

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

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.