

**BOLTON INLAND WETLANDS COMMISSION
REGULAR MEETING, MAY 24 2022, 7:00 P.M.
MOTIONS & MINUTES
VIRTUAL**

Loersch called the meeting to order at 7:00 p.m.

		Present	Absent
REGULAR MEMBERS:	Andrew Gordon	X	
	Ross Lally - Chairperson		X
	James Loersch – Vice Chairperson	X	
	Open		
	Open		
ALTERNATE MEMBERS:	Dave Lynn	X	
	Open		
STAFF:	Barbara Kelly	X	

Also present: Amanda Mangene, David Sposito

Lynn was seated.

1. Approval of Agenda

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

By: Gordon

Seconded: Lynn

Voting:

For: Gordon, Loersch, Lynn

Against: None

Abstain: None

2. Public Comment

No one was present to speak.

3. Old Business

A. IWC #2022-3 – 180 Bolton Center Road – New Home Construction

Amanda Mangene & David Sposito were present.

5. Approval of Minutes

A. April 26, 2022 Regular Meeting

Motion: The Bolton Inland Wetlands Commission approves the minutes of the April 26, 2022, Regular Meeting as corrected.

With the following corrections:

- Page 2, second paragraph – change “Natural Resource Service (NRS)” to “Natural Resources Conservation Service (NRCS)” throughout.

By: Loersch

Seconded: Gordon

Voting:

For: Gordon, Loersch, Lynn

Against: None

Abstain: None

6. Wetlands Agent Report

Staff reported:

- She has been keeping up with Bolton wetlands business.
- Inquiries on the town website dealing with general environmental concerns are typically routed to her to answer.
- There has been a working group on the state level to revise and update the 2002 erosion and sediment controls and the 2004 stormwater guidelines. She has been working on these, in particular with the erosion and sediment controls. There have been innovations over the 20 years and recognition of what works and doesn't.
- She had addressed final comments about the new Bolton Vet site although the parcel does not have wetlands.

Loersch: What is happening with the M&M Oil site and the Mobil site?

Staff: M&M Oil is before the PZC. The owner has been working from the road back to clear the debris from the site. The land trust group is taking a look at making a connection from the Hop river Trail to connect with the new business. Not too far from that there is a road crossing that will come from the Nathan Hale Greenway. The Mobil site has had the pavement cut to insert the erosion and sediment controls. The shell of the building is already up.

7. Other

None

8. Adjournment

Motion: The Bolton Inland Wetlands Commission moves to adjourn the meeting at 7:22 p.m.

By: Gordon

Seconded: Lynn

Voting:

For: Gordon, Loersch, Lynn

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.

