

Bolton Inland Wetlands Commission
Regular Meeting September 26, 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 Vice James Loersch, David Ostafin and Jane Darico. Chairman Ross Lally was not present. The Inland Wetlands agent Barbara Kelly was also in attendance. James Loersch called the regular meeting to order at 7:00 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

Nothing at this time

3. New Business

A. Application 2017-6-Hackmatack Hills LLC Subdivision, 114 Brandy Street-4 Lot Residential Subdivision

Andrew Bushnell/ Bushnell Associates LLC and Alex Ansaldi came before the Commission and explained the proposed project. Mr. Bushnell stated the project consist of building a 4 residential lot subdivision on a 38 acre lot size. Currently there is an old barn on the property. Mr. Bushnell stated the debris from the barn will be removed from the site. He stated there will be almost 17 acres dedicated to open space and it's marked on the plans. Andrew stated there will be a common shared driveway for 3 of the 4 lots. Mr. Bushnell stated there is no work being done in the 100 foot wetland review area and asked for a juridical ruling. Inland Wetlands agent asked Mr. Bushnell if he had the soil scientist report. Mr. Bushnell did not have the soil scientist report and will get it to Barbara. James Loersch suggested moving the driveway 20-30 feet to the north east so it would be further away from the wetlands. Andrew stated the driveway can be shifted over further away from the Wetlands. Mr. Loersch told Andrew he will need new or updated plans showing the driveway has been shifted over 20-30 feet, Barbara needs the soil scientist report and also a map showing the wetlands for this lot which needs to be signed. Once Mr. Bushnell gets the above completed Mr. Loersch can give Planning and Zoning a letter stating a permit is not needed form the Inland Wetlands Commission. James Loersch made a motion to deem this permit not needing an Inland Wetlands permit, the motion was seconded by David Ostafin. The motion passed unanimously.

4. Public Comment

No members of the public were present.

5. Approval of Minutes

A. August 22, 2017 Public Hearing & Regular Meeting

Jane Darico made a motion to approve the August 22, 2017 public hearing and regular meeting minutes as written; the motion was seconded by David Ostafin. The motion passed unanimously.

6. Wetlands Agent Report

Barbara Kelly stated she did a site walk for 114 Brandy Street application. She also stated she has several inquiries about building new homes on different lots around town.

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 7:31 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.