BOLTON INLAND WETLANDS COMMISSION
REGULAR MEETING MINUTES,
NOVEMBER 17, 2020, 7:00 P.M.
VIRTUAL MEETING

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

		Present	Absent
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	

Also present: Sandy Pierog, First Selectman and Nick Lavigne, CVC

Gordan was seated in place of an absent member by Lally.

1. **Approval of Agenda**
   Motion: The Bolton Inland Wetlands Commission approves the agenda as presented.

   By: Gordon Seconded: Loersch

   Voting:
   For: Loersch, Lally, Gordon
   Against: None
   Abstain: None

2. **Old Business**
   None

3. **New Business**
   None

4. **Old Business**
   A. **2021-2022 Budget:** Lally presented a draft 2021-2022 budget and associated documentation. Documentation of Commission activity, including information about approaches to improve customer service, will be added. Additional comments or suggestions should be directed to Kelly who will share them with Lally.

B. CACIWC 43RD Annual Meeting and Environmental Conference: The December 5th virtual event offers legal, environmental and technical updates. Commissioners were encouraged to attend.

5. Public Comment
No one wished to speak.

6. Approval of Minutes

A. October 27, 2020 Regular Meeting
Correction:

- Page 1, to correct spelling of a name in the last line, – change to read "Gordon was seated…"

Motion: The Bolton Inland Wetlands Commission approves the minutes of the October 27, 2020 regular meeting as amended.

By: Loersch Seconded: Gordon

Voting:
For: Loersch, Lally, Gordon
Against: None
Abstain: None

7. Wetlands Agent Report
Trial for the court case for 65 Shoddy Mill Road has concluded. A ruling has not yet been issued.

Kelly presented a plan for 1 Notch Road that had been updated since Inland Wetlands Permit 2020-5 was granted. Changes included a reduction in building size, adjustment to the driveway, and addition of a septic and a well. Most of the work is either outside of the upland review area or, when within the URA, near wetlands where impacts and activities had been approved in the Permit. By consensus, the Commission did not feel additional permitting was necessary and directed Kelly to address the changes by letter, including conditions of the existing permit and direction about E&S, particularly relating to capture of tailings from the well drilling.

Lally requested an update on stabilization of 1100 Boston Turnpike's stormwater basin and the associated bond.

8. Other
None

9. Adjournment
Motion: The Bolton Inland Wetlands Commission moves to adjourn the meeting at 7:52 p.m.

By: Gordon Seconded: Loersch

Voting:

For: Loersch, Lally, Gordon
Against: None
Abstain: None

Respectfully submitted,

B. Kelly
Barbara Kelly
Agent, Inland Wetlands Commission

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

Town of Bolton, CT

01/25/2021

C-20-11

Inland Wetlands

Status: Active

Date Created: Dec 31, 2020

Applicant

Stephen Penny
stpenny@pbolaw.com
202 West Center Street
Manchester, CT 06040-4855
8606463500

Location

1225 BOSTON TPKE
BOLTON, CT

Owner:

Happy Town, LLC
2812 BOSTON TPKE, null, COVENTRY, CT 06238

Internal Use

Conditions

--

Petition Received?

--

Date Received

--

Date of Newspaper Publication of Inland/Wetlands Commission Action

--

Summary of Inland/Wetlands Commission Action

--

Bond Required?

--

Additional Applicant Info

Applicant Type

Owner

Permit Info

Type of Application
New Application

Permit For
Administrative Wetlands

Occupancy Type
Commercial

Lots
0

Work Description
There is no work proposed in wetlands other than the removal of wood chip mulch from the edge o a wet meadow in an area that has historically been much disturbed. The proposed agricultural and forestry uses will occur in part within the upland review area of the on-site man-made agricultural wetlands. They are similar in type, size and location to the historic agricultural activity on the site.

Development Title
None

Comments
--

Proposed Distance
20

Requested Distance
20

Wetland / Watercourses Project Information

Size of Subject Property (acres)
4.93

Total area of wetlands to be affected by the activity (acres)
0

Open water body altered (acres)
0

Stream alternation (linear feet)
0

Buffer/upland area altered (acres)
0

Area of wetlands/watercourses restored, enhanced, or created (acres)
0

Described how the proposed activity affects wetlands, watercourses, and the regulated areas.
It does not affect the on-site wetlands

Described measures that will be taken to minimize the impact on wetlands, watercourses, and the regulated areas.
Any woodchip mulch will be removed from the edge of and kept out of the wet meadow.