INLAND WETLAND SUBMISSION

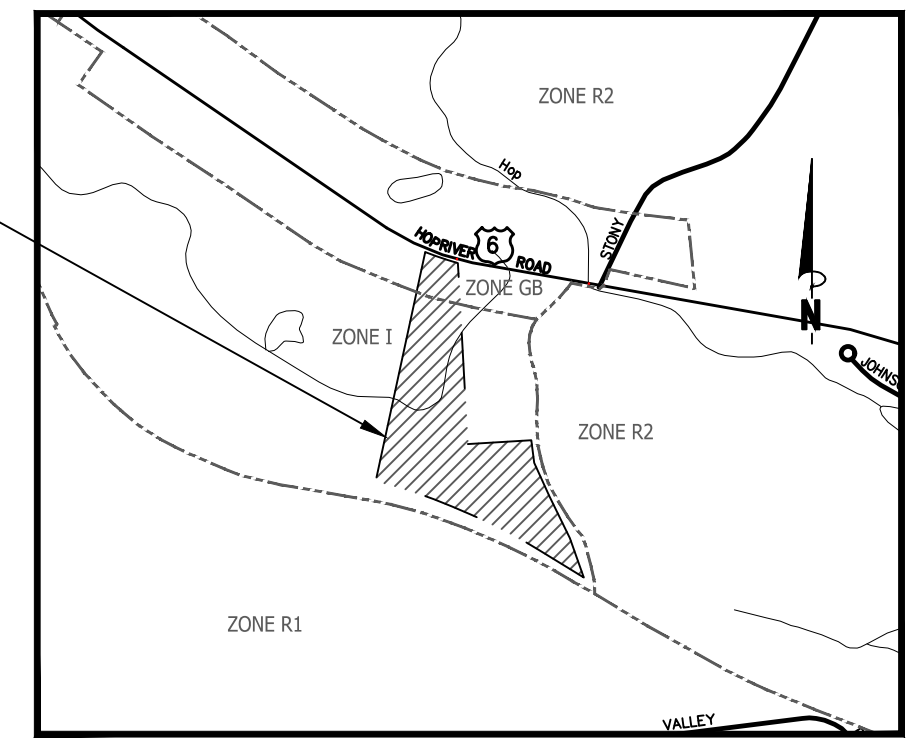
271 HOP RIVER ROAD

PROPOSED CONVENIENCE STORE
271 HOP RIVER ROAD, BOLTON - CONNECTICUT

APPLICANT:
IMS PETROLEUM, LLC

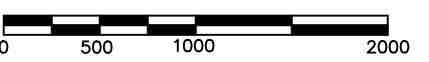
77 JOHNSON RD
N/F
JOHN & FRADERICA JOHNSON MEMORIAL CAMP, INC.
M/B/L: 8/10
V/9/1095
MAILING ADDRESS
287 JAGGER LN
HEBRON, CT 06248

271 Hop River Road
Bolton, Connecticut



Location Map

Scale: 1"=1000'



Legend

EXISTING

- | SYMBOL | DESCRIPTION |
|--------|----------------------------|
| □ | MONUMENT |
| ○ | EX. IP / REBAR |
| ● | DRILL HOLE |
| ○—○ | UTILITY POLE W/ LIGHT |
| — | STONEWALL |
| —x—x— | FENCE LINE |
| —w—w— | WATER VALVE |
| —ohw— | OVERHEAD WIRES |
| --- | PROPERTY LINE |
| --- | ADJACENT PROPERTY LINE |
| --- | INDEX CONTOUR |
| --- | CONTOUR |
| WF-X | WETLANDS BOUNDARY/FLAG |
| --- | MEAN LOW WATER LINE |
| --- | MEAN HIGH WATER LINE |
| --- | HIGH TIDE LINE |
| --- | COUNTY JURISDICTIONAL LINE |
| --- | ZONE LINE |
| --- | EASEMENT LINE |
| --- | BUILDING SETBACK LINE |
| W | EXISTING WATER LINE |
| SS | EXISTING SEWER LINE |
| N/F | NOW OR FORMERLY |
| □ | CATCH BASIN |
| (TYP.) | TYPICAL |
| 5.8 | SPOT ELEVATION |
| DH | DRILL HOLE |
| (POB) | POINT OF BEGINNING |
| TP1 | TEST PIT |
| P1 | PERCOLATION TEST |
| φ | UTILITY POLE |
| ⊙ | DRAINAGE MANHOLE |
| ⊙ | SEWER MANHOLE |
| ⊙ | HYDRANT |
| ⊙ | WATER SHUTOFF |

PROPOSED

- IRON PIN TO BE SET

Project Description

AN EXISTING AUTO REPAIR SHOP TO BE REMOVED AND REPLACED WITH A CONVENIENCE STORE. EXISTING DEBRIS AREAS ON SITE TO BE CLEANED AND REMOVED. DEBRIS AREAS DEPICTED ON SITE PLAN ARE NOT LIMITED TO CLEAN UP AREAS.

