

**BOLTON INLAND WETLANDS COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, JULY 25, 2017  
7:00 PM  
BOLTON TOWN HALL  
222 BOLTON CENTER ROAD, BOLTON, CT**

1. APPROVAL OF AGENDA
2. OLD BUSINESS –
3. NEW BUSINESS
  - A. MILTON HATHAWAY- 40 QUARRY ROAD – JURISDICTIONAL RULING
  - B. APPLICATION 2017 – 3 - 1100 BOSTON TURNPIKE LLC – 1100 BOSTON TURNPIKE – FILLING A WETLAND, RELATED REGRADING AND DRAINAGE FOR FUTURE DEVELOPMENT
  - C. APPLICATION 2017 – 4 – CHRISTINA ILIES – 1100 BOSTON TURNPIKE – CONSTRUCT DENTIST OFFICE & PARKING AREA
  - D. APPLICATION 2017-5 – KELLY GREEN & MATTHEW SIPALA – CONSTRUCT PART OF A SEPTIC SYSTEM IN THE UPLAND REVIEW AREA.
4. ELECTION OF OFFICERS
5. PUBLIC COMMENT
6. APPROVAL OF MINUTES:
  - A. JUNE 27, 2017 REGULAR MEETING
7. WETLANDS AGENT REPORT
8. OTHER
9. ADJOURNMENT

**APPLICATION STATUS**

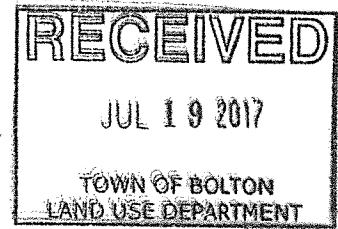
<b>IWC #</b>	<b>Sub. Date</b>	<b>Rec'd Date</b>	<b>Name</b>	<b>Public Hearing Start</b>	<b>Min. Action Date</b>	<b>Max. Action Date</b>
2017-3	7/19/17	7/25/17	1100 Boston Turnpike LLC – 1100 Boston Turnpike		8/22/17	9/21/17
2017-4	7/19/17	7/25/17	Christina Ilies – 1100 Boston Turnpike		8/22/17	9/21/17
2017-5	7/20/17	7/25/17	Kelly Green & Matthew Sipala – 822 Hop River Road		8/22/17	9/21/17

\*Legal extensions to this date have been included.

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



# Town of Bolton



222 BOLTON CENTER ROAD • BOLTON, CT 06043

APPLICATION NO. 2017-3

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

- Project Name (as applicable): Grading Remaining Land
- Street address of subject property 1100 Boston Turnpike
- Current Deed Reference (Bolton Land Records) Volume 141 Page 790
- Assessor's Records Reference: Map # 05 ; Parcel / Lot # 81
- Applicant(s) 1100 Boston Turnpike, LLC Dr. Joel Rosenlicht  
Signature of Applicant(s) [Signature]  
Address 158 Ridge Rd, Glastonbury, CT 06033  
Telephone #: 860-930-8588 ; Fax #: \_\_\_\_\_ E-mail: drosenlicht@lawfixers.com

- Owner(s) of Property (if not the applicant) same as 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: J.R. Russo + Associates LLC, attn. Tim Coon  
Address 1 Shoham Rd, East Windsor, CT 06088  
Telephone #: 860-623-0569 ; Fax #: 860-623-2485 E-mail: tcoon@jrrusso.com

