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SEP 22 2017

Town Clerk of Bolton

**BOLTON INLAND WETLANDS COMMISSION
REGULAR MEETING AGENDA
TUESDAY, SEPTEMBER 26, 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 2017-6 - HACKMATACK HILLS LLC SUBDIVISION, 114 BRANDY STREET – 4 LOT RESIDENTIAL SUBDIVISION
4. PUBLIC COMMENT
5. APPROVAL OF MINUTES:
 - A. AUGUST 22, 2017 PUBLIC HEARING & REGULAR MEETING
6. WETLANDS AGENT REPORT
7. OTHER
8. ADJOURNMENT

APPLICATION STATUS

IWC #	Sub. Date	Rec'd Date	Name	Public Hearing Start	Min. Action Date	Max. Action Date
2017-6	9/21/17	9/26/17	Hackmatack Hills LLC, 114 Brandy Street		10/24/17	11/30/17**

*Legal extensions to this date have been included.

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

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AUG 28 2017

**Bolton Inland Wetlands Commission
Public Hearing Minutes
August 22, 2017
Bolton Town Hall
222 Bolton Center Road, Bolton, CT**

Town Clerk of Bolton

Ross Lally called the public hearing to order at 7:00 PM and read the notice for the public hearing:

Bolton Inland Wetlands Commission Notice of Public Hearing

The Bolton Inland Wetlands Commission will hold a public hearing at 7:00 PM, August 22, 2017 at the town hall-222 Bolton Center Road for Wetlands Permit Applications:

1. Application 2017-3- 1100 Boston Turnpike LLC- 1100 Boston Turnpike- Filling a Wetland, related regrading and drainage for future development
2. Application 2017-4- Christina Ilies- 1100 Boston Turnpike- Construct dentist office and parking area.

The application and plans are reviewed at the land and use department at the town hall during regular business hours. Other information may be received up to and at the public hearing.

1. Application 2017-3- 1100 Boston Turnpike LLC- 1100 Boston Turnpike- Filling a Wetland, related to regrading and drainage for future development

Tim Coon P.E. of J.R. Russo and Associates, representing the applicants, came before the Commission and explained the proposed project totaling 7.7 acres. The land has been abandoned since 1990 when it was originally cleared, graded, and filled for a project that was never completed. T. Coon explained that a man-made wetland (4,176sf) created by the prior development must be filled and regraded to provide positive drainage and a building pad for future developments. T. Coon stated that the project is twofold and would first include splitting the parcel to create a 2.28 building lot to be developed. The runoff from the developed portion of the parcel will be collected via catch basins and diverted to a rain garden. The second part of the project includes clearing-grading of a portion of the remaining land to be retained by the property owner Christina Ilies. T. Coon stated the regrading is needed to fill the isolated wetlands (4,176sf), to create a berm along the western property line, eliminate other poorly drained areas, and provide a positive slope across the remaining land. T. Coon explained there are two separate applications for wetlands permit being submitted based on who will be responsible for the work associated with the development. 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 and remaining land.

2. Application 2017-4- Christina Ilies- 1100 Boston Turnpike- Construct dentist office and parking area.

T. Coon explained the proposal to split the parcel to create a 2.28 acre building lot to be developed with a dental office with a walk out basement which will also include a parking lot with 24 spaces. The driveway entrance will be off Route 44. T. Coon also stated the run-off water will be collected in a catch basin and diverted to a rain garden. He also stated there will be a conservation easement of 2.35 acres to preserve the area immediately adjacent and east of Bolton Pond Brook. T. Coon stated that prior to construction proper erosion control measures

will be in place, a construction entrance will be in place as well as silk fencing and entire downgrading area and catch basins in place as well.

Katie Bednaz a professional soil scientist came before the Commission and stated the project proposal will offset the filling of a low quality, man-made wetland by improving onsite water management, minimizing impermeable surface areas, establishing a rain garden, and creating a conservation easement to protect Bolton Pond Brook.

No members of the public were present for the hearing nor did anyone submit written comments before the hearing.

Jane Darico made a motion to close the public hearing, David Ostafin seconded the motion. The motion passed and the public hearing ended at 7:55 PM.

Respectfully Submitted,

Corrine O'Brien
Board Clerk

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

RECEIVED

**Bolton Inland Wetlands Commission
Regular Meeting August 22, 2017
Minutes
Bolton Town Hall
222 Bolton Center Road, Bolton, CT**

AUG 28 2017

Town Clerk of Bolton

The Bolton Inland Wetlands Commission held its regular meeting on August 22, 2017 at the Bolton Town Hall. Members in attendance were Chair Ross Lally, David Ostafin and Jane Darico. Vice Chairman James Loersch was not present. The Inland Wetlands agent, Barbara Kelly, was also in attendance. Ross Lally called the regular meeting to order at 7:55 P.M.

1. Approval of Agenda

Jane Darico made a motion to approve the agenda as written; the motion was seconded by David Ostafin. The motion passed unanimously.

2. Old Business

A. Application 2017-3- 1100 Boston Turnpike LLC - 1100 Boston Turnpike- Filling a Wetland, Related Regrading and Drainage for Future Development

Given that the applicant proposed filling a small, low quality wetland, Ross Lally asked the Commission if the plans presented tonight were the best option for the site. The commission felt that the current plans were better than those of 1990 which the applicant had considered, but rejected. The new plans called for less impermeable surface, better storm water management that kept water onsite, and less surface disturbance by connecting to the sewer instead of an onsite septic system. These improvements, plus the proposed conservation easement to protect Bolton Pond Brook offset the filling of the low quality man-made wetland that would be filled.

Given the low quality of the wetlands to be filled, the commission believed that the regulated activity was of non-significant impact.