SHEET LIST TABLE

NO.	DESCRIPTION
1 OF 8	COVER SHEET
2 OF 8	EXISTING & DEMOLITION PLAN
3 OF 8	SITE PLAN
4 OF 8	GRADING & UTILITY PLAN
5 OF 8	LANDSCAPING & LIGHTING PLAN
6 OF 8	DETAIL SHEET
7 OF 8	DETAIL SHEET
8 OF 8	DETAIL SHEET

99 HOP RIVER RD
N/F
99 HOP RIVER RD, LLC
M/B/L: 8/107
V/63/622
MAILING ADDRESS
407 1/2 LAUREL DR
FREINDSWOOD DR, TX 77546

STEELES CROSSING ROAD
N/F
STATE OF CONNECTICUT/DEP
M/B/L: 8/112
V/110/576
MAILING ADDRESS
79 ELM ST
HARTFORD, CT 06106

TOOMEY RD
N/F
STATE OF CONNECTICUT
M/B/L: 12/87A
V/47/1061
MAILING ADDRESS
79 ELM ST
HARTFORD, CT 06106

255 HOP RIVER RD
N/F
255 HOP RIVER RD, LLC
M/B/L: 8/105
V/80/774
MAILING ADDRESS
255 HOP RIVER RD
BOLTON, CT 06403

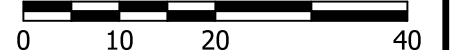
Subject Parcel Information

OWNER: IMS PETROLEUM, LLC
PARCEL ADDRESS: 271 HOP RIVER ROAD, BOLTON, CT 06043
MAILING ADDRESS: 271 HOP RIVER ROAD, BOLTON, CT 06043
MBL: 8/106
DEED: VOLUME 185 PAGE 947
AREA: 639,104.1± SF 14.6± AC
FLOOD ZONE: ZONE X PER FIRM MAP # 09011C0228G
EFFECTIVE DATE: 6/1/1981

Cover Sheet

of
271 Hop River Road
Bolton, Connecticut
Prepared For:
IMS PETROLEUM, LLC
June 15, 2022

DRAWING SCALE: 1"=20'

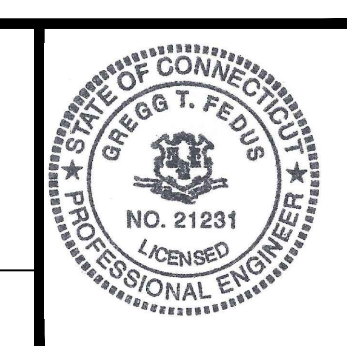


FEDUS ENGINEERING, LLC
CIVIL ENGINEERS
Mailing Address: 70 Essex Street Mystic, Connecticut 06355
Office: (860) 536-7390 Fax: (860) 536-1644