Is there a Conservation or Preservation Restruction on the Property?

No

Is this an activity associated with a use for which you intend to apply to the Planning & Zoning Commission?

Yes

I understand that 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.

☑

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 of 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.

☑

The Agency shall monitor all Bolton wetland and watercourses and have enforcement powers as described in Section 14 of the Inland Wetlands and Watercourses Regulations. The Commission Members and designed agent(s) may make regular inspections upon reasonable notice of all regulated activities to investigate possible violations of the Inland Wetlands and Watercourses Regulations.

☑

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 descibed in section 12.2 of the Inland Wetlands and Watercourses Regulations.

☑

Attorney Info

Name
Stephen T. Penny

Address
202 West Center Street

City
Manchester

State
Connecticut

Zip
06040

Phone
860-646-3500

Email
stpenny@pbolaw.com

Engineer Information

Company Name
Richard F. Mihok Associates

Engineer Name
Richard Mihok

Address

City

18 Laurel Lane

Marlborough

State
CT

Zip
06447

Phone
860-295-9049

Registration #
--

Insurance Expiration
--

AOR
--

Email
6906@att.net

Experts Retained by Applicant

Name
REMA Ecological Services, LLC

Title / Expertise
Soil Scientist

Address
164 East Center Street

City
Manchester

State
Connecticut

Zip Code
06040

Phone No
860-649-7362

Email
rema8@aol.com

Additional Project Info

Date of Receipt
--

Hearings Commencement Deadline
--

Hearings Completion Deadline
--

Decision Deadline
--

Total Acreage
4.93

Distance to Town Line
600 feet

Extended
☐

Hearing Not Required
☐

Attachments

pdf

WetlandsSoilsReport-1225BostonTpke-11-11-2020 wa.pdf
Uploaded by Stephen Penny on Dec 31, 2020 10:15 AM

pdf List of Abutters Wetlands 12-30-20.pdf
Uploaded by Stephen Penny on Dec 31, 2020 10:16 AM

pdf Site Plan Rev 12-28-20.pdf
Uploaded by Stephen Penny on Jan 11, 2021 2:28 PM

History

Date	Activity
Dec 28 2020 8:15 pm	Stephen Penny started a draft of Record C-20-11
Dec 31 2020 3:17 pm	Stephen Penny submitted Record C-20-11
Jan 08 2021 5:52 pm	completed payment step Permit Fee on Record C-20-11
Jan 08 2021 5:52 pm	approval step Application Review was assigned to Barbara Kelly on Record C-20-11
Jan 08 2021 5:52 pm	Danielle Palazzini assigned approval step Application Review to Danielle Palazzini on Record C-20-11
Jan 08 2021 6:11 pm	Danielle Palazzini approved approval step Application Review on Record C-20-11
Jan 08 2021 6:11 pm	approval step Inland Wetlands was assigned to Barbara Kelly on Record C-20-11

REMA ECOLOGICAL SERVICES, LLC
164 East Center Street, Suite 8
Manchester, CT 06040
860.649.REMA (7362)

REPORT DATE: November 11, 2020

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT

PROJECT NAME & SITE LOCATION:
(+/- 4.93 acres)
1225 Boston Turnpike
Bolton, CT

REMA Job No.: 20-2339-BOL19
Field Investigation Date(s): 9/26/2020
Field Investigation Method(s):
- ☒ Spade and Auger
- ☐ Backhoe Test Pits
- ☐ Other:

REPORT PREPARED FOR:
Mr. Andrew T. Ladyga, Member
Happy Town, LLC
2812 Boston Turnpike
Coventry, CT 06238

Field Conditions:
Weather: Mostly sunny, 70s
Soil Moisture: low-moderate
Snow Depth: N/A
Frost Depth: N/A

Purpose of Investigation:
- ☒ Wetland Delineation/Flagging in Field
- ☐ Wetland Mapping on Sketch Plan or Topographic Plan
- ☐ High Intensity Soil Mapping by Soil Scientist
- ☒ Medium Intensity Soil Mapping from *The Soil Survey of Connecticut* Maps (USDA-NRCS)
- ☐ Other:

