

**BOLTON INLAND WETLANDS COMMISSION  
REGULAR MEETING, FEBRUARY 25, 2020, 7:00 P.M.  
MINUTES  
BOLTON TOWN HALL  
222 BOLTON CENTER RD, BOLTON, CT**

Lally called the meeting to order at 7:01 p.m.

		<b>Present</b>	<b>Absent</b>
Regular Member	Jane Darico		X
Chairman	Ross Lally	X	
Vice Chairman	James Loersch	X	
Regular Member	David Ostafin		X
Regular Member	Open		
Alternate Member	Andrew Gordon	X	
Staff	Barbara Kelly	X	

Gordon was seated.

**1. Approval of Agenda**

**Motion:** The Bolton Inland Wetlands Commission approves the agenda with the addition of New Business item D - 144 French Road - installation of septic tank replacement – application #C-20-3.

By: Loersch

Seconded: Gordon

Voting:

For: Loersch, Lally, Gordon

Against: None

Abstain: None

**2. Old Business**

**A. 37 Notch Road – Alexey Ouzounov- Activity in and near wetlands and agricultural use**

Alexey Ouzounov was present. Per the discussion with IWC at the previous meeting Ouzounov provided a plot field map with dimensions for the blueberry field. He also provided a panoramic photo of the view of the wood chip field (where the blueberries are planted) and showing that the old trucks have been removed. He will be removing the tire marks left in the wood chips. This area encompasses approximately 5,000 sq. feet. In comparison at 2012 Google Earth screen shot shows the prior lawn area and the duck house. The pond has been enlarged. The planting field is not exceeding this area in either direction. Mushrooms are grown in the wood chips at

the base of the blueberries; the wood chips support the blueberries and the mushrooms help to break down the wood chips.

Loersch asked about the drop off of the logs near the road? Mr. Ouzounov replied the renter of the house brings logs to the property for use at his off-site sawmill. The lawn where the logs are dropped off is of poor soil. Ouzounov removes the logs from this property and works with the lumber at his residence. The renter does use some of the wood to heat the house. The wood pile is 20' from the wetlands. These activities are all part of Ouzounov's Pure Harvest Farm. He sells products at his farm stand on Route 195 and at Lyndale Stand.

Lally stated the land is part of Pure Harvest Farm and the home is separate from this. The agricultural use is outlined in blue on the plot field map. Lally sees there are two activities happening on the property - the proposed agricultural use of growing blueberries and temporary storage of wood within the upland review area. Staff does not consider the temporary wood pile as fill. Lally looked at the regulations and feels the mushrooms/blueberry growing fits within the agricultural exceptions. Loersch agreed the blueberry growing is part of the agricultural uses and there is no construction activity. Staff added the wood chips had spilled over the edge of the area, but have been pulled back. Also, the removal of the vehicles has been done. Staff appreciates the plot map includes a defined distance from a fixed point defining the area of agricultural use. The agricultural exception is for the work taking place and does not include filling of a wetlands.

**Motion:** The Bolton Inland Wetlands Commission finds that the proposed blueberry and mushroom growing is an agricultural use permitted as of right.

By: Loersch

Seconded: Gordon

Voting:

For: Loersch, Lally, Gordon

Against: None

Abstain: None

Lally stated the IWC will now consider the activity of the transportation onto and off the property of the cut trees. Some of the wood is used for the applicant's business; some is used for heating. The wetlands are within 20' or so of the wood pile location. Lally asked Staff if she has observed erosion into the wetlands taking place? Staff reported there is no damage taking place. Lally continued saying the firewood piece would be a residential activity; the business activity with the wood is the making of farm stand products that is done off-site. Loersch and Lally do not consider the wood pile to be fill. It is not incidental to the enjoyment of the property. Staff added the activity is not altering the character of the land.

In Staff's opinion she does not consider this a regulated activity. This is driving a vehicle over a driveway. It is not altering or changing the surface nor causing erosion. Loersch agrees.