Jane Darico made a motion, seconded by David Ostafin, to deem the activity a regulated activity of non-significant impact pursuant to 2.1, page 4, Non-Significant Impact of the Bolton Inland Wetlands Regulations. The motion was approved unanimously.

Jane Darico made a motion, seconded by David Ostafin, to grant a permit for Application 2017-3 per Section 10, paragraphs 10.1 through 10.10 of the Inland Wetlands Regulations.

The Commission then discussed adding the following conditions.

Conditions:

- 1. Erosion and sedimentation controls shall be installed and maintained per the 2002 Connecticut Guidelines for Soil and Erosion Sediment Controls.**
- 2. The edge of clearing shall be marked in the field.**
- 3. Bonds shall be established for erosion and sediment controls**
- 4. The Conservation Easement shall be established as marked on the plan**
- 5. The Applicant shall clean up and remove debris in the conservation easement.**
- 6. All work shall be performed as stated and shown on the plan**

7. Final design details of the swale shall be approved by the town engineer before construction starts.

8. The applicant shall confirm and add wetland flag 12 on final plans

Jane Darico made a motion, seconded by David Ostafin, to modify the original motion to include the conditions as discussed. The commission then approved the modified motion unanimously.

B. Application 2017-4- Christina Ilies - 1100 Boston Turnpike - Construct Dentist Office and Parking Area

The Commission noted that the rain garden proposed in this application was an additional mitigation to the wetlands filling proposed in the related application 2017-4.

David Ostafin made a motion, seconded by Jane Darico, to deem this activity a regulated activity of non-significant impact pursuant to 2.1, page 4 non-significant Impact of the Bolton Inland Wetlands Regulations. The motion passed unanimously.

David Ostafin made a motion, seconded by Jane Darico, to grant a permit for application 2017-4 per Section 10, paragraphs 10.1 through 10.10 of the Inland Wetlands Regulations.

The Commission then discussed adding the following conditions.

Conditions:

- 1. Erosion and sedimentation controls shall be installed and maintained per the 2002 Connecticut Guidelines for Soil Erosion and Sediment Controls.**
- 2. The edge of clearing shall be marked in the field.**
- 4. The Conservation Easement shall be established as marked on the plan**
- 6. All work shall be performed as stated and shown on the plan**
- 5. The rain garden be installed and planted as shown on the plan. Notes describing the maintenance of the rain garden shall be added to the final plan.**
- 6. Bond be established for \$5,000 for 3 years for the maintenance of plantings in the rain garden and the spill way.**

The Commission recommended that the bond for this application be combined with the P&Z bond so that the applicant does not have to deal with two separate bonds.

David Ostafin made a motion, seconded by Jane Darico, to modify the original motion to include the conditions. The motion was approved unanimously. The Commission then voted unanimously to approve the amended motion.

3. New Business

Nothing at this time

4. Public Comment

No members of the public were present.

5. Approval of Minutes

A. July 25, 2017 Regular Meeting

Jane Darico made a motion to approve the July 25, 2017 minutes as written; the motion was seconded by David Ostafin. The motion passed unanimously.

6. Wetlands Agent Report

Barbara Kelly she has been inspecting active building sites.

7. Other

None

8. Adjournment

Jane Darico made a motion to adjourn, David Ostafin seconded the motion. The motion passed unanimously, and the meeting adjourned at 8:58 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.

pd 9/22/17
ck # 2390
\$650.00

RECEIVED
SEP 21 2017
TOWN OF BOLTON
LAND USE DEPARTMENT



Town of Bolton

WW-17-6

222 BOLTON CENTER ROAD • BOLTON, CT 06043

file copy

APPLICATION NO. 2017-6

APPLICATION FOR INLAND WETLANDS PERMIT
BOLTON INLAND WETLANDS COMMISSION / AGENT

- 1. Project Name (as applicable): _____
- 2. Street address of subject property 114 Brandy Street
- 3. Current Deed Reference (Bolton Land Records) Volume 171 Page 209
- 4. Assessor's Records Reference: Map # 18; Parcel / Lot # 43 B
- 5. Applicant(s) Hackmatack Hills LLC. Hackmatack Hills LLC.

Signature of Applicant(s) _____
 Address 186 Bidwell St. Manchester, CT. 06040
 Telephone #: 860-649-5249; Fax #: 860-649-9078 E-mail: alex@nsaldiconstruction.com

- 6. 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 Alex Ansaldi - Member Date: 9/21/17

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: Andrew Bushnell / Bushnell Associates LLC
 Address 563 Woodbridge St. Manchester, CT. 06042
 Telephone #: 860-643-7875; Fax #: 860-643-7875 E-mail: abushnell@sbcglobal.net

8. Project Engineer: Bushnell Associates LLC.
Address 563 Woodbridge St. Manchester, CT Zip 06042
Phone # 860-643-7875 Fax # 860-643-7875 E-mail abushnell@sbglobal.net
9. Other Experts Retained by Applicant: Highland Soils LLC.

10. Describe the proposed activity: 4 Lot Residential Subdivision Development

11. Size of Subject Property (acres): 36.88 Acres

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

13. Describe how the proposed activity affects wetlands, watercourses, and the regulated areas. No impacts anticipated

14. Describe measures that will be taken to minimize the impact on wetlands, watercourses and the regulated areas. Use of standard erosion control measures as outlined on the subdivision plans

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)	<u> \$0.00 </u>
State Fee	<u> \$60.00 </u>
Other fees (See Fee Schedule)	<u> \$0.00 </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: AA

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 A _____ Denied _____ Not Required _____

Permit No. _____

Chairman, Inland Wetlands Commission

Agent, Inland Wetlands Commission