

**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.

		<b>Present</b>	<b>Absent</b>
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.



01/21/2022

# TH-22-1

Timber Harvest

**Status:** Active

**Date Created:** Jan 21, 2022

## Applicant

William Anderson  
canyonrun35@yahoo.com  
77 French Rd  
Bolton, CT 06043  
8608031846

## Location

77 FRENCH RD  
BOLTON, CT 06043

## Owner:

William Anderson  
77 French Rd 77 FRENCH RD Bolton, CT 06043

## List All Parcels

Parcel ID / MBL
16/115

## Notification of Timber Harvest

**Total Acreage of Property(s)**

57

**Total Acreage of Harvest Area**

26

Note: Timber harvesting is a **Permitted as of Right Activity** pursuant to the Inland Wetlands and Watercourses Act, except for those practices regulated under Section 22a-36 through 22a-45 of the Connecticut General Statutes.

**Is there a current forest management/stewardship plan for this property?**

No

## Licensed Professional

**This timber harvest has been prepared by a State of Connecticut certified:**

--

**Forest Practitioner Certificate #**

--

**Name**

--

**Address**

--

**Email**

--

**Phone No (Business)**

**Phone No (Cell)**

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**Timber Harvest Details**

**Property Boundaries: Bounds are Marked?**

Yes

**Timber Harvest Boundaries: Have been marked or flagged?**

Yes

**Have owners of all lands within 100 feet of the harvest area been notified via first class mail prior to filing this "Notification of Timber Harvest?"**

No

**Estimated Starting Date of Timber Harvesting Operations**

01/27/2022

**Description of Timber Harvest:**

**Objective**

Removal of diseased ash, beech and black birch trees. Select harvest of mature trees

**Treatment**

none

**Amount of forest products to be harvested:**

**Board Feet**

15,000

**Cords**

50

**Cubic Feet**

--

**Tons**

--

**How have the trees to be harvested been designated?**

They have been marked with paint at eye level and at ground level

**Paint Color(s)**

Blue

**Soil, Water, and Inland Wetland Resources**

Crossings/Clearing

**Temporary stream/drainage crossing**

**Temporary wetland crossing**

**Removal of trees in wetlands**

**Removal of trees in upland review area**

Erosion and Sedimentation Control Measure

7

**Installation of water bars**

**Seeding**

**Grading**

**Other (describe below)**

Log Landing Area

**Anti-Tracking Pad**

**Curb Cut**

Roads

**Are new roads, other than skid trails, to be constructed for transport of logs or other activities associated with this harvest?**

No

**Describe in further detail as necessary**

--

**Affidavit**

**I have read and understand the below statement.**

**Electronic Signature [Typed Name of Applicant]**

William Anderson

**Attachments**

No attachments

**History**

Date	Activity
Jan 20, 2022 at 1:31 pm	William Anderson started a draft of Record TH-22-1
Jan 21, 2022 at 8:36 am	William Anderson altered Record TH-22-1, changed ownerEmail from "" to "canyonrun35@yahoo.com"
Jan 21, 2022 at 8:36 am	William Anderson altered Record TH-22-1, changed ownerName from "" to "William Anderson"
Jan 21, 2022 at 8:36 am	William Anderson altered Record TH-22-1, changed ownerPhoneNo from "" to "8608031846"
Jan 21, 2022 at 8:36 am	William Anderson altered Record TH-22-1, changed ownerStreetNo from "" to "77 French Rd"
Jan 21, 2022 at 8:42 am	William Anderson submitted Record TH-22-1
Jan 21, 2022 at 11:06 am	Danielle Palazzini waived payment step Timber Harvest Fee on Record TH-22-1
Jan 21, 2022 at 11:06 am	approval step Application Review was assigned to Barbara Kelly on Record TH-22-1

**Timeline**



Label	Status	Activated	Completed	Assignee	Due Date
Timber Harvest Fee	Waived	Jan 21, 2022 at 8:42 am	Jan 21, 2022 at 11:06 am	-	-
✓ Application Review	Active	Jan 21, 2022 at 11:06 am	-	Barbara Kelly	-
✓ Inland Wetlands Approvals	Inactive	-	-	-	-
📄 Permit Issuances	Inactive	-	-	-	-

