

**BOLTON INLAND WETLANDS COMMISSION  
REGULAR MEETING  
TUESDAY, August 22, 2023, 7:00 P.M.  
MOTIONS & MINUTES  
VIRTUAL**

Lally called the meeting to order at 7:00pm.

		<b>Present</b>	<b>Absent</b>
REGULAR MEMBERS:	Andrew Gordon		X
	Ross Lally – Chairperson	X	
	James Loersch – Vice Chairperson	X	
	David Lynn	X	
ALTERNATIVE MEMBERS:	Diane Denunzio		X
	Michael McDonnell*	X	
STAFF:	Cameron Covill	X	

\*Michael McDonnell joined late at 7:19pm.

**1. Approval of Agenda**

**Motion:** The Bolton Inland Wetlands Commission moves to accept the agenda as presented.

By: Loersch                      Seconded: Lynn

For: Loersch, Lynn, Lally

Against: None

Abstain: None

**2. Public Comment**

No one was present to speak.

**3. Old Business:**

None

**4. New Business**

- A. #IW-23-4: WILLIAM PHILLIPS – 1 NOTCH RD – GARAGE/OFFICE BUILDING; EQUIPMENT, PARKING & STORAGE; DRIVEWAY & ASSOCIATED IMPROVEMENTS (PREVIOUSLY ISSUED UNDER PERMIT #C-20-5)

Formerly permitted, then extended, permit extension expired in April of this year, applicant was unaware of this. The applicant must now apply for a new permit. Proposed work includes, "Installation of well, grading and construction of gravel parking, storage and work areas, creation/installation of storm water management infrastructure and construction of associated improvements". None of the proposed work will be different from what was previously permitted. The Wetland Agent and the Commission Chairman met with the property owner earlier today and discussed the project going forward. There is a proposed reinforced concrete pipe on the plans yet to be constructed for the purpose of directing storm flows. The area of this proposed pipe is currently a swale which is eroding. In efforts to stabilize the site while waiting to receive the permit, the Wetland Agent will email the applicant and ask them to install this pipe to reduce erosion potential while work is inactive, and the applicant will remove sediment from the base of the construction entrance and redress the apron, also to reduce erosion. This was discussed with and agreed upon by the applicant during the on-site meeting.

## **5. Approval of Minutes**

A. July 25, 2023, Regular Meeting

**Motion:** The Bolton Inland Wetlands Commission moves to approve the minutes of the July 25, 2023, Regular Meeting.

By: Loersch

Seconded: Lynn

For: Loersch, Lynn, Lally, McDonnell

Against: None

Abstain: None

## **6. Wetlands Agent Report**

- Applications that came to wetlands but are not within 100' of a wetland or watercourse and therefore do not need to come before the Wetlands Commission:
  - 7 Loomis Road
    - Planning application for new 62 years old or older apartments
    - Proposing to build 6 units each 1000 square feet including one bedroom, one full bathroom, kitchen and living room. There will also be a 10' x 10' foot mechanical and storage area and a 10' by 10' covered patio area. Paved parking.
    - No wetlands within 100'
  - 19 Norma's Way
    - Deck rebuild, no wetlands within 100'
- 271 hop river rd- Permit #IW-2022-5
  - New application for building permit to put in the concrete footings for the gas station canopy- signed off noting they keep within the permit parameters
  - Preconstruction meeting on Wednesday morning for the new phase of the project
- 180 Bolton Center Rd- Permit #IW-2022-3
  - Single-family home, new construction
  - Work has continued until a few days ago (7/28/23), but he was asked by zoning and/or board of health for updated plans and did not provide them, so his building permit has been revoked.

- The Agent had a phone conversation with the property owner about this on 7/28 and informed him of this revocation. The site has already been stumped and all vegetation stripped, therefore the soil is bare on the site. The Agent told the applicant to put down hay or temporarily seed the site in accordance with the 2002 Connecticut Guidelines for Erosion and Sediment Control until he can begin work again. This will reduce erosion potential. There are erosion controls that would prevent erosion into the wetlands currently installed, but there is still the potential of wind erosion or sheet/concentrated flow picking up material and carrying it off the site, into the street, swale or catch basins. Following the 2002 Connecticut Guidelines for Erosion and Sediment Control is a condition of the issued Wetland Permit for this project.
  - The Agent sent the applicant an email and had another phone conversation about it on 8/18. Applicant claims he expects the permit to be reinstated “any day now”.
- The Commission asked the Agent to call the applicant again and tell them, per the 8/18 email, to hay the site to aid in reducing erosion until the building permit is reissued. Not meeting this request will put them out of compliance with their Wetland Permit, due to the amount of time the soil has been bare and the conditions of the permit.
- 35 Lakeside Circle- Permit #IW-2023-2
  - Deck rebuild next to Lower Bolton Lake.
  - Work has started and erosion controls are in place. The agent will inspect the work soon following this meeting.
- The Wetland Agent, Commission Chairman and the Land Use Secretary had talks following the expired Notch Road permit to start a list of active permits and keep track of their expiration dates.
  - The Land Use Secretary and the Wetland Agent made an excel document and added the expiration dates to the actual issued permits from the Town’s permitting website. This excel document will serve as a reminder for the Commission and staff of which permits are active and which are expired/about to expire. The Wetland Agent will finish the document with added details and distribute it to the Commissioners.
  - A reminder was added via the website to remind the applicant before their permit expires. The Commission agreed upon a time of 3 months before the permit expiration for this reminder, giving the applicant time to get an extension or rework plans for a new permit if needed.
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**7. Other**

Upcoming Connecticut Association of Conservation and Inland Wetland Commissions (CACIWC) annual meeting will be November 11<sup>th</sup>, 2023. The location of the meeting is not known yet, but all Commissioners and staff are encouraged to attend.

**8. Adjournment**

**Motion:** The Bolton Inland Wetlands Commission moves to adjourn the meeting at 7:58pm.

By: Lynn

Seconded: Loersch

For: Loersch, Lynn, Lally, McDonnell

Against: None

Abstain: None

Respectfully submitted,

*Cameron J. Covill*

Cameron J. Covill

IWC Agent

PLEASE SEE THE MINUTES OF SUBSEQUENT MEETINGS FOR THE  
APPROVAL OF THESE MINUTES AND ANY CORRECTIONS HERETO