8. Project Engineer: Timothy Coon, J.R. Russo + Associates LLC  
 Address 1 Shoham Rd, East Windsor, CT Zip 06088  
 Phone # 860-623-0569 Fax # 860-623-2485 E-mail tcoon@jrrusso.com
9. Other Experts Retained by Applicant: \_\_\_\_\_  
Pietras Environmental Group, LLC - Tom Pietras, wetland delineation  
Freshwater Wetland Services - Kate Bednaz, functions + values
10. Describe the proposed activity: Filling a 4,176 SF isolated wetland and  
regroding to provide positive drainage and a building pad for  
future development. Also, construction of an earth  
berm in the regulated area.
11. Size of Subject Property (acres): 5.44 acres
12. a. Total area of wetlands to be affected by the activity (acres) 0.096  
 b. Open water body area altered (acres) N/A  
 c. Stream alteration (linear feet) N/A  
 d. Buffer/upland area altered (acres) 1.33  
 e. Areas of wetlands/watercourses restored, enhanced or created (acres) 2.35 acres to be preserved in  
conservation easement
13. Describe how the proposed activity affects wetlands, watercourses, and the regulated areas. \_\_\_\_\_  
see attached
14. Describe measures that will be taken to minimize the impact on wetlands, watercourses and the regulated areas. \_\_\_\_\_  
see attached
15. Is there a Conservation or Preservation Restriction on the Property? Yes \_\_\_\_\_ No X Not currently  
 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 X 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)	<u>\$ 370.00</u>
State Fee	<u>\$60.00</u>
Other fees (See Fee Schedule)	<u>\$ 430.00</u>

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: 

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

**Project Narrative  
1100 Boston Turnpike  
Bolton, CT**

**Property Description**

The subject property consists of approximately 7.7 acres of land located at 1100 Boston Turnpike (Rte. 44) approximately 100 feet east of North Road in Bolton. Lower Bolton Lake is located approximately 300 feet north of the site. The lake outlets to Bolton Pond Brook which flows in a southeasterly direction through the eastern portion of the site. Within the project site, much of the brook is confined by steep banks ranging from 3 to 8 feet. The brook leaves the site and travels underneath Boston Turnpike via a pair of 8-foot concrete box culverts.

The site at 1100 Boston Turnpike was previously approved for a commercial development and construction was initiated in 1990. At that time, the majority of the site was cleared and filling and excavation was performed. Shortly after construction began, the activities ceased, and the site has been vacant since. The disturbed portions of the site have become overgrown with brush and small trees. As a result of the excavation activities in the early 1990s, a small depression was dug into the seasonal high water table on the western portion of the site. Over time, this depression in the poorly draining soils has developed into an isolated wetland. The wetland vegetation in the isolated wetland is dominated by Phragmites.

Wetlands at the site were delineated by Tom Pietras, of Pietras Environmental Group, LLC in August of 2016. Wetland flags were mapped and are shown on the project plans. A wetland delineation report prepared by Pietras Environmental Group is included with the application. In addition, a functions and values assessment of the existing on-site wetlands has been prepared by Freshwater Wetland Services is also included with the submission.

**Project Description**

The proposed project is twofold. First, the parcel will be split to create a 2.28 building lot to be developed with a new dental office for Bolton Cosmetic and Family Dentistry. The development of the lot will include an approximate 2,728 square foot building, 24 space parking lot, and driveway entrance off of Boston Turnpike. The project will result in an increase in impervious area approximately 0.43 acres. Runoff from the developed portion of the parcel will be collected via catch basins and diverted to a rain garden for treatment and groundwater recharge prior to discharge at the edge of the adjacent wetland.

The second portion of the project includes the limited clearing and re-grading of a portion of the remaining land to be retained by the property owner, 1100 Boston Turnpike LLC. The purpose of the re-grading will be to 1) create an earthen berm along the western property line to screen the commercial site from the adjacent residential properties to the west, 2) to fill the isolated wetland (4,176 sf) that was created by historical grading activities in the early 1990s and create a building pad for future development, and 3) to eliminate other poorly drained areas and provide positive slope across the remaining land. As mitigation for the wetland fill,

approximately 2.35 acres of land adjacent and east of Bolton Pond Brook is proposed to be preserved within a conservation easement

Although the site work associated with the development of the dentist office and the work proposed on the remaining land of 1100 Boston Turnpike LLC is anticipated to be completed by the same contractor; two separate applications for wetland permits are being submitted. The applications and division of work are based on who will have ultimate responsibility for the work being completed. Bolton Cosmetic and Family Dentistry will be responsible for the work associated with the development of the dentist office and 1100 Boston Turnpike LLC will be responsible for the additional grading on the remaining land under their ownership as described above.