Base Map Source: CT Web Soil Survey; USDA-NRCS) (attached); Figure A (attached)

Wetland Boundary Marker Series: RES-A-1 to RES-A-35 (closed line), and RES-1A-1 to RES-1A-6 (open line)

General Site Description/Comments: The "study area" or "site" is a roughly +/-4.93-acre parcel, on the south side of Boston Turnpike, in Bolton. The site, which was subdivided out of a large parcel known as the Giglio Farm, is characterized by agricultural fields, a residence, and several barns and storage buildings. At the far eastern section of the site, a ditched intermittent stream flows southerly to Bolton Pond Brook located off-site. Also, a wet meadow wetland occurs in this section and is hydrologically tied to the stream. The study area's soils are both disturbed and undisturbed (except for the plow layer), and include buried wetland soils at the location of the aforementioned wet meadow. The study area's soils are derived predominately from glacial till deposits (i.e., unstratified sand, silt, and rock), and sandy fill within the areas of past disturbance. The upland soil types are the moderately well drained Woodbridge (45) soil series, while the wetland-type soils are the poorly and very poorly drained Ridgebury, Leicester, and Whitman (3) soil series complex. Disturbed upland and wetland soils are mapped as Udorthents (308) and Aquents (308W), respectively. The regulated areas associated with the study area, include the aforementioned ditched watercourse and wet meadow. The latter is a seasonally saturated wetland which also includes a scrub-shrub cover type, particularly along the stream. Dominant and common overstory trees include red maple, weeping willow, and cottonwood. The locally dense shrub thicket along the stream includes multiflora rose, silky and gray dogwoods, and Morrow's honeysuckle. Herbaceous species include asters and goldenrods, blue vervain, roughstem and narrow-leaved goldenrods, sedges, soft rush, smartweeds, Joe-pye-weeds, purple willowherbs, sensitive and marsh ferns, rough bedstraw, jewelweed, common reed, and others.

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT *(CONTINUED)*

PROJECT NAME & SITE LOCATION: (+/- 4.93 acres)
1225 Boston Turnpike, Bolton, CT

SOIL MAP UNITS

Upland Soils

Woodbridge fine sandy loam (45). This series consists of deep, moderately well drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level to moderately steep soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. In tilled areas, these soils typically have a very dark grayish brown fine sandy loam surface layer 7 inches thick. The subsoil from 7 to 30 inches is dark yellowish brown and light olive brown fine sandy loam, mottled below 18 inches. The substratum from 30 to 60 inches is light olive brown, very firm and brittle gravelly fine sandy loam.

Udorthents (308). This soil mapping unit consists of well drained to moderately well drained soils that have been altered by cutting, filling, or grading. The areas either have had two feet or more of the upper part of the original soil removed or have more than two feet of fill material on top of the original soil. *Udorthents* or Made Land soils can be found on any soil parent material but are typically fluvial on glacial till plains and outwash plains and stream terraces.

Wetland Soils

Ridgebury fine sandy loam (3). This soil series consists of deep, poorly and somewhat poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level to moderately steep soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a black sandy loam surface layer 6 inches thick. The mottled subsoil from 6 to 16 inches is olive gray sandy loam. The mottled substratum from 16 to 60 inches is a light olive brown and olive, very firm and brittle gravelly sandy loam.

Leicester fine sandy loam (3). This series, which is some Connecticut counties is found only in complex with the Ridgebury and Whitman series, consists of deep, poorly drained loamy soils formed in friable glacial till on uplands. They are nearly level to gently sloping soils in drainage ways and low lying positions on till covered uplands. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a surface layer of black fine sandy loam 6 inches thick. The subsoil from 6 to 23 inches is grayish brown, mottled fine sandy loam. The substratum from 26 to 60 inches or more is dark yellowish brown, mottled, friable, gravelly fine sandy loam.

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT *(CONTINUED)*

PROJECT NAME & SITE LOCATION: (+/- 4.93 acres)
1225 Boston Turnpike, Bolton, CT

SOIL MAP UNITS

Whitman fine sandy loam (3). This series, which is some Connecticut counties is only mapped in complex with the Ridgebury and Leicester series, consists of deep, very poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level and gently sloping soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a black fine sandy loam surface layer 8 inches thick. The mottled subsoil from 8 to 15 inches is gray sandy loam. The mottled substratum from 15 to 60 inches is firm, olive gray to gray dense glacial till.