NAD 1927

- NOTES  
SURVEY NOTES:
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF SURVEYS AND MAPS ON AUGUST 28, 2019. IT IS A PROPERTY/BOUNDARY SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. THE INTENT OF THIS MAP IS TO DEPICT THE LAND (PARCEL A) CONVEYED TO THE ESTATE OF ELIZABETH CHIEFFO FROM HELEN J. FIANO (140 BIRCH MOUNTAIN RD.) AND THE PROPOSED SEPTIC LEACHING FIELD EASEMENT IN FAVOR OF WILLIAM ANDERSON (77 FRENCH RD.) OTHER BOUNDARY AND SURVEY INFORMATION SHOWN IS BASED ON MAP REFERENCE 13, NO FIELD SURVEY WORK WAS COMPLETED AS PART OF THIS SURVEY
  2. THE PROPERTY IS LOCATED IN AN R-1 ZONE.
  3. THE PROPERTY IS SHOWN ON ASSESSOR'S MAP 16, LOT 97.
  4. THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD A ZONE.
  5. BEARINGS AND COORDINATES ARE BASED ON NAD 27 DATUM.
  6. STREET LINE ON BIRCH MOUNTAIN ROAD WAS RECREATED USING MAP REFERENCE NUMBER 1.
  7. PROPERTY IS SUBJECT TO A RIGHT TO DRAIN IN FAVOR OF THE TOWN OF BOLTON VOLUME 76 PAGE 16.
  8. A PORTION OF THE PROPERTY (4th TRACT, VOLUME 39, PAGE 89) MAYBE TOGETHER WITH SUCH RIGHTS OF WAY AS MAY EXIST.

APPROXIMATE PROPERTY LINE PER RECENTLY OBTAINED UNRECORDED MAP REFERENCE 12 DASHED LINES SHOWN WERE ESTABLISHED BY THE SURVEYOR OF THIS MAP IN AN ATTEMPT TO SATISFY DEED CALLS FOR ACREAGE