Prior to construction, best management practices including a construction entrance and sediment barriers downgradient of all areas to be disturbed will be installed to control and minimize erosion and sedimentation. These erosion and sediment control measures will be maintained throughout construction until the site is stabilized. These measures will ensure that the project will not have an adverse impact on the surrounding wetland resources during construction.

### **Alternatives**

As discussed above and in the Functions and Values Assessment, the isolated wetland to be filled has only recently developed due to grading activities in the early 1990s. The vegetation in this wetland is predominantly phragmites, and the wetland has limited functions and value. Due to its central location within the site, the wetland is proposed to be filled in order to allow for the Village Style development of the site as mandated by the current Zoning Regulations.

In addition to the proposed Conservation Easement, another mitigation strategy for the loss of the isolated wetland investigated included the development of a constructed wetland adjacent to Bolton Pond Brook. However, the construction of a mitigation wetland next to Bolton Pond Brook was not selected because it would require significant clearing and excavation along the steep banks immediately adjacent to the brook in order to provide the necessary hydrology for the development of the wetland. Due to the negatives associated with clearing and excavating immediately adjacent to the brook, the proposal to provide a conservation easement to preserve the area immediately adjacent and east of Bolton Pond Brook was selected as the best mitigation alternative.

State of Connecticut DEEP  
79 Elm Street  
Hartford, CT 06106

Daniel R. Walsh  
17 North Road  
Bolton, CT 06043

Charles N. & Marie L. Rose  
P.O. Box 9214  
Bolton, CT 06043

Andrew F. Hoar  
11 North Road  
Bolton, CT 06043

Isabel L., Andrew F. & Harry L.  
Hoar, II  
7 North Road  
Bolton, CT 06043

Loretta Grace Hoar  
1084 Boston Turnpike  
Bolton, CT 06043

Dorothy S. Larson  
1071 Boston Turnpike  
Bolton, CT 06043

John B. Stevens  
1069 Boston Turnpike  
Bolton, CT 06043

Roger A. & Kathleen D. Runkis  
P.O. Box 9548  
Bolton, CT 06043

Daniel M. & Tonya R. Laplante  
061 Boston Turnpike  
Bolton, CT 06043

Jason C. & Kerri A. Fuller  
1055 Boston Turnpike  
Bolton, CT 06043

Edward C. & Corradina B. McGuire  
1130 Boston Turnpike  
Bolton, CT 06043

Missionary Society For The Diocese  
of Connecticut  
150 Boston Turnpike  
Bolton, CT 06043

Boston Turnpike Enterprises LLC  
530 Silas Deane Highway  
Wethersfield, CT 06109

Frederick Davis  
1079 Boston Turnpike  
Bolton, CT 06043

Joseph J. Paluso  
7 Richardson Road  
Lebron, CT 06248



# Town of Bolton

**RECEIVED**  
JUL 19 2017  
TOWN OF BOLTON  
LAND USE DEPARTMENT

222 BOLTON CENTER ROAD • BOLTON, CT 06043

APPLICATION NO. 2017-4

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

- Project Name (as applicable): Bolton Cosmetic + Family Dentistry
- Street address of subject property 1100 Boston Turnpike
- Current Deed Reference (Bolton Land Records) Volume 141 Page 790
- Assessor's Records Reference: Map # 05 ; Parcel / Lot # 81
- Applicant(s) Dr. Christina Ilies  
Signature of Applicant(s) C. Ilies  
Address 921 Boston Turnpike, Suite C, Bolton, CT 06043  
Telephone #: 860-646-3003 ; Fax #: \_\_\_\_\_ E-mail: C\_Ilies@yahoo.com
- Owner(s) of Property (if not the applicant) 1100 Boston Turnpike LLC  
Address 158 Ridge Rd, Glastonbury, CT 06033  
Telephone #: 860-930-8588 ; Fax #: \_\_\_\_\_ E-mail: drosenlicht@yawfixers.com

