

Bolton Inland Wetlands Commission
Regular Meeting Minutes
Tuesday, April 27, 2021 7:00 p.m.
Virtual Meeting utilizing Zoom

Members Present: Chairman Ross Lally, Vice Chairman James Loersch, and Alternate Andrew Gordon

Others Present: Wetlands Agent Barbara Kelly, Andrew Bushnell, Matt Eucalitto, Sarah LeClerc, Kimberly Masiuk, William Phillips, Michael Stankov

A. Gordon was seated for D. Ostafin

Chairman R. Lally called the meeting to order at 7:03 p.m.

1. Approval of Agenda

J. Loersch made a motion to approve the agenda as presented. **A. Gordon seconded.** Motion passed unanimously 3:0:0.

2. Old Business

None

3. New Business

A. IWC #2021-2 – William Phillips - 1 Notch Rd. – Excavation Business, Equipment Storage & Material Processing Areas

Per B. Kelly, the original permit was previously approved by the commission. Modifications and adjustments are being made to the original plans. Andrew Bushnell of Bushnell Associates spoke for the applicant. The plans were shared on the screen with the second page of the plans being discussed.

The building and the septic system have been removed from the plans. The well remains in case water is needed for dust control. The entrance on Notch Road has been widened to allow easier access to the two stockpiles and equipment storage areas. The paved driveway will remain along with the buffer of arborvitae. The existing entrance will be filled in with trees removed from the new entrance. There will be two sediment basins. One basin is currently there that will be expanded. The stone filter berm remains along Notch Road to get as much water as possible into the sediment basin. There will not be any contaminated soil on site and the same amount of wetlands will be disturbed.

B. Kelly said it looks like the plantings have been increased where the storm water leaves the site. Mr. Bushnell agreed and added that topsoil and grass will be put in the areas where storm water mitigation and erosion prevention is needed. Those are enhancements to the previous plan.

Mr. Phillips said that another stockpile may be added near the driveway with no wetlands encroachment. And they would like to add another stockpile added at a future date. Concrete blocks would remain in place to keep the stockpiles from migrating. R. Lally asked where the additional third stockpile would go. Mr. Phillips said the stockpile would be planned for 50% on either side of the driveway.

B. Kelly noted that although there seems like the small amount of planting between the stockpiles and the driveway, there is much more green space planned for other parts of the property. This is an improvement over the last plan and there is more control over the ground water.

J. Loersch questioned the proposed eight smaller stockpile locations and the five to ten foot step up to access them. Mr. Phillips said that the step up will be reduced to about five feet as you come in the driveway. No blasting will be required as it is just a big spoils piles. Mr. Phillips said that there is a hole on the property that can be used to contain this material. It will not be trucked off site. Loaders and similar equipment will be stored in this area. The cinder block wall will move ten feet or less to the north and the piles will be smaller. Fill, sand, topsoil, stone and millings will be stored in this area. A processing area will take care of concrete grinding. There will not be a crusher on the property permanently. They may rent one for up to three days at a time for a maximum of four days a year.

J. Loersch asked about erosion. Storm water will go into pipes leading off the property. Mr. Bushnell said the storm water will be filtrated with grass and sediment. The paved driveway is stable. Concrete and rocks do not have a lot of erosion potential. There is not a lot of bare earth on the site. Some rainwater goes up Notch road and some goes towards Route 384. B. Kelly said that this is consistent with the permit.

Existing conditions for the permit are:

1. In accordance with the plan dated July 23, 2020
2. Maintenance intervals, inspection and cleaning as necessary for the retention basins, berms, and anti-tracking mats must be spelled out and added to the plan.
3. Best practices for spills and hazmat must be noted on the plan.
4. Final finishing or design of the enhanced sediment basin shall be approved by the Inland Wetlands agent.
5. Soil erosion and sediment control measures shall be installed and maintained in accordance with the 2002 CT guidelines for soil erosion and sediment control.

Existing conditions will remain with a notation that the final berm may be placed up to ten feet to the north.

B. Kelly noted that the original permit was granted in July 2020 and asked if the commission was willing to extend the expiration date as part of this modification. R. Lally replied yes, the commission agrees to a new expiration date of April 26, 2023.

J. Loersch made a motion to approve the modifications to Plan IWC #2021-2 that was presented today with an extension through April 26, 2023, keeping existing conditions with two minor changes. This current plan of record will be referenced and the plan will be updated to show the final stockpile location and cinder block wall on the north side of the property. **A. Gordon** seconded. The motion passed unanimously 3:0:0.

J. Loersch asked if any further permits are needed. B. Kelly responded that there are still wetlands on the site so if something changes, yes. R. Lally added that if the work is done within the confines of the permit, all is well. New permits are needed only if something changes.