- REFERENCE MADE TO THE FOLLOWING MAPS:
1. PROPOSED SUBDIVISION ESTATE ANTHONY FIANO TINKER POND ROAD BIRCH MOUNTAIN ROAD - BOLTON, CONN. SCALE: 1"=100 FT. DATE: AUG. 15, 1979 ALFORD ASSOCIATES CIVIL ENGINEERS WINDSOR, CONNECTICUT.
  2. PREPARED FOR ENRICO M. & JOAN C. FIANO BIRCH MOUNTAIN ROAD BOLTON, CONN. SCALE: AS NOTED DATE: OCT. 28, 1985 ALFORD ASSOCIATES CIVIL ENGINEERS WINDSOR, CONNECTICUT REVISED TO 4/10/88.
  3. FINAL SUBDIVISION PLAN FIANO HEIGHTS SECTION IV PREPARED FOR LAWRENCE FIANO BIRCH MOUNTAIN ROAD BOLTON, CONN. SCALE: 1"=40 FT. DATE: JUNE 13, 1986 SHEET 2 AND SHEET 3 ALFORD ASSOCIATES CIVIL ENGINEERS WINDSOR, CONNECTICUT REVISED TO 5/13/87.
  4. BOUNDARY SURVEY BRODAS' PROPERTY BIRCH MT. RD. BOLTON, CT. SCALE 1"=40' DATE: JULY 30, 1988 MAP PREPARED FOR: ELAINE & FRED BARBERO 146 BIRCH MOUNTAIN ROAD BOLTON, CONNECTICUT 06043 RONALD A. HEIM R.L.S. DRAWING NUMBER 880427
  5. PROPERTY OF CHARLES AND SANDRA BRODA BIRCH MOUNTAIN ROAD BOLTON ROAD SCALE 1"=50' JULY 25, 1946 HAYDON L. GRISWOLD C.E.
  6. LAND OF RICHARD P. MORRA TINKER POND ROAD BOLTON SCALE 1"=100' RALPH E. ZAHNER L.S. #9680 JAN. 16, 1980 REVISED 2-4-83.
  7. PLAN PREPARED FOR PETER MORRA SUBDIVISION - LOT B-3 20 TINKER POND ROAD BOLTON, CONN. SUBDIVISION & SITE DEVELOPMENT PLAN SCALE: 1"=40' DATE: 10-30-1996 JOB NO. 93110 ACAD: 93110.DWG SHEET NO. 1 OF 2 MEEHAN & GOODIN ENGINEERS-SURVEYORS, P.C. REVISED TO 11-15-1996.
  8. WESTRIDGE TINKER POND ROAD BOLTON, CONNECTICUT SHEET 1 OF 5 SCALE 1"=100' DATE 05/18/77; REVISED 08/13/77 RICHARD F. MIHOK ASSOCIATES CONSULTING ENGINEERS.
  9. PARCEL 'A', 'B' & 'C' FRENCH ROAD PREPARED FOR LUISA PARREIRA BOLTON, CONN DATE: 12-4-97 SCALE: 1"=100' MAP NP. 49-89-1B MEGGSON & HEAGLE CIVIL ENGINEERS & LAND SURVEYORS.
  10. PLAN PREPARED FOR WILLIAM ANDERSON WEST OF FRENCH ROAD BOLTON, CT. BOUNDARY SURVEY SCALE: 1"=100' DATE: 8/3/2010 FILE NO. 290046 SHEET 1 OF 1 HOLMES & HENRY ASSOCIATES LLC CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS REVISED TO 8/30/12. (NOT ON FILE ON THE TOWN OF BOLTON LAND RECORDS)
  11. MAP SHOWING LAND TO BE ACQUIRED BY THE TOWN OF BOLTON FROM ANTHONY AND ELIZABETH FIANO ON BIRCH MOUNTAIN ROAD SCALE 1"=40' JULY 1934 ACREAGE = 2/10 ACRES.
  12. PROPERTY OF ESTATE OF ANTHONY FIANO SHEET NO. 1 OF 2 BIRCH MTN. & TINKER POND RDS - BOLTON, CONN. W.M. ALFORD CIVIL ENGINEER WINDSOR, CONN. SCALE: 1 IN. = 100 FT. DATE: JULY, 1964. (NOT ON FILE ON THE TOWN OF BOLTON LAND RECORDS)
  13. PLAN PREPARED FOR ESTATE OF ELIZABETH CHIEFFO 134 BIRCH MOUNTAIN ROAD BOLTON, CT. PROPERTY/BOUNDARY SURVEY SCALE: 1"=100' DATE: 2/17/2015 FILE NO. 34026 SHEET 1 OF 1 HOLMES AND HENRY ASSOCIATES LLC. CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS 2179 BOSTON TURNPIKE 860-742-0340 COVENTRY, CT. 06238
  14. PLAN PREPARED FOR HELEN J FIANO 140 BIRCH MOUNTAIN ROAD BOLTON, CT. LOT LINE MODIFICATION PLAN SCALE: 1"=40' DATE: 02/14/2019 FILE NO. 2018-95 SHEET 1 OF 1 BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875 REVISIONS 10/9/2019

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION. \*CALL BEFORE YOU DIG (1-800-922-4455)\*

PLAN PREPARED FOR			
ESTATE OF ELIZABETH CHIEFFO			
134 BIRCH MOUNTAIN ROAD		BOLTON, CT.	
PROPERTY/BOUNDARY SURVEY			
SCALE: 1"=100'	DATE: 2/17/2015	FILE NO. 34026	SHEET: 1 OF 1
<b>BUSHNELL ASSOCIATES LLC.</b>			
CIVIL ENGINEERING AND LAND SURVEYING			
563 WOODBRIDGE STREET		MANCHESTER, CT. 06042	
860-643-7875			
REVISIONS:			