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: J.R. Russo + Associates, LLC attn Tim Coon  
Address 1 Shoham Rd, East Windsor, CT 06088  
Telephone #: 860-623-0569 ; Fax #: 860-623-2485 E-mail: Tcoon@jrrusso.com





# Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

APPLICATION NO. \_\_\_\_\_

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

- Project Name (as applicable): Bolton Cosmetic + Family Dentistry
- Street address of subject property 1100 Boston Turnpike
- Current Deed Reference (Bolton Land Records) Volume 141 Page 790
- Assessor's Records Reference: Map # 05 ; Parcel / Lot # 81
- Applicant(s) Dr. Christina Ilies

Signature of Applicant(s) \_\_\_\_\_

Address 921 Boston Turnpike, Suite C, Bolton, CT 06043

Telephone #: 860-646-3003 ; Fax #: \_\_\_\_\_ E-mail: C-Ilies@yahoo.com

- Owner(s) of Property (if not the applicant) 1100 Boston Turnpike LLC  
Address 158 Ridge Rd, Glastonbury, CT 06033  
Telephone #: 860-930-8588 ; Fax #: \_\_\_\_\_ E-mail: drosenlicht@yawfixers.com

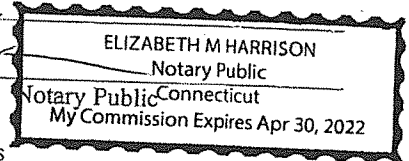
I am a willful participant and fully familiar with the contents of this application.

Signature \_\_\_\_\_ Date: 7-17-17

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

Subscribed and sworn to before me at Mendota, CT

This 17 day of July 2017 Attest: \_\_\_\_\_



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

- Official Contact Regarding the Application: J.R. Russo + Associates, LLC attn. Tim Coon  
Address 1 Shoham Rd, East Windsor, CT 06088  
Telephone #: 860-623-0569 ; Fax #: 860-623-2485 E-mail: Tcoon@jrrusso.com

8. Project Engineer: Timothy Coon, J.R. Russo + Associates LLC  
Address 1 Shoham Rd., East Windsor, CT Zip 06088  
Phone # 860-623-0569 Fax # 860-623-2485 E-mail tcoon@jrussco.com

9. Other Experts Retained by Applicant: \_\_\_\_\_  
Pietras Environmental Group LLC - Tom Pietras, wetland delineation  
Freshwater Wetland Services - Kate Bednarz, functions + values

10. Describe the proposed activity: Construction of a dentist office with  
24 space parking lot and on-site stormwater management  
system.

11. Size of Subject Property (acres): 2.23

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) 0.560  
e. Areas of wetlands/watercourses restored, enhanced or created (acres) 0

13. Describe how the proposed activity affects wetlands, watercourses, and the regulated areas. The development  
will involve 0.56 acres of disturbance within the regulated  
area. There will be no direct wetland impact.  
(See attached)

14. Describe measures that will be taken to minimize the impact on wetlands, watercourses and the regulated areas. Measures  
taken to minimize impacts include the implementation of BMPs for  
erosion + sediment control during construction and a rain garden  
with a stable level spreader outlet to treat stormwater post construction.  
In addition, a conservation easement will be established to further protect the wetlands.

15. Is there a Conservation or Preservation Restriction on the Property? Yes \_\_\_\_\_ No X. 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 X 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) \$ 370.00  
 State Fee \$60.00  
 Other fees (See Fee Schedule) \$ 430.00

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: CI

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.

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**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

**Project Narrative  
1100 Boston Turnpike  
Bolton, CT**

**Property Description**

The subject property consists of approximately 7.7 acres of land located at 1100 Boston Turnpike (Rte. 44) approximately 100 feet east of North Road in Bolton. Lower Bolton Lake is located approximately 300 feet north of the site. The lake outlets to Bolton Pond Brook which flows in a southeasterly direction through the eastern portion of the site. Within the project site, much of the brook is confined by steep banks ranging from 3 to 8 feet. The brook leaves the site and travels underneath Boston Turnpike via a pair of 8-foot concrete box culverts.