Loersch asked Mr. Ouzounov what the wood turnaround is? Ouzounov replied that the wood is generally loaded onto a trailer to be taken to his residence once per

month. The logs are neatly piled at this location until removal. He is not creating additional roads, using fill, or grading.

**Motion:** The Bolton Inland Wetlands Commission finds that the transportation of trees/lumber to and from the property is not a regulated activity within the confines of the Bolton Inland Wetlands regulations.

By: Loersch

Seconded: Gordon

Voting:

For: Loersch, Lally, Gordon

Against: None

Abstain: None

**B. IWC #2019-8 – Roger Barrett, Jr. – 5 Webster Lane – Septic System Repair/Replacement**

Roger Barrett, 87 Shoddy Mill Road, was present. During the discussion at the last meeting it was mentioned that Barrett may replace the shallow dug well with a drilled well in the future. The old well and location of the potential new well were added to the plan. Barrett distributed the most updated plan at the meeting. This way it is known that a new well will fit on the property with the required setbacks. Barrett's engineer indicated a slight water course that would not cause any effect to the well and septic. The Eastern Highlands Health District had a lot to do with the placement of the septic system. There will still be enough room to move the well slightly if no water comes in at the located placement. Anything that may be done with the barn in the future will be within the same footprint.

Staff added some of the grading needed for the septic system is in the upland review area. The impact to the wetlands seems minor. The advantage of this location is that a pumped system is not needed. The impact to the wetlands seems minor.

**Motion:** The Bolton Inland Wetlands Commission deems the activity a regulated activity of non-significant impact pursuant to 2.1, page 4, Non-Significant Impact of the Bolton Inland Wetlands Regulations.

By: Loersch

Seconded: Gordon

Voting:

For: Loersch, Lally, Gordon

Against: None

Abstain: None

**Motion:** The Bolton Inland Wetlands Commission grants a permit for application #2019-8 per Section 10, paragraphs 10.1 through 10.10 of the Inland Wetlands Regulations with the following conditions:

- In accordance with the plan of record presented.
- Erosion and sedimentation controls shall be installed and maintained per the 2002 Connecticut Guidelines for Soil Erosion and Sediment Controls.

By: Loersch

Seconded: Gordon

Voting:

For: Loersch, Lally, Gordon

Against: None

Abstain: None

### 3. **New Business**

#### **A. IWC #2020-1 – Gerald Hardisty – 12 Webster Lane – Division of Lot and Construction of Driveway**

Mr. Hardisty was not present.

Staff has been out to the site. There is a free cut happening on the lot. This wetlands permit is acknowledging that. The IWC can render a decision. Most of the lot is in Andover with only a few feet of the driveway in Bolton within the uplands review area. This area is now lawn and is very flat. Staff feels this is a minor activity with some minor grading shown. The Town of Andover has been notified of the regulated activity that is in Bolton.

**Motion:** The Bolton Inland Wetlands Commission delegates application #2020-1 to the Inland Wetlands Agent for issuance.

By: Loersch

Seconded: Gordon

Voting:

For: Loersch, Lally, Gordon

Against: None

Abstain: None

#### **B. 17 Notch Road – Preliminary discussion**

Andrew Bushnell was present along with Bill Phillips. One of the plans used during this discussion will be needed for the office file. This is where what has historically been a quarry. The quarry has been abandoned for fifteen years. The proposal is for equipment storage, a processing area, and a structure for Phillips landscaping business. Rich Snarski, Soil Scientist, did a reconnaissance of the property looking for wetlands. His assessment is this is a man-made wetlands. Ledge is hit one foot down. Water is bleeding out of the bank and following the ledge draining into 8” pipes that drain onto I-384, into the tunnel and onto the bike trail.

The regulations no longer allow use of the site as a quarry. Mr. Phillips’ business will be working with earth materials and the construction of an office building/garage. The processing area will be located in the lower portion of the property; the building will be in the upper portion. Driveway access would be needed and some grading in the area for equipment storage. A detention/sediment basin is required because impervious area will be added. Joe Dillon and Barbara Kelly met with Bushnell on-site. Dillon would like a clay barrier for the basin. Fill that is on top of the ledge will be removed. Some of the wetlands would be disturbed. The creation of the detention pond for the containment and treatment of storm water adds new wetlands. Loersch confirmed with Bushnell that all storm water will go into the basin because water has previously run into the road causing icy conditions in cold weather. Some rock blasting may be required.