LAND TO BE CONVEYED TO WILLIAM ANDERSON AND COMBINED WITH 77 FRENCH RD.  
1,135,543 SQ. FT.  
26.07 Acres

TOTAL LOT AREA  
1,994,557 SQ. FT.  
45.79 ACRES

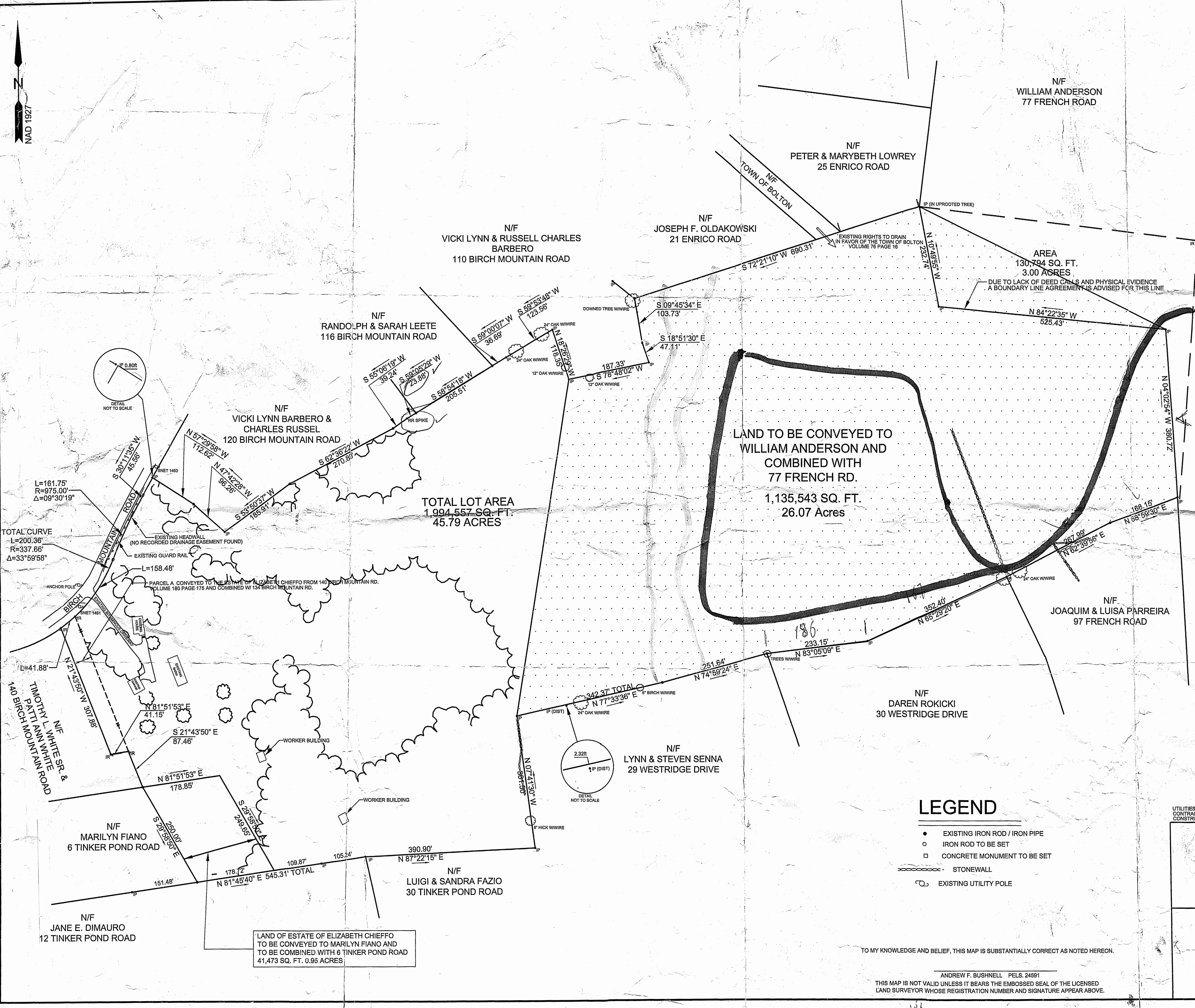
LAND OF ESTATE OF ELIZABETH CHIEFFO TO BE CONVEYED TO MARILYN FIANO AND TO BE COMBINED WITH 6 TINKER POND ROAD 41,473 SQ. FT. 0.95 ACRES

**LEGEND**

- EXISTING IRON ROD / IRON PIPE
- IRON ROD TO BE SET
- CONCRETE MONUMENT TO BE SET
- STONEWALL
- EXISTING UTILITY POLE

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ANDREW F. BUSHNELL P.E.L.S. 24591  
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.