Aquents (308w). This soil map unit consists of poorly drained and very poorly drained, disturbed land areas. They are most often found on landscapes which have been subject to prior filling and/or excavation activities. In general, this soil map unit occurs where two or more feet of the original soil surface has been filled over, graded or excavated. The *Aquents* are characterized by a seasonal to prolonged high ground water table and either support or are capable of supporting wetland vegetation. *Aquents* are recently formed soils which have an aquic moisture regime. An aquic moisture regime is associated with a reducing soil environment that is virtually free of dissolved oxygen because the soil is saturated by groundwater or by water of the capillary fringe. The key feature is the presence of a ground water table at or very near to the soil surface for a period of fourteen days or longer during the growing season.

Any accompanying soil logs and soil maps, and the on-site soil investigation narrative are in accordance with the taxonomic classification of the National Cooperative Soil Survey of the USDA Natural Resource Conservation Service, and with the Connecticut Soil Legend (DEP Bulletin No.5, 1983), as amended by USDA-NRCS. Jurisdictional wetland boundaries were delineated pursuant to the Connecticut General Statutes (CGS Sections 22a-36 to 22a-45), as amended. The site investigation was conducted and/or reviewed by the undersigned Registered Soil Scientist(s) [registered with the Society of Soil Scientists of Southern New England (SSSSNE) in accordance with the standards of the Federal Office of Personnel Management].

Respectfully submitted,

REMA ECOLOGICAL SERVICES, LLC

George T. Logan

George T. Logan, MS, PWS, CSE
Registered Soil Scientist
Field Investigator/Senior Reviewer