The site at 1100 Boston Turnpike was previously approved for a commercial development and construction was initiated in 1990. At that time, the majority of the site was cleared and filling and excavation was performed. Shortly after construction began, the activities ceased, and the site has been vacant since. The disturbed portions of the site have become overgrown with brush and small trees. As a result of the excavation activities in the early 1990s, a small depression was dug into the seasonal high water table on the western portion of the site. Over time, this depression in the poorly draining soils has developed into an isolated wetland. The wetland vegetation in the isolated wetland is dominated by Phragmites.

Wetlands at the site were delineated by Tom Pietras, of Pietras Environmental Group, LLC in August of 2016. Wetland flags were mapped and are shown on the project plans. A wetland delineation report prepared by Pietras Environmental Group is included with the application. In addition, a functions and values assessment of the existing on-site wetlands has been prepared by Freshwater Wetland Services is also included with the submission.

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### **Alternatives**

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In addition to the proposed Conservation Easement, another mitigation strategy for the loss of the isolated wetland investigated included the development of a constructed wetland adjacent to Bolton Pond Brook. However, the construction of a mitigation wetland next to Bolton Pond Brook was not selected because it would require significant clearing and excavation along the steep banks immediately adjacent to the brook in order to provide the necessary hydrology for the development of the wetland. Due to the negatives associated with clearing and excavating immediately adjacent to the brook, the proposal to provide a conservation easement to preserve the area immediately adjacent and east of Bolton Pond Brook was selected as the best mitigation alternative.

State of Connecticut DEEP  
79 Elm Street  
Hartford, CT 06106

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P.O. Box 9214  
Bolton, CT 06043

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11 North Road  
Bolton, CT 06043

Isabel L., Andrew F. & Harry L.  
Hoar, II  
7 North Road  
Bolton, CT 06043

Loretta Grace Hoar  
1084 Boston Turnpike  
Bolton, CT 06043

Dorothy S. Larson  
1071 Boston Turnpike  
Bolton, CT 06043

John B. Stevens  
1069 Boston Turnpike  
Bolton, CT 06043

Roger A. & Kathleen D. Runkis  
P.O. Box 9548  
Bolton, CT 06043

Daniel M. & Tonya R. Laplante  
1061 Boston Turnpike  
Bolton, CT 06043

Jason C. & Kerri A. Fuller  
1055 Boston Turnpike  
Bolton, CT 06043

Edward C. & Corradina B. McGuire  
1130 Boston Turnpike  
Bolton, CT 06043

Missionary Society For The Diocese  
of Connecticut  
150 Boston Turnpike  
Bolton, CT 06043

Boston Turnpike Enterprises LLC  
530 Silas Deane Highway  
Wethersfield, CT 06109

Frederick Davis  
1079 Boston Turnpike  
Bolton, CT 06043

Joseph J. Paluso  
7 Richardson Road  
Lebron, CT 06248

RECEIVED

JUL 20 2017

TOWN OF BOLTON  
LAND USE DEPARTMENT



# Town of Bolton

222 Bolton Center Road • Bolton, CT 06043

APPLICATION NO. 2017-5

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

1. Project Name (as applicable): STABLE STUDIO

2. Street address of subject property 822 HOP RIVER RD, BOLTON, CT 06043

3. Current Deed Reference (Bolton Land Records) Volume \_\_\_\_\_ Page \_\_\_\_\_

4. Assessor's Records Reference: Map # \_\_\_\_\_; Parcel / Lot # \_\_\_\_\_

5. Applicant(s) KELLY GREEN + MATTHEW SIPALA

Signature of Applicant(s): [Handwritten signatures]

Address 822 HOP RIVER RD BOLTON, CT 06043

Telephone #: 800-989-1246; Fax #: \_\_\_\_\_ E-mail: Barnstablestudio@gmail.com

6. Owner(s) of Property (if not the applicant): SAME ↑

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 \_\_\_\_\_

7. Official Contact Regarding the Application: KELLY GREEN

Address 822 HOP RIVER ROAD, BOLTON, CT 06043

Telephone #: 800-989-1246; Fax #: \_\_\_\_\_ E-mail: Barnstablestudio@gmail.com

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

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: KEG

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.

