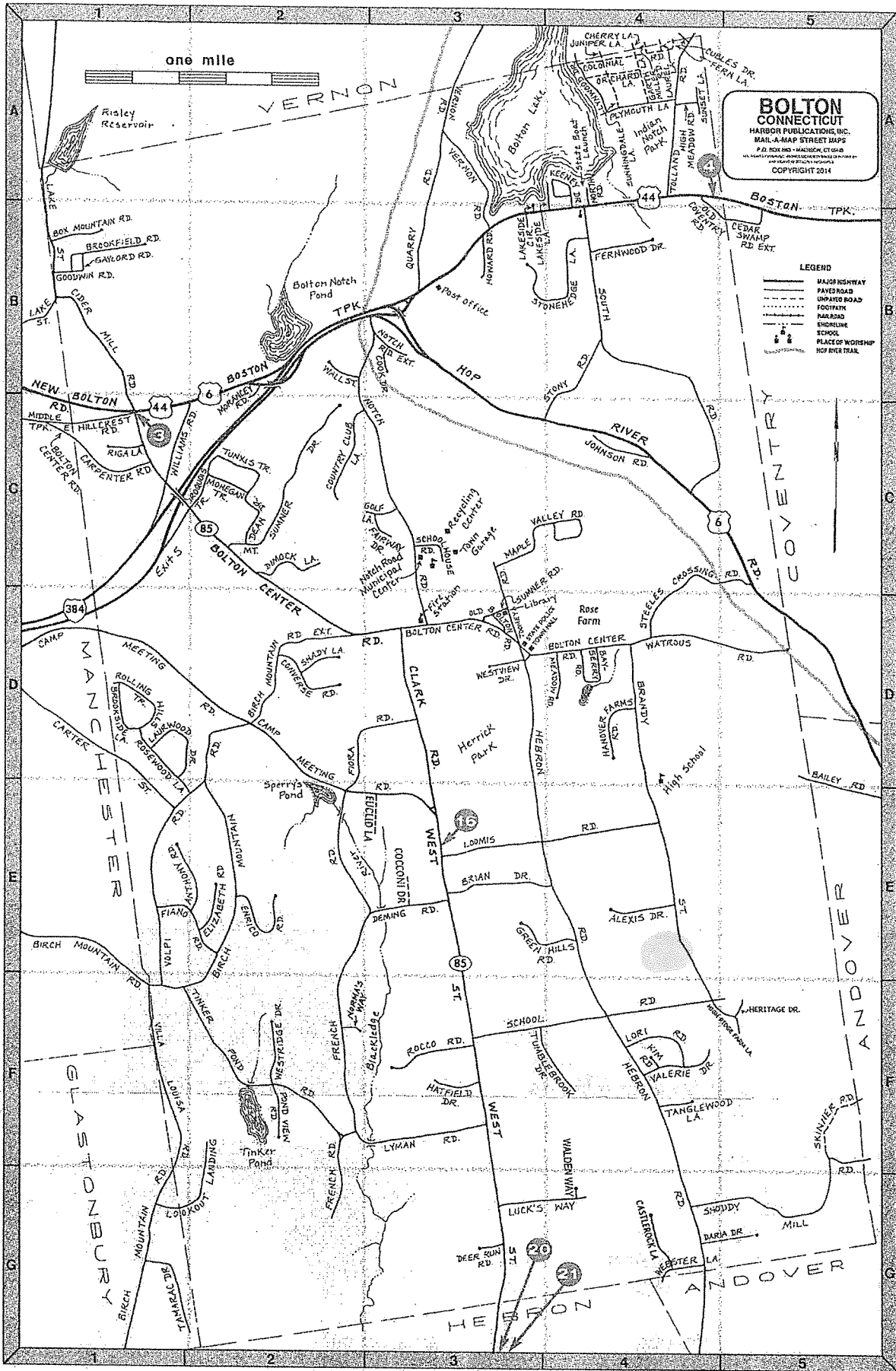
Permit: Approved \_\_\_\_\_ Approved with Conditions \_\_\_\_\_ Denied \_\_\_\_\_ Not Required \_\_\_\_\_

Permit No. \_\_\_\_\_

\_\_\_\_\_  
 Chairman, Inland Wetlands Commission

\_\_\_\_\_  
 Agent, Inland Wetlands Commission

# Map of the Town of Bolton, CT



Fee Schedule  
(From the Bolton Inland Wetlands and Watercourses Regulations)

**Appendix A: Fee Schedules**

**Schedule 1: New Applications for Regulated Activities**

These are the fees the Agency charges for proposed new regulated activities, renewals (with no changes) of permits that are about to expire, and for modifications to existing permits. These fees include the cost of legal notices where applicable.

Notes:

1. The state of Connecticut requires that a \$60.00 fee be charged for all permit applications.
2. The Agency may charge additional fees based on the specifics of the activity (Schedules 2 and 3).