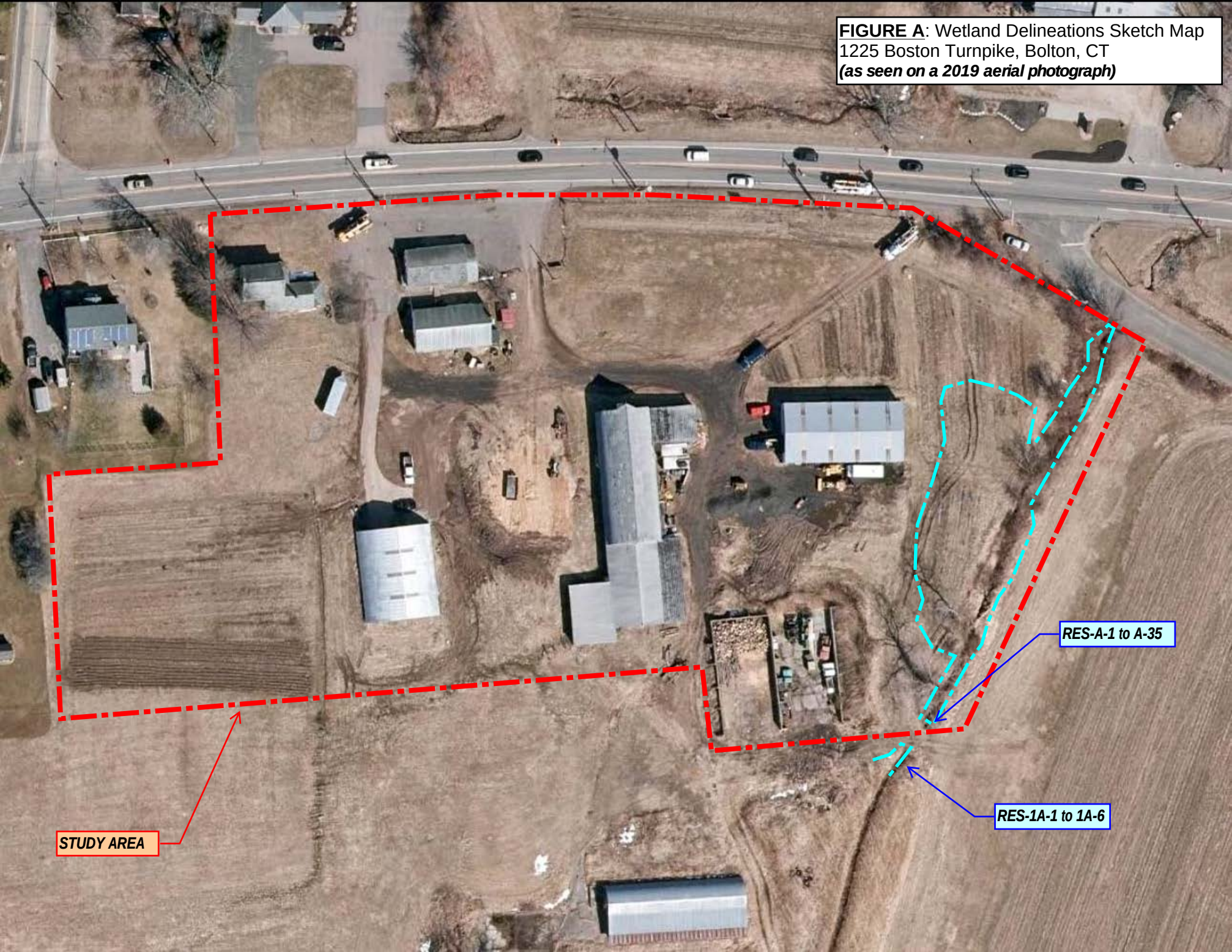
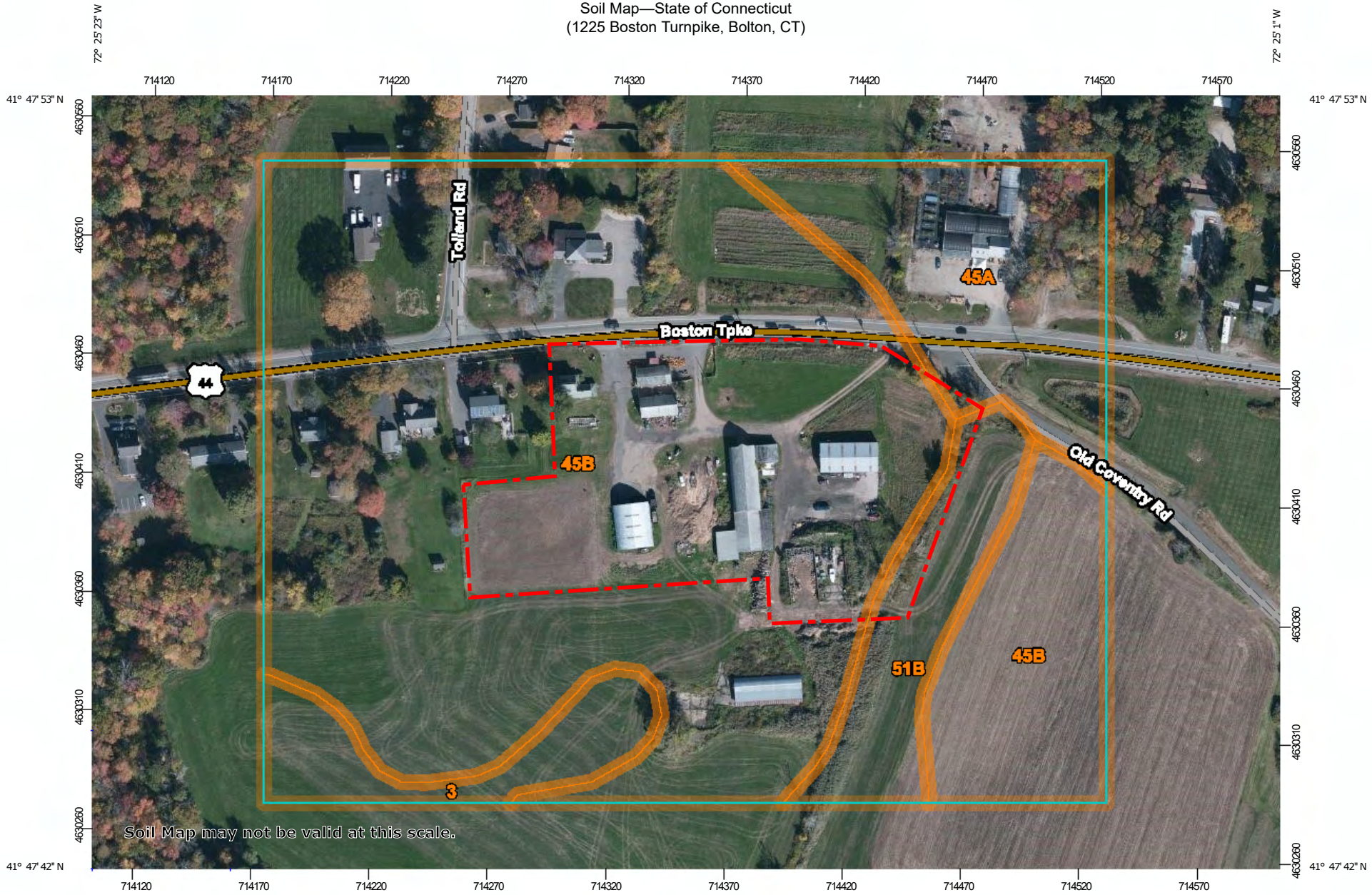