Staff stated this is a lot of wetlands disturbance, but what is the quality of these wetlands. This would be trading a man-made wetlands for a purposeful pond. The hydrology essentials are present. The end result will be less wetlands, but it would have more functionality. Bushnell was asked to report on the function and value of the current wetlands in comparison to a proposed detention basin.

Loersch sees this proposed plan as a positive as the lot is an eyesore now. Lally added the IWC is conceptually okay with the plan.

**C. IWC #2020-2 – 116 South Road – Daryl Parker – Replacing a Septic System Within the Upland Area**

Justin Stratton, 116 South Road, was present. Daryl Parker is the installer. Mr. Stratton did not have any new information other than what is in the application.

Staff commented this is a tough site. The existing system is not working well; it is failing so there is some urgency in starting this work. There is a stream on the eastern side at the back of the property. This is a tiny watercourse. There is limited area to work in siting the septic system based on where the well is located. The Health District has approved the location. It meets all of the new standards. This will not be a pumped system. Good erosion and sediment controls will be needed although there is no work directly in the wetlands.

**Motion:** The Bolton Inland Wetlands Commission delegates application #2020-2 to the Inland Wetlands Agent for issuance.

By: Loersch

Seconded: Gordon

Voting:

For: Loersch, Lally, Gordon

Against: None

Abstain: None

**D. #C-20-3 - 144 French Road – Installation of Septic Tank Replacement**

Jeff Polhemus, Project Manager with Skip’s Wastewater Services, was present. The owners of the property are John and Barbara McLarney. The current system is 55 years old and has begun backing up. The system is failing; the owners are anxious to get a new system. The current small leeching bed is under groundwater at this time of year. The proposal is for a pumped system. Or the sewer pipe from the house could be raised with three feet of fill needed. The existing tank and leeching field are 20’ – 25’ from the edge of the wetlands. The plan calls for moving the tank and chamber farther away from the wetlands. These would be at grade. There would be some mounding at the leeching field area to keep the pipes out of the water table. This would be a code compliant system. There is no direct activity in the wetlands. There is to be a silt fence barrier along the work face; seeding and mulching will follow the installation to stabilize the area.

**Motion:** The Bolton Inland Wetlands Commission delegates application #C-20-3 to the Inland Wetlands Agent for issuance.

By: Loersch

Seconded: Gordon

Voting:

For: Loersch, Lally, Gordon

Against: None

Abstain: None

**4. Public Comment**

There were no speakers.

**5. Approval of Minutes**

**A. January 28, 2020 Regular meeting**

**Motion:** The Bolton Inland Wetlands Commission approves the minutes.

With the following addition:

Page 3, Other – add “Lally has completed this training. The other Members will have to complete the required training.”.

By: Loersch

Seconded: Gordon

Voting:

For: Loersch, Lally, Gordon

Against: None

Abstain: None

**6. Wetlands Agent Report**

Staff reported tonight’s agenda reflects some of her activity. She has visited additional sites that are being built on that don’t require a permit. The increased activity in Town in general has kept her busy.

**7. Other**

Lally attended a training session last night on FOI. There was a presentation of what constitutes a meeting and a public record using statutes and practical guidelines. Lally will make a copy of the pamphlet and distribute it to the IWC.

Loersch has completed the sexual harassment training. Gordon will be completing this through his employer and send the completion certificate to Town Hall.

**8. Adjournment**

**Motion:** The Bolton Inland Wetlands Commission moves to adjourn the meeting at 8:30 p.m.

By: Gordon

Seconded: Loersch

Voting:

For: Loersch, Lally, Gordon

Against: None

Abstain: None

Respectfully submitted,

Yvonne B. Filip  
Yvonne B. Filip  
Commission Clerk

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