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**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



Date: 6/6/17

To Whom it may concern,

I Deborah Gilbert, of 1792 Hop River Road in Bolton, CT. Have been made aware that Kelly Green resident of 822 Hop River Road is proposing a residential buisness to reside in the backyard barn. I am aware of the minor additions to lighting that is being proposed. I am also aware that the type of buisness is to be a small tattoo studio, that may consist of two additional employees. I have no objections to any of the propesed ideas. If there shall be any other concerns that need to be addressed towards myself and or residencecy, please do not hesitate to contact me.

Sincerly ,

Print name: Deborah Gilbert

Signature: Deborah Gilbert

contact information:

860-803-4900

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Date: 6/7/17

To Whom it may concern,

I Steven D'Amico, of 836 Hop River Road in Bolton, CT. Have been made aware that Kelly Green resident of 822 Hop River Road is proposing a residential business to reside in the backyard barn. I am aware of the minor additions to lighting that is being proposed. I am also aware that the type of business is to be a small tattoo studio, that may consist of two additional employees. I have no objections to any of the proposed ideas. If there shall be any other concerns that need to be addressed towards myself and or residencecy, please do not hesitate to contact me.

Sincerely,

Print name: Steven M D'Amico

Signature: [Handwritten Signature]

contact information:  
(860) 716-7633  
\_\_\_\_\_  
\_\_\_\_\_

**TEST PIT DATA**

17A	17B	17C	17D	17E	17F	17G	17H	17I	17J	17K	17L	17M	17N	17O	17P	17Q	17R	17S	17T	17U	17V	17W	17X	17Y	17Z
17A	17B	17C	17D	17E	17F	17G	17H	17I	17J	17K	17L	17M	17N	17O	17P	17Q	17R	17S	17T	17U	17V	17W	17X	17Y	17Z

**PERCOLATION TEST DATA**

DATE	TIME	TESTER	WATER LEVEL	WATER TEMPERATURE	WIND DIRECTION	WIND VELOCITY	RELATIVE HUMIDITY	BAROMETRIC PRESSURE	SOIL TYPE	TEST RESULT
08/22/17	10:00	...	...	...	...	...	...	...	...	...

**EROSION CONTROL NOTES**

GENERAL REQUIREMENTS FOR EROSION CONTROL: A minimum of 10% of the total area of the site shall be planted with vegetation within 30 days of the start of construction. The vegetation shall be planted in rows spaced at 10-foot intervals. The vegetation shall be maintained until it is well established. The vegetation shall be planted in rows spaced at 10-foot intervals. The vegetation shall be maintained until it is well established.