FIGURE A: Wetland Delineations Sketch Map
1225 Boston Turnpike, Bolton, CT
(as seen on a 2019 aerial photograph)
RES-A-1 to A-35
RES-1A-1 to 1A-6
STUDY AREA

Soil Map—State of Connecticut
(1225 Boston Turnpike, Bolton, CT)



Map Scale: 1:2,290 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 30 60 120 180

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 20, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 3, 2019—Oct 22, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	1.1	4.8%
45A	Woodbridge fine sandy loam, 0 to 3 percent slopes	2.9	12.3%
45B	Woodbridge fine sandy loam, 3 to 8 percent slopes	18.2	76.3%
51B	Sutton fine sandy loam, 0 to 8 percent slopes, very stony	1.6	6.5%
Totals for Area of Interest		**23.9**	**100.0%**

Bolton Inland Wetlands Agency Pending Application

Date: December 30, 2020

Applicant: Happy Town, LLC

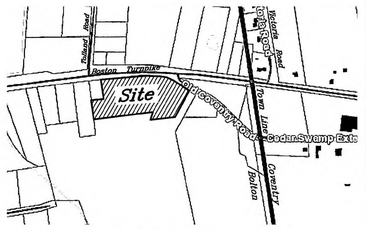
Application: Administrative Wetlands Permit

Property: 1225 Boston Turnpike, Bolton

Document: List of Adjacent Abutters

Street and Property Address	Owners and Mailing Address
Boston Turnpike	
1191	Andrew & Catherine Breault 1191 Boston Turnpike, Bolton, CT 06043
1201	Jeffrey A. Poquette & Dawn Strede 1201 Boston Turnpike, Bolton, CT 06043
1212	Westwood LLC 154 Brandy Street, Bolton, CT 06043
1230	Happy Town LLC 2812 Boston Turnpike, Coventry, CT 06238
1262	James V. Cropley 27 Stonehedge Lane, Bolton, CT 06043
1266	Est. of Charles Minicucci 218 Hebron Road, Bolton, CT 06043
1239	Kevin A. Byam 276 Jobs Hill Road, Ellington, CT 06029
Old Coventry Road	
No #	AMGN LLC 29 Fernwood Drive, Bolton, CT 06043
No #	Amanda G. Olmstead & Robin A. Giglio 137 Washburn Avenue, Coventry, CT 06238

Street and Property Address	Owners and Mailing Address
Tolland Road	
1	Philip M. Blazawski 2724A Boston Turnpike, Coventry, CT 06238



Location Map
1" = 500'

