

**BOLTON INLAND WETLANDS COMMISSION
REGULAR MEETING, JANUARY 26, 2021, 7:00 P.M.
MINUTES
VIRTUAL**

Lally called the meeting to order at 7:00 p.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	

Gordon was seated for Ostafin.

1. Approval of Agenda

Motion: The Bolton Inland Wetlands Commission approves the agenda with the removal of New Business item B.

By: Loersch

Seconded: Gordon

Discussion: Gordon asked what is being planned at 51 Loomis Road? There is no application at this point but they are having the wetlands delineated. The owners may want to discuss the development potential for this lot. They have asked to postpone the preliminary hearing until the next meeting.

Voting:

For: Loersch, Lally, Gordon, Darico

Against: None

Abstain: None

2. Old Business

None

3. New Business

A. IWC #2020-11 – Stephen Penny on behalf of Happy Town, LLC – 1225 Boston Turnpike – Nursery and value added agricultural business

Staff spoke to this matter. There is a copy of the plan and wetlands soil report in the packet. The proposal is for two existing tree businesses to use some of the structures and land on the property to house equipment, stage logs, and wood chips.

Lally asked if the businesses are processing or making the chips on site? Staff replied she believes the chips are brought in and out. It is unknown what is taking place inside the buildings. Staff and IWC will prepare questions about the operations to Attorney Penny and the applicant.

Staff shared an overview of the site. There are wetlands on-site along the property line and wetlands just off the property. Drainage from the site crosses the lot with discharge into the offsite wetlands. A privacy fence is proposed that is in the wetlands providing screening as required by the PZC. Over the property line is a berm, pieces of dumped concrete, and old Christmas trees. One of the tree businesses created the berm. The tree businesses are tenants of the property owner. The attorney said this can be resolved if Staff puts the violation in writing to the applicant. Hopefully the remediation can be resolved cooperatively.

Questions for the applicant include:

What are they planning to do on the property and what is the proposed infrastructure to support the activity?

What will be stored on the property?

What is occurring on the property and what is being done in relation to the wetlands?

How is the applicant going to manage stormwater runoff?

How is the impact to the wetlands going to be mitigated?

What is being processed on-site?

How is the pile of junk over the berm going to be resolved?

The plan is lacking in detail. The 100' upland review limit should be shown. A gravel area is not shown as such. The applicant needs to put the appropriate information on the plan; Staff should not be doing this. This matter needs to also go to the PZC for review.

B. 51 Loomis Road – preliminary discussion

This item was removed from the agenda.

4. Other business:

Lally said the charter review process is underway. This is required by the state. Bolton started the process last year. One of the items being proposing would be to combine the Conservation Commission (CC) and IWC into the Planning and Zoning Commission (PZC). Lally and Staff are concerned about this proposal. Thoughts from the Members will be used to create a combined statement from the CC and IWC to the present concerns.

Guidance from the State of Connecticut does not recommend combining IWC with PZC. There is a certain expertise of IWC members that is required that is not necessarily a skill set of PZC members. The Town could choose not to have a

Wetlands Agent but have someone from the building department take over the function. The CC gets short shrift with it basically going away. So that is two skill sets and views that could get deemphasized. The reason being given for this proposed change is for efficiency. The statutes require that applications go to IWC before PZC so the timelines applications are under would not change. Applications can be submitted concurrently but the IWC has to act first. Lally also does not see that the proposed change would reduce costs. If it is to get applications through faster by going to PZC only any wetlands issues may not get the attention needed.

Staff said in towns where wetlands is combined with other commissions, such as Manchester, she has seen wetlands taking a back seat.

Gordon said wetlands are too important to let go.

Loersch thinks folding IWC into PZC will water down what IWC does. We are a group of people looking only at the wetlands and not mixing with PZC matters. He does not think combining the entities would be as effective.

Darico thinks IWC should stay as its own entity as a wetlands group and not be associated with PZC. It would be more confusing if there is one big meeting for IWC and PZC. Lally said that is a good point - how do you manage a PZC meeting and an IWC meeting?

Lally to reach out to Rob Parlee to draft a joint letter to the Charter Revision Committee. Lally and Parlee will share the draft letter with their Members before submitting to the Charter Revision group.

5. **Public Comment**

No one wished to speak.

6. **Approval of Minutes**

A. **November 17, 2020 Regular meeting**

Motion: The Bolton Inland Wetlands Commission approves the minutes of the November 17, 2020 regular meeting as presented.

By: Loersch

Seconded: Gordon

Voting:

For: Loersch, Lally, Gordon

Against: None

Abstain: Darico

7. **Wetlands Agent Report**

Staff reported:

- There have been a couple of staff meetings with an interested party for one of the lots at 1100 Boston Turnpike which is where the dentist's office is. There are no wetland implications since these were handled when the dentist's office was being constructed.

- 1 Notch Road will probably come back with revised site plan. Staff will recommend a modification or a new application depending on the changes.
- The Mobil station is looking to do a stormwater renovation.
- The court decision on Shoddy Mill Road awarded the damages the Town is seeking for the expenses dealing with this matter. A restoration of the wetlands was also part of the order. The owner is required to apply for a permit and post a bond for the restoration work. The decision is available for review on the State's judicial site.

