

**BOLTON INLAND WETLANDS COMMISSION
REGULAR MEETING, JUNE 28, 2022, 7:00 P.M.
MOTIONS & MINUTES
VIRTUAL**

Lally 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	

Lynn was seated.

1. Approval of Agenda

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

By: Lynn

Seconded: Loersch

Voting:

For: Lally, Loersch, Lynn

Against: None

Abstain: None

2. Public Comment

No one was present to speak.

3. Old Business

None

4. New Business

A. IWC #2022-5; 271 Hop River road; an existing auto repair shop to be removed and replaced with a convenience store

Gregg Fedus, Fedus Engineering, and Nathaniel Fleming were present for the applicant. Fedus: When we were putting together the final plans for PZC the

applicant realized the building was not worth saving and the pumps are too close to the road. We decided to start with a fresh canvas. This is a large lot that backs up to the Hop River Rail Trail. The two curbs cuts on the property will be kept and pulled back onto the property. There will be a new island in the front, seven fueling dispensers, and the building will be pushed back to give adequate parking between the dispensers and the store. Previously the parking was in the back. There will be a drive-thru lane with adequate bypass. A detention basin will take storm water that has been pre-treated. The basin will be 25' from the wetlands. A new well location will be proposed as the EHHD and state Department of Public Health did not like the well so close to the detention basin. There is a new septic location allowing it to be stretched out a little more. The Health District is reviewing the location now. A lot of the debris has been cleared up.

Lally: Heard the agent say there are to be more conversations about the well and septic system with the Health District. There will be a path back to the rail trail.
Fedus: Yes, it is not a bad walk back there. Lally: It will be a good thing to provide snacks for the users of the trail and for the business. This is a good first step in that direction. Fedus: There will be public restrooms, too. Lally: To the west of the fueling station what is the 20' canopy? Fedus: That is the diesel pump which is near to the same location as the previous location. Staff: Looking at both versions of the plans the location of the diesel pump overlays exactly. Lally: Make sure the tailings from the well drilling is properly contained. Fedus: We can put some notes on the plan about that. Loersch: Will there be additional parking for the connection to rail to trails if people want to park there and use the trail. Fedus: We did not plan on that. The intention is really for people already on the trail to get snacks. Any additional parking would be closer to the wetlands.

Staff: Asked the agent to point out the outlet for the stormwater basin? Fedus: The basin will fill up and outlet on a section of weir along the top of the embankment. It will flow in a couple of directions toward the wetlands. He will clarify this on an updated plan. Staff: She did check with Health Department and they have not gotten to do their review. In the northernmost portion the wetlands are not flagged off site. They will be taking a look at how close that is to the surface water. In terms of the trail, Bolton and Coventry are working to have a trail on the other side of Route 6. There will be parking diagonally to the northwest there. If you know where they are likely to require bridges or crossings you can identify them on the plan and they can be permitting here or they will have to come back for a jurisdictional ruling. In the landscaping plan perhaps the owner will consider installing a bike rack and a bench or flat top rocks if someone comes down from the to purchase a snack or use the rest rooms. Fedus: We will look at installing a bike rack. And in Connecticut filling stations have to provide free air. Lally: These amenities will make the convenience store a bit more bike friendly. Loersch: Stay respectful of the wetlands. As you go further back you get closer to the wetlands.

5. Approval of Minutes

A. May 24, 2022 Regular Meeting

Motion: The Bolton Inland Wetlands Commission approves the minutes of the May 24, 2022, Regular Meeting as presented.

By: Loersch

Seconded: Lynn

Voting:

For: Loersch, Lynn

Against: None

Abstain: Lally

6. Wetlands Agent Report

Staff reported:

- She saw the property transfers in the paper for Williams Road and Route 44. We should be seeing activity for the construction of the new Bolton Vet Hospital.
- The IWA was granted the permit for 180 Bolton Center Road but there has been no activity there. She traded phone messages with an abutter asking why they were not notified. She explained the reason through email and has not heard back.
- Yesterday she and Jim Rupert met onsite at 65 Shoddy Mill Road with a trustee for the mortgage on the property. They are looking to clear up the situation there. The wetlands impact is over three years old. They understand the scope after talking through the process. This is new ground for the trustee. Staff feels this should be handled through court order rather than with permits. She suggested they might want to contact a soil scientist to look at the remediation. The slope the bank that was cut away was really steep. It is obvious that if was cut too steep and is not stable. The surface of the fill area has been vegetated by Mother Nature. She encouraged them to do the remediation sooner rather than later. There is still equipment and lots of vehicles on the edge of the wetlands. The trustee is feeling there is a need to preserve the assets.

7. Other

None

8. Adjournment

Motion: The Bolton Inland Wetlands Commission moves to adjourn the meeting at 7:41 p.m.

By: Lynn

Seconded: Loersch

Voting:

For: Lally, 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.