

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

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

		Present	Absent
Regular Member	Jane Darico		X
Chairman	Ross Lally	X	
Regular Member	Andrew Gordon	X	
Vice Chairman	James Loersch	X	
Regular Member	open		
Alternate Member	Dave Lynn	X	
Alternate Member	open		
Staff	Barbara Kelly	X	

Lally seated Lynn for Darico.

1. Approval of Agenda

Motion: The Bolton Inland Wetlands Commission approves the agenda as presented.

By: Andy

Seconded: Loersch

Voting:

For: Lally, Gordon, Loersch, Lynn

Against: None

Abstain: None

2. Old Business

A. IWC #2021-9 - Nathaniel Fleming - 271 Hop River Road - Removal of and renovation to portions of the existing building

Staff said a new plan, included in the packet, was submitted that showed a number of things about the outstanding questions the IWC had. That includes, highlighting of areas for debris to be removed, wetlands delineation, swale for rain garden.

Gregg Fedus, of Fedus Engineering from Mystic, is representing the new property owner of 271 Hop River Road consisting of 14.6 acres. The work will be done at the front of the property on existing areas that have been developed and disturbed.

Some detail has been added on Sheet 2. The gray areas depicted from an aerial photo shows the existing debris area. The debris is not limited to those areas but it is the bulk of the debris fields. Anything back there will be removed. In looking closer at the grading plan we have tried to follow the existing grade. Rain gardens 1 and 2 will be used to capture sheet flow. At the outer edge of the proposed gravel parking lot we are proposing a five foot wide filter strip around the edge.

Lally asked what the surface will be between the parking border strip and the rain gardens? Fedus said this area will be returned to natural vegetation.

Fedus said environmental person on this project prepared a summary of the work being proposed for the tank field, the larger tanks in back, the hydraulic lifts, and the floor drains in the building. Should contaminated soils be found after testing that will be removed. The town will be kept apprised of the work as it proceeds. The contaminated soils will be taken to a CT DEEP approved facility for the appropriate treatment. Clean fill will be brought into the site.

Lally, Gordon, and Loersch agreed this information covers the bulk of what the IWC asked for.

Staff said a question was asked of her - if the contaminated soil to be removed as part of the excavating they will be into the water table - what is the protocol? Mr. Hook is the professional that has been engaged by the new owner; he went to someone who specializes in such situations. There will be a dewatering plan. The water that comes out will be treated by carbon filtration to make it clean to drinking standards. The discharge point will go through a pipe or hose into the catch basin along Route 6 that goes into the Hop River. The owner will have to get all of the pollutants out of the water. That portion will have oversight by state DEEP.

Lally said the IWC knows that 300 - 500 tons of soil will be removed and that may increase and involve the back portions of the property. The IWC needs to understand the initial scope could grow because of the nature of the site and how contaminants can spread. The owner will have to notify town Staff if they go into the wetlands and the proper handling of contaminated soils and water could continue the evacuation, and involve dewatering and monitoring of wells.

Fedus said the owner will keep Staff apprised as we move throughout the property and if she thinks a new situation coming to light needs to come before the IWC we would be open to that. Lally said it sounds like you have the right people and processes but keep in touch if anything more goes on as that is less potential for people to be surprised. Loersch said communication with Staff would be desirable. Lally said he does not think this will have to come back to the IWC as long as Staff is informed. Staff said communication from the Licensed Environmental Professional (LEP) has been good. Lally said this is going to be a slough to get through. Staff working with the work applicant will keep all interests protected. Asif Choudrey, the applicant, was present. He has completed such projects at other businesses he has purchased and remediated. The LEP he hired is Dave Cook; Sovereign does the dewatering process. The previous owners have basically made this a junkyard for the past 70 years. Choudrey has a good reputation with state

3. New Business

A. FY 22-23 budget

Lally said he has not received a packet yet about budgeting but it does not have to be done until December 1, 2021. The IWC can look at this at the November meeting. Lally is in favor of setting the budget the same as this year. Staff suggested the IWC consider approving the same budget as last year this evening in case there is no November IWC meeting.

Motion: I make the motion that the Bolton Inland Wetland Commission set the same budget as 2021.

By: Loersch

Seconded: Gordon

Voting:

For: Gordon, Lally, Loersch, Lynn

Against: None

Abstain: None

4. Public Comment:

No one was present to speak.

5. Approval of Minutes

A. September 28, 2021 Regular meeting

Motion: The Bolton Inland Wetlands Commission approves the minutes of the September 28, 2021, regular meeting as presented.

By: Loersch

Seconded: Gordon

Voting:

For: Lally, Gordon, Loersch, Lynn

Against: None

Abstain: None

6. Wetlands Agent Report

Staff reported:

- She has interaction on the application just spoken about. j
- She did go out to look at the bridge on Marc Anthony with the Town Engineer. There is a bit of erosion on the right side. Lally said they have emergency repair permits only. Have the homeowners engaged the Army Corps of Engineers to get an assessment of the repairs? Staff said there is no movement on that that she is aware of. Lally said the homeowners owe the IWC the assessment. An order from the Army Corps of Engineers will replace the need for a permit but changes or alterations to the emergency repairs (for safety and access) may be needed. If the repairs are deemed okay to stay as is the IWC will not see an application. Lally said was intended as a temporary solution and the onus is on the homeowners to get approval from the Corps that it can remain as the permanent solution. Staff said there are no town regulations that say what the bridge needs to be. IWC regulates the activities that impact the wetland. Staff will look at

what the order stated. Lally said the Town Attorney and Jim Rupert liked the wording of the order as it is a private road. IWC needs to be sure the homeowners follow up.

- Staff heard from Dr. Ilies regarding the release of the stormwater bond. The dentist has not received the money so Staff will follow up.
- Staff went out to Lakeside Circle after a referral from the Friends of Bolton Lake about stormwater being an issue. Staff does not believe it is stormwater from town roads unless it were 3” 4” of water flooding the road. Staff will follow up about who the point of contact is for stormwater.

7. **Other**

CAIC has an upcoming virtual forum that will be informative especially for new IWC members. Staff said the training videos are still available on the DEEP website and she thinks they are wonderful. Archived training material is also on the website although the training program is temporarily suspended. SSNE (Soil Scientist of New England) also has training periodically.

Lally said CT classifies soils to identify wetlands.

Gordon asked if there is any progress on Loomis Drive. Staff said no applications have been received.

8. **Adjournment**

Motion: The Bolton Inland Wetlands Commission moves to adjourn the meeting at 8:22 p.m.

By: Gordon

Seconded: Loersch

Voting:

For:

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.