8. **Other**

None

9. **Adjournment**

Motion: The Bolton Inland Wetlands Commission moves to adjourn the meeting at 7:48 p.m.

By: Darico

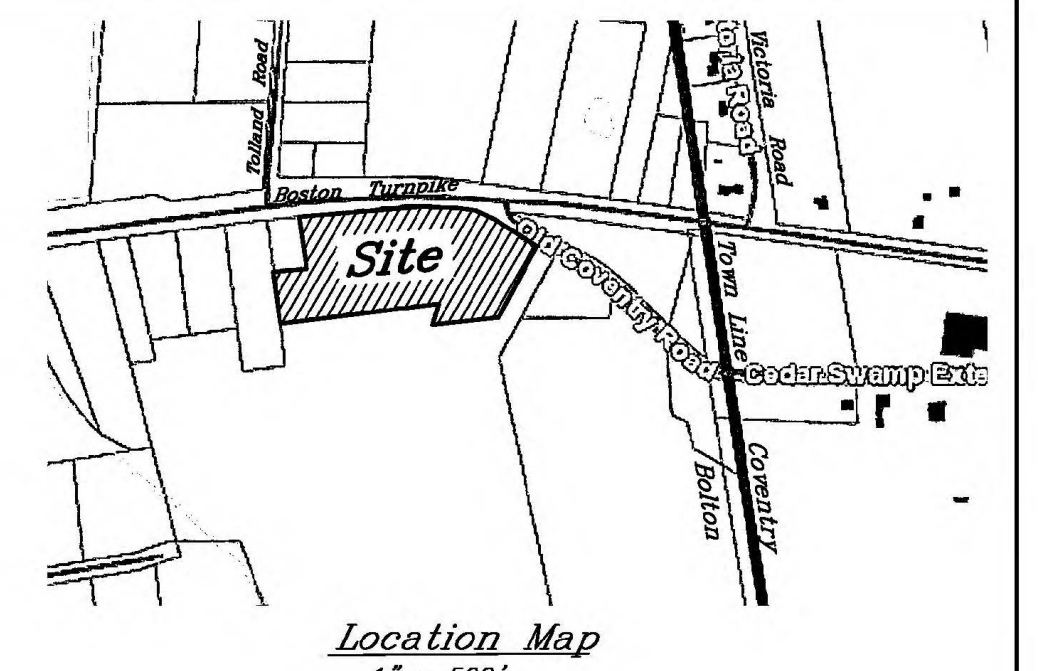
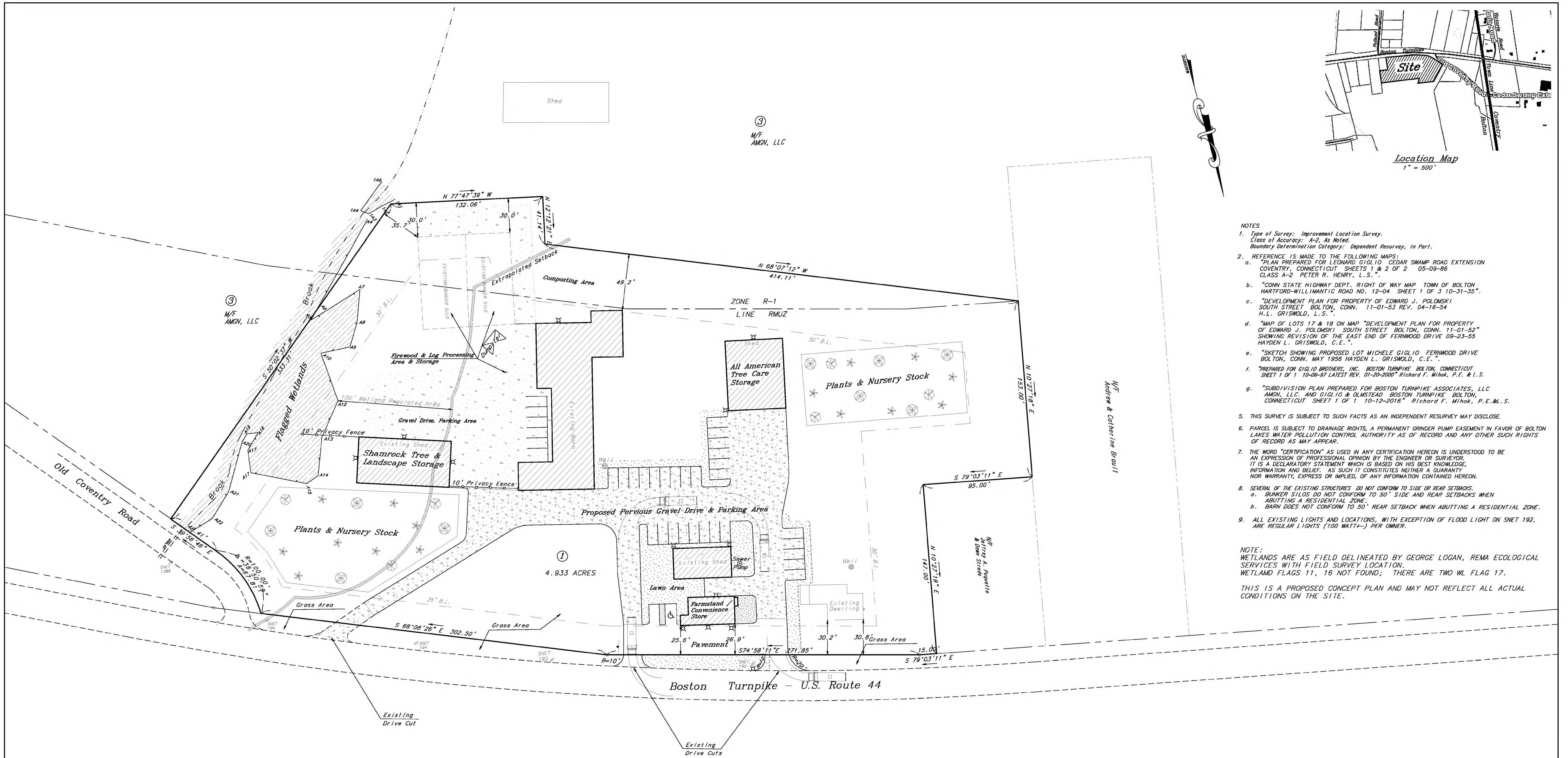
Seconded: Gordon