	New Applications	Modifications	Renewals
Pre-Application Advice	\$0.00	\$0.00	\$0.00
Jurisdictional Ruling	\$0.00	\$0.00	N/A
Improvements • Residential (addition, shed, pool, etc.) • Commercial/Industrial/Mixed Use	Base Fee: \$120.00 State Application Fee: \$60.00	Base Fee: \$95.00 State Application Fee: \$60.00	\$75.00
Residence (Single Family/Duplex)	Base Fee: \$220.00 State Application Fee: \$60.00	Base Fee: \$145.00 State Application Fee: \$60.00	\$75.00
Residential Subdivision	Base Fee: \$270.00 Per Lot Fee: \$80.00 State Application Fee: \$60.00	Base Fee: \$170.00 Per Lot Fee: \$40.00 State Application Fee: \$60.00	\$75.00
Residential Multiunit (Apartments/Condominiums with 3 or more units)	Base Fee: \$370.00 State Application Fee: \$60.00	Base Fee: \$220.00 State Application Fee: \$60.00	\$75.00
Commercial/Industrial/Mixed Use	Base Fee: \$370.00 State Application Fee: \$60.00	Base Fee: \$220.00 State Application Fee: \$60.00	\$75.00
Town of Bolton	Base Fee: \$0.00 State Application Fee: \$60.00	Base Fee: \$0.00 State Application Fee: \$60.00	\$75.00
Non-Profit Organization 501(c)(3)	Base Fee: \$0.00 State Application Fee: \$60.00	Base Fee: \$0.00 State Application Fee: \$60.00	\$0.00

Fee Schedule (Cont'd)  
 (From the Bolton Inland Wetlands and Watercourses Regulations)

**Schedule 2: Other Fees for Regulated Activities**

The Agency may charge these additional fees for reviewing new applications and permit modifications. These fees are based on the specifics of the application and are determined by the commission upon review of the application or permit extension.

Significant Impact	Varies by application. Includes public hearing, expert review, and other fees.
Public Hearing (Assumes no more than two (2) public hearings. Additional public hearings shall require an additional fee of \$150.)	\$150.00
Complex Application	Varies by application. Includes expert review and other fees.
Consultant Fees	Technical (engineer or scientific): \$150.00/hour Legal: \$250.00/hour Other: As Determined
Amendment of Inland Wetlands Regulations	\$400.00
Amendment of Wetlands Map	\$250.00
Copy of <i>Inland Wetland and Watercourses Regulations of the Town of Bolton</i>	\$10.00

**Schedule 3: Compliance Fees**

The Agency may charge these fees for enforcement activities related to violations of the *Inland Wetlands and Watercourses Regulations of the Town Of Bolton*.

Notice of Violation	\$0.00
Cease and Correct Order	\$200.00
Cease and Desist Order	\$200.00
Compliance Inspection	\$200.00
Consultant Fees	Technical (engineer or scientific): \$150.00/hour Legal: \$250.00/hour Other: As Determined
After-the-fact Application Penalty	\$50.00

RECEIVED

JAN 18 2017

Town Clerk of Bolton

**Bolton Inland Wetlands Commission  
Regular Meeting December 20, 2016  
Minutes**

The Bolton Inland Wetlands Commission held its regular meeting on December 20, 2016 at the Bolton Town Hall. Members in attendance were Chairman James Loersch, Ross Lally and David Ostafin. The Inland Wetlands agent Barbara Kelly was also in attendance. Chairman Loersch called the meeting to order at 7:02 P.M.

**1. Approval of Agenda**

Ross Lally made a motion to approve the agenda as written; the motion was seconded by David Ostafin. The motion passed.

**2. Old Business**

Nothing at this time

**3. New Business**

**A. Budget**

James Loersch stated the Commission was under budget for the 2016 fiscal year. YTD the Commission has spent \$410.17. The Commission all agreed to keep the Inland Wetlands budget the same for 2017 as it was for 2016 year. Ross Lally made a motion to keep the budget the same as the 2016 budget, David Ostafin seconded the motion. The motion passed.

**B. 2017 Meeting Schedule**

Barbara Kelly printed out the meeting dates for the 2017 dates and submitted to town hall.

Meeting Dates 2017

January 24

February 28

March 28

April 25

May 23

June 27

July 25

August 22

September 26

October 24

November 28

December 19

**4. Public Comment**

None

**5. Approval of Minutes**

**A. September 27, 2016 Regular Meeting**

Ross Lally made a motion to approve the September 27, 2016 minutes as written; the motion was seconded by David Ostafin. The motion passed.



**6. Wetlands Agent Report**

Barbara Kelly handed out an email she wrote about the Commission attending the Planning and Zoning meeting on January 11, 2017. Planning and Zoning would like to discuss the Plan of Conservation & Development policies where the Inland Wetlands Commission is listed as the leader or partner.

**7. Other**

None

**8. Adjournment**

Ross Lally made a motion to adjourn, David Ostafin seconded the motion. The motion passed unanimously and the meeting was adjourned at 7:42 P.M.

Respectfully Submitted,

Corrine O'Brien  
Board Clerk

PLEASE SEE THE MINUTES OF SUBSEQUENT MEETINGS FOR THE APPROVAL OF THESE MINUTES AND ANY CORRECTIONS HERETO.