LYNN & RUSSELL CHARLES  
BARBERO  
0 BIRCH MOUNTAIN ROAD

21 ENRICO ROAD

IN FAVOR OF THE TOWN OF BOLTON  
VOLUME 76 PAGE 16

AREA  
130,794 SQ. FT.  
3.00 ACRES

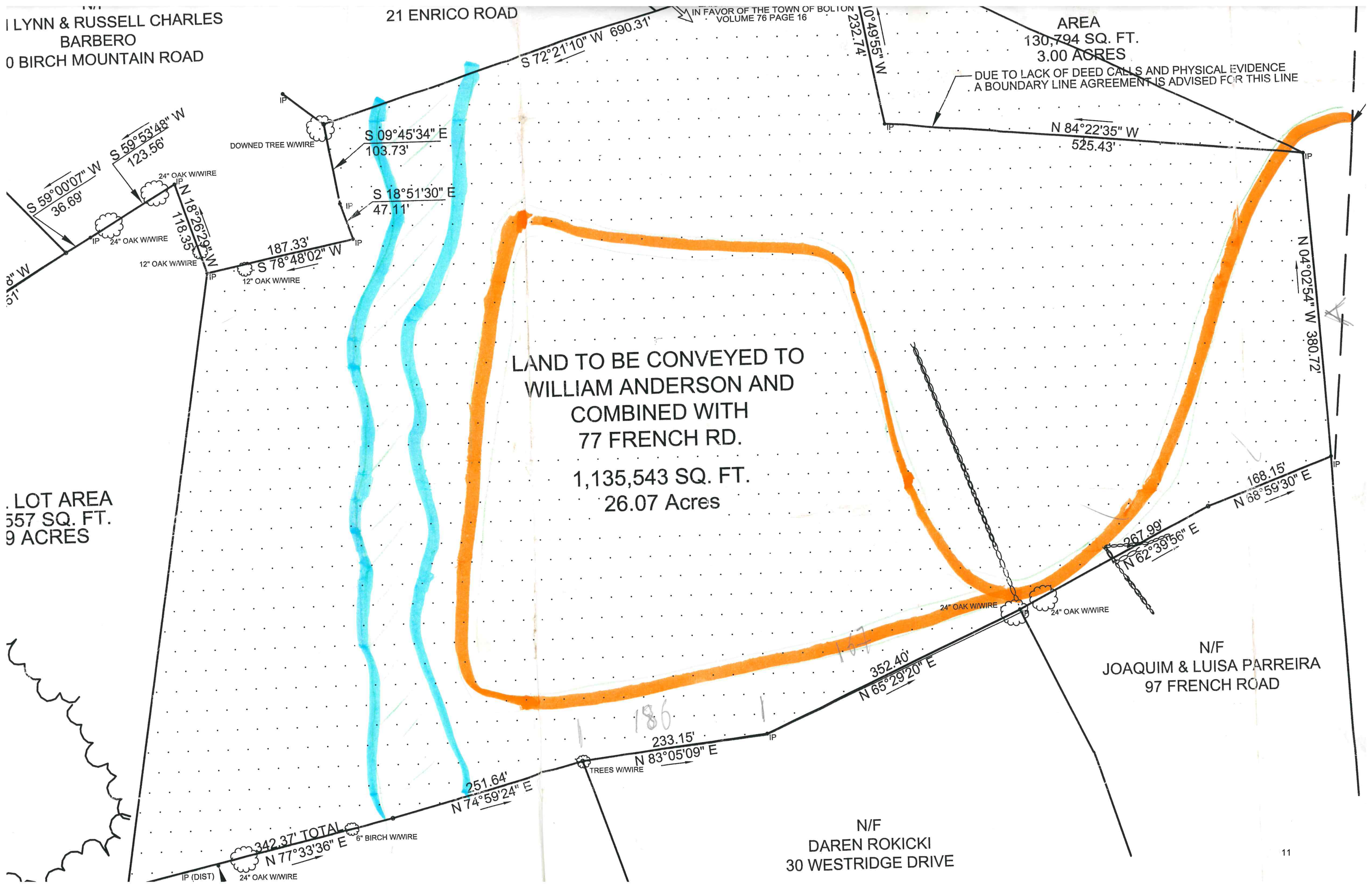
DUE TO LACK OF DEED CALLS AND PHYSICAL EVIDENCE  
A BOUNDARY LINE AGREEMENT IS ADVISED FOR THIS LINE