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.



- NOTES
- Type of Survey: Improvement Location Survey.
Class of Accuracy: A-2, As Noted.
Boundary Determination Category: Dependent Resurvey, In Part.
 - REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - PLAN PREPARED FOR LEONARD GIGLIO CEDAR SWAMP ROAD EXTENSION COVENTRY, CONNECTICUT SHEETS 1 & 2 OF 2 05-09-96 CLASS A-2 PETER R. HENRY, L.S.
 - CONN STATE HIGHWAY DEPT. RIGHT OF WAY MAP TOWN OF BOLTON HARTFORD-WILLMANTIC ROAD NO. 12-04 SHEET 1 OF 3 10-31-35.
 - DEVELOPMENT PLAN FOR PROPERTY OF EDWARD J. POLOMSKI SOUTH STREET BOLTON, CONN. 11-01-53 REV. 04-16-54 H.L. GRISWOLD, L.S.
 - 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.
 - SKETCH SHOWING PROPOSED LOT MICHELE GIGLIO FERNWOOD DRIVE BOLTON, CONN. MAY 1956 HAYDEN L. GRISWOLD, C.E.
 - PREPARED FOR GIGLIO BROTHERS, INC. BOSTON TURNPIKE BOLTON, CONNECTICUT SHEET 1 OF 1 10-06-97 LATEST REV. 01-20-2000 Richard F. Mihok, P.E. & L.S.
 - 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.
 - THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.
 - 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.
 - 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 WARRANTY NOR WARRANTY, EXPRESS OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON.
 - SEVERAL OF THE EXISTING STRUCTURES DO NOT CONFORM TO SIDE OR REAR SETBACKS.
 - BUNKER SILOS DO NOT CONFORM TO 50' SIDE AND REAR SETBACKS WHEN ABUTTING A RESIDENTIAL ZONE.
 - BARN DOES NOT CONFORM TO 50' REAR SETBACK WHEN ABUTTING A RESIDENTIAL ZONE.
 - 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.
WETLAND 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— WIRE FENCE
- ⊙ WELL
- B.L. — BUILDING SETBACK LINE
- ⊕ UTILITY POLE
- ⊙ EXISTING OUTDOOR LIGHT
- ⊙ EXISTING SIGN
- ⊙ PIERCE FIRE TRUCK TURNING TEMPLATE



	RMUZ		R-1
	REQUIRED ALLOWED	PROVIDED	
MINIMUM LOT AREA	80,000 SQ. FT.	214,881 SQ. FT.	40,000 SQ. FT.
MINIMUM LOT FRONTAGE	150 FT.	705.57 FT.	200 FT.
MINIMUM FRONT YARD	25 FT.	25.6 FT.	35 FT.
MINIMUM SIDE YARD	25/50 FT.	59.8 FT.	25 FT.
MINIMUM REAR YARD	25/50 FT.	30 FT. **	40 FT. **
MAXIMUM HEIGHT	40 FT.	35 FT.	35 FT.
MAXIMUM LOT COVERAGE	25%	13.14%	15%
MAXIMUM IMPERVIOUS COVERAGE	50%	13.14%	20%

** ACCESSORY BUILDING MINIMUM 25 FT.

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

Proposed Concept Plan
Improvement Location Survey
Prepared For
Happy Town, LLC
Lot 1
'Boston Turnpike Associates, LLC' Subdivision
1225 Boston Turnpike
Bolton, Connecticut

Sheet 1 of 1
Scale 1" = 40'
Date 05-04-2020
Revised 06-05-2020
WETLANDS LOCATED 12-28-2019
COMMENTS 02-10-2021