**LAND REDEMPTION PROCEDURES**

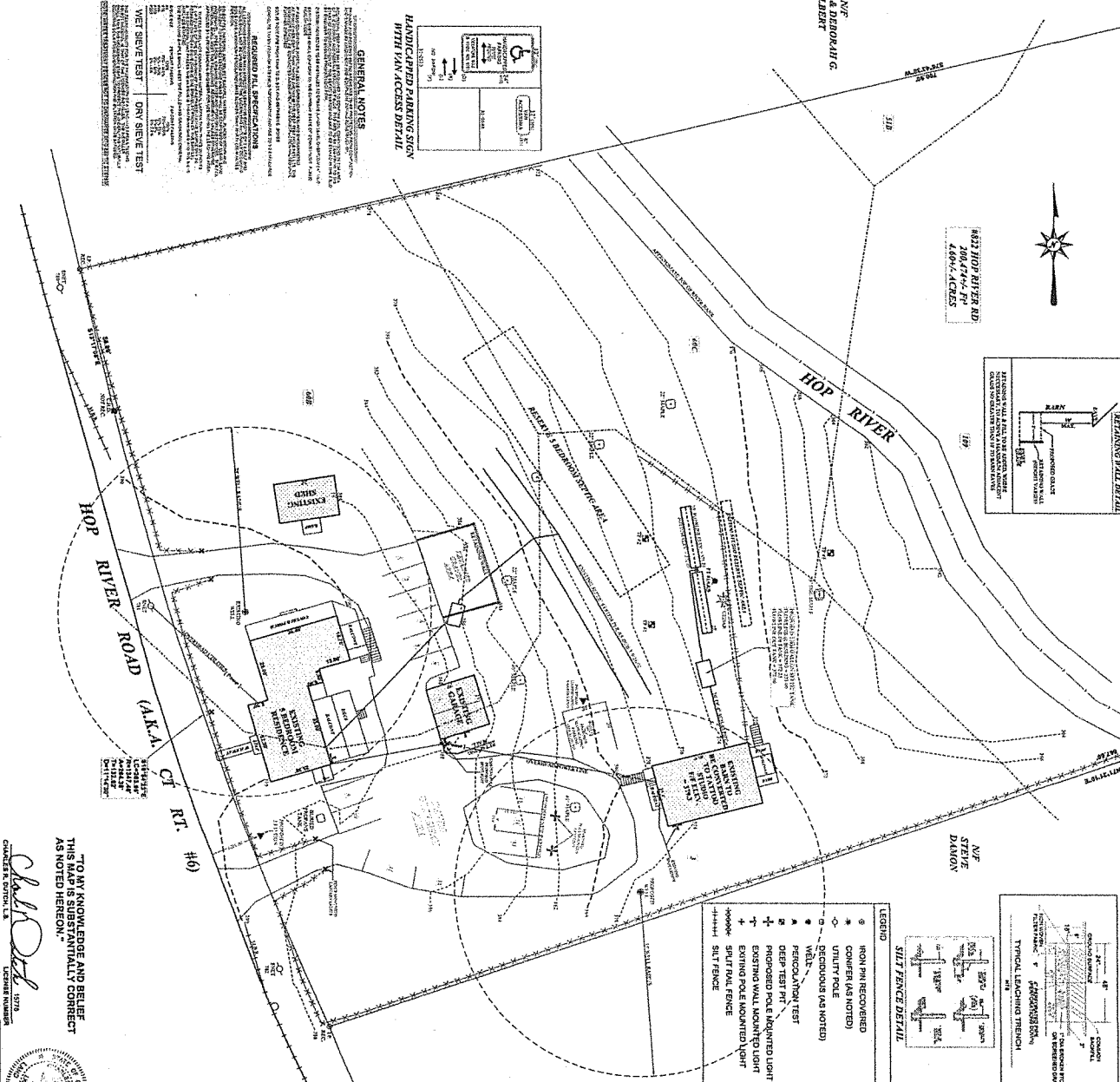
GENERAL NOTES: THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

**CONSTRUCTION NOTES**

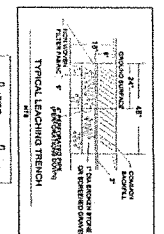
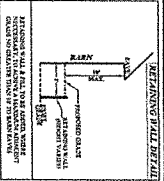
GENERAL NOTES: THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

**REFERENCE NOTE**

GENERAL NOTES: THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

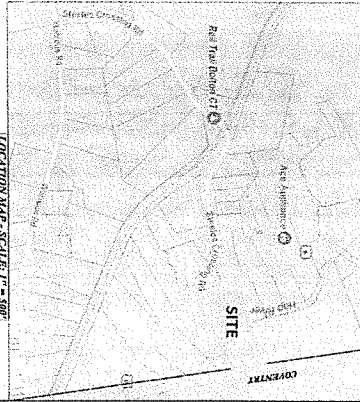


822 HOP RIVER RD.  
200,474.67 SQ.  
4.694 ACRES



**LEGEND**

- IRON PIN RECOVERED
- CONFER (AS NOTED)
- UTILITY POLE
- RECORDS (AS NOTED)
- WELL
- PERCOLATION TEST
- DEEP TEST PIT
- PROPOSED POLE MOUNTED LIGHT
- EXISTING POLE MOUNTED LIGHT
- SPLIT POLE FENCE
- SILT FENCE