LOT AREA  
557 SQ. FT.  
9 ACRES

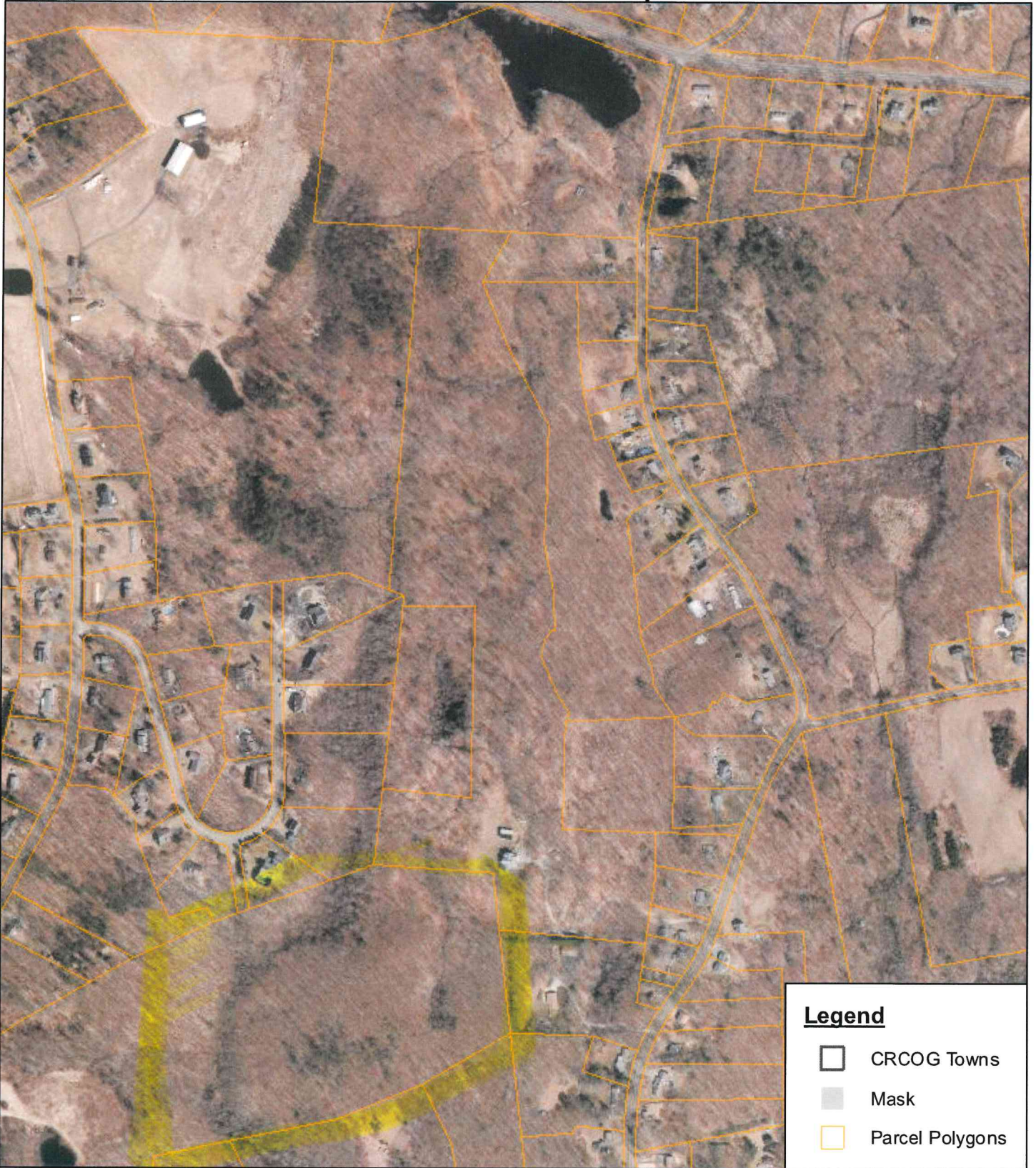
LAND TO BE CONVEYED TO  
WILLIAM ANDERSON AND  
COMBINED WITH  
77 FRENCH RD.  
1,135,543 SQ. FT.  
26.07 Acres

N/F  
JOAQUIM & LUISA PARREIRA  
97 FRENCH ROAD

N/F  
DAREN ROKICKI  
30 WESTRIDGE DRIVE



# ArcGIS Web Map



**CRCOG** **CAPITOL REGION COUNCIL OF GOVERNMENTS**  
*Working together for a better region.*

CRCOG makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Scale  
1:9,028  
Created: 1/21/2022