

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

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.