**NOTES:**

- 1) UNDEVELOPED AREAS NOT TO EXCEED 10% OF TOTAL AREA.
- 2) ALL UTILITIES TO BE FIELD CHECKED AND MARKED PRIOR TO CONSTRUCTION.
- 3) ALL UTILITIES TO BE FIELD CHECKED AND MARKED PRIOR TO CONSTRUCTION.
- 4) ALL UTILITIES TO BE FIELD CHECKED AND MARKED PRIOR TO CONSTRUCTION.

**MAP REFERENCE**

GENERAL NOTES: THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

TO MY KNOWLEDGE AND BELIEF  
THIS MAP IS SUBSTANTIALLY CORRECT  
AS NOTED HEREOF.

*Charles R. Carter, L.S.*  
LICENSED SURVEYOR



**DUTCH & ASSOCIATES**  
LAND SURVEYORS

392 SOUTH MAIN STREET, COLCHESTER, CONN.  
PHONE: (860) 831-3465

MADE IN U.S.A.

**PROPOSED TATTOO STUDIO SITE PLAN**  
PREPARED FOR  
**KELLY GREEN & MAPPENREW SIPALA**  
822 HOP RIVER ROAD - (AKA ROUTE #6)  
BOLTON, CONNECTICUT  
SCALE: 1" = 20' - JUNE 27, 2017

The maps included with the applications are too large to email. They will be on the table at the meeting.

RECEIVED

JUL 11 2017

**Bolton Inland Wetlands Commission  
Regular Meeting June 27, 2017  
Minutes**

Town Clerk of Bolton

The Bolton Inland Wetlands Commission held its regular meeting on June 27, 2017 at the Bolton Town Hall. Members in attendance were Chairman James Loersch, Ross Lally, David Ostafin and Jane Darico. The Inland Wetlands agent Barbara Kelly was also in attendance. Chairman Loersch called the meeting to order at 7:04 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.

The Max action date on the agenda should read 8/31/17 not 8/30/17

**2. Old Business**

Nothing at this time

**3. New Business**

**A. Application 2017-2 David Carmody-109 Brandy Street, Construct New Home**

David Carmody was not present but the Commission reviewed the permit and plans. Mr. Carmody came before the Commission in 2004 and again in 2007. Mr. Carmody is now ready to start construction to build the new home. Ross Lally made a motion to delegate Application 2017-2 to the Inland Wetlands agent Barbara Kelly; the motion was seconded by Jane Darico with the following conditions:

1. Work shall be done in accordance with the plan prepared by Reynolds Engineering Services, LLC, revised 6/21/16 , titled "Improvement Location Plan Prepared for Dave Carmody Showing Proposed House for 109 Brandy Street, Bolton, Connecticut";
2. Construction shall follow the Sequence of activity noted on the plan above. In addition, Driveway construction shall commence following Agent approval of a specific soil erosion and sediment control plan for the driveway.
3. At least two water bars shall be installed within the steep portion of the driveway, between contours 184 and 198.
4. Where grading is proposed within 20' of the wetlands, the limit of clearing shall be marked with orange construction fencing, or similar clear demarcation.
5. Soil erosion and sediment control measures shall be installed as shown on the plan and adjusted or maintained as needed, in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.

**4. Public Comment**

Nothing at this time

**5. Approval of Minutes**

**A. December 20, 2016 Regular Meeting**

Ross Lally made a motion to approve the December 20, 2016 minutes as written; the motion was seconded by David Ostafin. The motion passed.

**6. Wetlands Agent Report**

Barbara Kelly informed the Commission that a meeting has set for June 29<sup>th</sup> about 1100 Boston Turnpike. Barbara told the Commission she would know more after the meeting.

**7. Other**

None

**8. Adjournment**

Ross Lally made a motion to adjourn, Jane Darico seconded the motion. The motion passed unanimously and the meeting was adjourned at 7:57 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.