SHEET NO. 1 OF 8 JOB NO. 21-000985 DRAWN BY: CAC

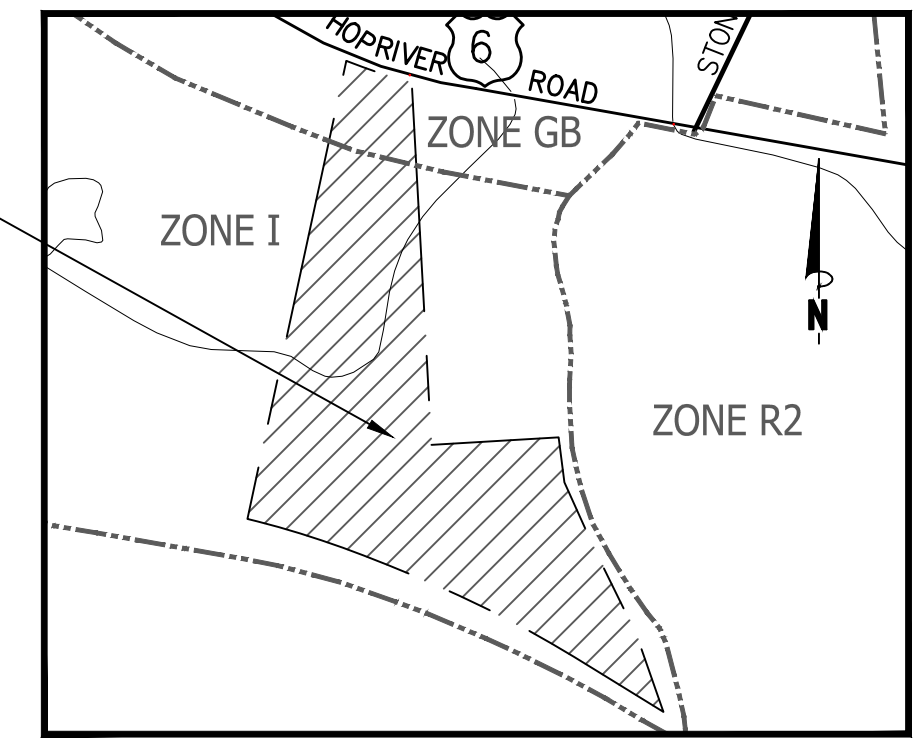
NO.	DATE	REVISIONS

Gregg T. Fedus
Gregg T. Fedus P.E.
CT. License No. 21231

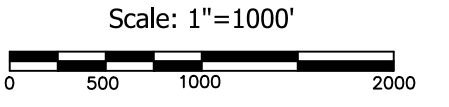


DRAWING CREATED BY: GREGG T. FEDUS, P.E. DATE: 06/15/2022. 271 HOP RIVER ROAD, BOLTON, CONNECTICUT. 06403. 271 HOP RIVER ROAD, BOLTON, CONNECTICUT. 06403.

PLANT LIST				
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE, ROOTS, REMARKS
BP	1	BETULA POPULIFOLIA	GRAY BIRCH	10'-15' TALL
KL	27	KALMIA LATIFOLIA	MOUNTAIN LAUREL	6'-10'



Location Map
Scale: 1"=1000'



Legend

EXISTING	
SYMBOL	DESCRIPTION
□	MONUMENT
○	EX. IP / REBAR
●	DRILL HOLE
○—○	UTILITY POLE W/ LIGHT
—	STONEWALL
—x—x—	FENCE LINE
⊠	WATER VALVE
—ohw—	OVERHEAD WIRES
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- - -	ADJACENT PROPERTY LINE
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(TYP.)	TYPICAL
x5.8	SPOT ELEVATION
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(POB)	POINT OF BEGINNING
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P1	PERCOLATION TEST
⊕	UTILITY POLE
⊙	DRAINAGE MANHOLE
⊙	SEWER MANHOLE
⊕	HYDRANT
⊕	WATER SHUTOFF
PROPOSED	
○	IRON PIN TO BE SET

NOTE:
ALL LIGHTING PHOTOMETRICS WERE DONE BY USING "COOPER PHOTOMETRIC TOOLBOX" FROM COOPER LIGHTING SOLUTIONS.

99 HOP RIVER RD
N/F
99 HOP RIVER RD, LLC
M/B/L: 8/107
V163/625
MAILING ADDRESS
407 1/2 LAUREL DR
FREINDSWOOD DR, TX 77546
(NO DESIGN CONFLICTS)

255 HOP RIVER RD
N/F
255 HOP RIVER RD, LLC
M/B/L: 8/105
V180/774
MAILING ADDRESS
255 HOP RIVER RD
BOLTON, CT 06403
(NO DESIGN CONFLICTS)

Subject Parcel Information
OWNER: IMS PETROLEUM, LLC
PARCEL ADDRESS: 271 HOP RIVER ROAD, BOLTON, CT 06403
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EFFECTIVE DATE: 6/1/1981