B. IWC #2021-3 – Garrett Homes, LLC – 1100 Boston Turnpike – Proposed Retail Development and Subdivision 2 Lots

Kim Masiuk spoke on behalf of the applicant. She shared an aerial image of the property. The lot has been before the commission previously for construction of the dentist's office. Ms. Masiuk shared the subdivision plan. Lot one is the existing dentist. The other two lots have wetlands associated with

Bolton Pond Brook. The easement and wetlands taken out there is still 99,000 square feet and is in accordance with zoning requirements. This subdivision application plan will go before the P&Z on May 5th.

B. Kelly said that previously the commission authorized the filling of a smaller area of manmade wetlands on the western portion of the subdivision. This application contains wetlands but the area to be carved out does not contain wetlands and is outside of the upland review area. If the development impacts a wetland in some way, the Inland Wetland Commission would need to review the plan. The only potential impact would be how storm water was to be diverted.

Ms. Masiuk wants to make sure that their application is complete. This will be a 10,640 sq. ft. retail facility with associated paved parking. Roof water will come down downspouts into grass and/or rip rap into a bio retention area. An overflow structure ties into the existing drainage system. They have taken into account the 100 year storm possibility. B. Kelly asked if the overflow is strictly for the 100 year storm. R. Lally said that he thinks the design seems good because the water is being kept on that lot and there is not a lot of maintenance needed although storms seem more frequent now than 100 years. S. LeClerc that the flow for the 100 year storm possibility is taken care of. Rainfall in inches is what is used to determine the 100 year storm category.

R. Lally said that this plan is much more complete that what was expected and it looks good. Ms. Masiuk said that the same plan will be used for the Planning & Zoning meeting. B. Kelly noted that this is development without adverse impact to wetlands in the upland review area and she would approve the plan as such. A wetlands permit is not required.

J. Loersch made a motion to accept the subdivision plan IWC #2021-3 as presented. **A. Gordon** seconded. The motion passed unanimously 3:0:0.

4. Other Business: R. Lally provided an update about the 10 year Charter review and the proposed combination of the Inland Wetlands Commission and the Planning and Zoning Commission. He and Rod Parlee presented their comments and spoke against that proposal at the BOS hearing. The BOS reviewed their comments and sent them back to the Charter Review commission. They will take it back to the BOS and have another Public hearing before it goes to vote. R. Lally suggests that commission members make their voices heard.

5. Public Comment: None

6. Approval of Minutes:

A. March 23, 2021 Regular Meeting

R. Lally could not comment as he was not at the last meeting. **A. Gordon made a motion** to accept the minutes as written. **J. Loersch seconded.** The motion passed 2:0:1 with R. Lally abstaining.

7. Wetlands Agent Report

After the preliminary discussion last month, B. Kelly expected to hear something about 51 Loomis. They had been before the IWC to site a single family house on the lot on the corner.

There have been a series of preliminary meetings:

Mobil Gas Station remodel with no wetlands impact.

A veterinary hospital proposed on the corner of Williams Road

Subdivision planned on Brandy Street. There has been an application to construct a home on 90 Brandy Street outside of the 100 foot review area.

It is a busy season with shed and pool permits.

J. Loersch asked about the sedimentation pond at dentist's office on Route 44. B. Kelly said that she looked at it today and it is stable in the sense that it is totally vegetated around the pond and the spillway. She will pull the plans to see what plantings had been proposed for there. The landscape plantings look good she is not sure that they have stuck to the plan. It is early in the season for some vegetation to be emerging. Cattails are growing and algae is forming in the pond. They are trying to grow grass on sand as a lot of the fine soil has eroded away. Bonding may need to be done in a different way. R. Lally agrees with her looking at the plans and they should come to a decision on the bond at the next meeting. There is not a lot of new erosion happening. R. Lally and A. Gordon will also take a look at the area. B. Kelly said that the silt fence has not been removed. It is not needed below the lawn. B. Kelly and R. Lally will talk to see if they could approach the dentist to discuss the area.

On June 7, 2021, full staffing will start in Town Hall. Access to information will be easier.

R. Lally asked if there was any restoration on Shoddy Mill. B. Kelly said that there has not been any restoration but there has been no further deterioration. Restoration is unlikely for this year. The town will probably need to go back to court.

8. Other

None

9. Adjournment

A. Gordon made a motion to adjourn at 8:08 p.m. **J. Loersch seconded.** The motion passed unanimously 3:0:0.

Respectfully submitted,

Leslie J. Brand

Leslie Brand
Recording Clerk

Please see the minutes of subsequent meetings for the approval of these minutes and any corrections hereto.