NOTES

1. Type of Survey: Improvement Location Survey.
   Class of Accuracy: A-2, As Noted.
   Boundary Determination Category: Dependent Resurvey, In Part.
2. REFERENCE IS MADE TO THE FOLLOWING MAPS:
   a. "PLAN PREPARED FOR LEONARD GIGLIO CEDAR SWAMP ROAD EXTENSION COVENTRY, CONNECTICUT SHEETS 1 & 2 OF 2 05-09-86 CLASS A-2 PETER R. HENRY, L.S.".
   b. "CONN STATE HIGHWAY DEPT. RIGHT OF WAY MAP TOWN OF BOLTON HARTFORD-WILLIMANTIC ROAD NO. 12-04 SHEET 1 OF 3 10-31-35".
   c. "DEVELOPMENT PLAN FOR PROPERTY OF EDWARD J. POLOMSKI SOUTH STREET BOLTON, CONN. 11-01-53 REV. 04-16-54 H.L. GRISWOLD, L.S.".
   d. "MAP OF LOTS 17 & 18 ON MAP "DEVELOPMENT PLAN FOR PROPERTY OF EDWARD J. POLOMSKI SOUTH STREET BOLTON, CONN. 11-01-52" SHOWING REVISION OF THE EAST END OF FERNWOOD DRIVE 09-23-55 HAYDEN L. GRISWOLD, C.E.".
   e. "SKETCH SHOWING PROPOSED LOT MICHELE GIGLIO FERNWOOD DRIVE BOLTON, CONN. MAY 1956 HAYDEN L. GRISWOLD, C.E.".
   f. "PREPARED FOR GIGLIO BROTHERS, INC. BOSTON TURNPIKE BOLTON, CONNECTICUT SHEET 1 OF 1 10-08-97 LATEST REV. 01-20-2000" Richard F. Mihok, P.E. & L.S.
   g. "SUBDIVISION PLAN PREPARED FOR BOSTON TURNPIKE ASSOCIATES, LLC AMGN, LLC AND GIGLIO & OLMSTEAD BOSTON TURNPIKE BOLTON, CONNECTICUT SHEET 1 OF 1 10-12-2016" Richard F. Mihok, P.E.&L.S.
5. THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.
6. PARCEL IS SUBJECT TO DRAINAGE RIGHTS, A PERMANENT GRINDER PUMP EASEMENT IN FAVOR OF BOLTON LAKES WATER POLLUTION CONTROL AUTHORITY AS OF RECORD AND ANY OTHER SUCH RIGHTS OF RECORD AS MAY APPEAR.
7. THE WORD "CERTIFICATION" AS USED IN ANY CERTIFICATION HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTY NOR WARRANTY, EXPRESS OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON.
8. SEVERAL OF THE EXISTING STRUCTURES DO NOT CONFORM TO SIDE OR REAR SETBACKS.
   a. BUNKER SILOS DO NOT CONFORM TO 50' SIDE AND REAR SETBACKS WHEN ABUTTING A RESIDENTIAL ZONE.
   b. BARN DOES NOT CONFORM TO 50' REAR SETBACK WHEN ABUTTING A RESIDENTIAL ZONE.
9. ALL EXISTING LIGHTS AND LOCATIONS, WITH EXCEPTION OF FLOOD LIGHT ON SNET 192, ARE REGULAR LIGHTS (100 WATT+-) PER OWNER.

NOTE:
WETLANDS ARE AS FIELD DELINEATED BY GEORGE LOGAN, REMA ECOLOGICAL SERVICES WITH FIELD SURVEY LOCATION.
WETLAMD FLAGS 11, 16 NOT FOUND; THERE ARE TWO WL FLAG 17.

THIS IS A PROPOSED CONCEPT PLAN AND MAY NOT REFLECT ALL ACTUAL CONDITIONS ON THE SITE.

LEGEND

- ① LOT NUMBER
- CHD ⊡ CHD MONUMENT
- ◉ IRON PIN
- STONE WALL
- —x—x— WIRE FENCE
- Ⓦ WELL
- B.L. BUILDING SETBACK LINE
- SNET # 192 UTILITY POLE
- EXISTING OUTDOOR LIGHT
- EXISTING SIGN
- PIERCE FIRE TRUCK TURNING TEMPLATE

0 40 80 120

RFM
Richard F. Mihok, P.E.
Consulting Engineer
18 LAUREL LANE
MARLBOROUGH, CONNECTICUT 06447
(860) 295-9049

Sheet 1 OF 1	Proposed Concept Plan
Scale 1" = 40'	Improvement Location Survey
Date 05-04-2020	Prepared For
Revised 06-05-2020 WETLANDS LOCATED 12-28-2020	Happy Town, LLC
	Lot 1
	'Boston Turnpike Associates, LLC' Subdivision
	1225 Boston Turnpike
	Bolton, Connecticut