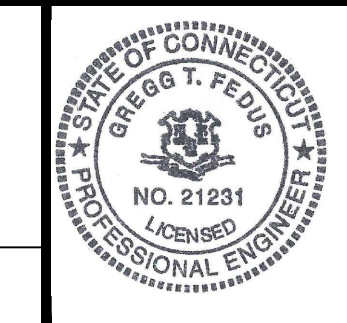
VEGETATIVE TURF ESTABLISHMENT PROCEDURE
SCARIFY ALL AREAS TO BE TOPSOILED AND SEEDED. APPLY A MINIMUM OF 4 INCHES OF TOPSOIL ON ALL AREAS TO BE SEEDED. APPLY GRASS SEED, LIME, FERTILIZER AND MULCH ACCORDING TO THE FOLLOWING SCHEDULE:
PERMANENT SEED MIXTURE:
CREEPING RED FESCUE 2.4 LBS. PER 1,000 SQ. FT.
REDTOP 0.2
TALL FESCUE 2.4
TOTAL 5.0
FERTILIZER:
10-10-10 APPLY AT 7.5 LBS. PER 1,000 SQ. FT.
LIMESTONE:
APPLY AT 150 LBS. PER 1,000 SQ. FT.
MULCHING:
SPREAD HAY OR STRAW OVER ALL AREAS AFTER SEEDING. USE 1 1/2 TO 2 BALES PER 1,000 SQ. FT. TARGET FOR 100% COVERAGE. ANCHOR BY USING NETTING OR TRACKING AS NECESSARY.
SEEDING DATES:
SEEDING DATES IN CONNECTICUT ARE NORMALLY APRIL 1 THROUGH JUNE 15 AND AUGUST 15 THROUGH OCTOBER 1. SEED GERMINATION NORMALLY CANNOT BE EXPECTED FROM NOVEMBER THROUGH FEBRUARY. IF ADEQUATE SEED GERMINATION IS NOT POSSIBLE DUE TO TIME OF YEAR CONSTRAINTS, MULCHING SHALL BE ADEQUATELY PROVIDED TO PROTECT THE SEED FROM WIND AND SURFACE EROSION UNTIL THE WEATHER IMPROVES AND THE SEEDING BECOMES WELL ESTABLISHED.

NO.	DATE	REVISIONS

Landscaping & Lighting Plan
of
271 Hop River Road
Bolton, Connecticut
Prepared For:
IMS PETROLEUM, LLC
January 3, 2022

DRAWING SCALE: 1"=20'
0 10 20 40

Gregg T. Fedus P.E.
CT. License No. 21231



FEDUS ENGINEERING, LLC
CIVIL ENGINEERS
Mailing Address: 70 Essex Street Mystic, Connecticut 06355
Office: (860) 536-7390 Fax: (860) 536-1644

SHEET NO. 5 OF 8 JOB NO. 21-000985 DRAWN BY: CAC

ID	Site Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
08-106	271 HOP RIVER ROAD	M & M OIL LLC	271 HOP RIVER ROAD	BOLTON	CT	06043
08-110	77 JOHNSON ROAD	JOHN & FEDERICA JOHNSON MEMORIAL CAMP INC.	287 JAGER LANE	HEBRON	CT	06248
08-107	299 HOP RIVER ROAD	299 HOP RIVER ROAD LLC	407 1/2 LAREL DRIVE	FRIENDWOOD	TX	077546
08-138	254 HOP RIVER ROAD	ADA ASSOCIATES	8 WEST STREET EXT	ANDOVER	CT	06232
08-112	TOOMEY ROAD	STATE OF CONNECTICUT	79 ELM STREET	HARTFORD	CT	06106
08-108	71 JOHNSON ROAD	ASPINALL MARGARET	71 JOHNSON ROAD	BOLTON	CT	06043
08-132A	HOP RIVER ROAD	STAVENS BROTHETRS INC.	PO BOX 406	WALLINGTON	CT	06279
08-105	255 HOP RIVER ROAD	255 HOP RIVER ROAD LLC	255 HOP RIVER ROAD	BOLTON	CT	06043

IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
PHILADELPHIA PA 19255-0023

Date of this notice: 04-19-2021

Employer Identification Number:
86-3242509

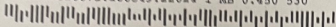
Form: SS-4

Number of this notice: CP 575 G

For assistance you may call us at:
1-800-829-4933

**IF YOU WRITE, ATTACH THE
STUB OF THIS NOTICE.**

000562.328871.188549.22024 1 MB 0.450 530



IMS PETROLEUM LLC
ASIF CHOUDHRY SOLE MBR
96 ROUTE 32
N FRANKLIN CT 06254

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 86-3242509. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, Entity Classification Election, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, Election by a Small Business Corporation. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. This notice is issued only one time and IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.
- * Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is IMSP. You will need to provide this information, along with your EIN, if you file your returns electronically.

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter. Thank you for your cooperation.