

**BOLTON INLAND WETLANDS COMMISSION**  
**REGULAR MEETING**  
**December 19, 2023 AT 7:00 PM**  
**VIRTUAL MEETING VIA ZOOM WEBSITE PLATFORM**  
**MINUTES**

**Regular Members Present:** Ross Lally – Chair, James Loersch – Vice Chair, Diane Denunzio

**Alternate Member Present:** Michael McDonnell

**Staff Present:** Cameron Covill

**Others Present:** Charlene Smith, Nicholas Lulick

**Absent:** Andrew Gordon, David Lynn

**R. Lally called this meeting to order at 7:00 PM.**

**R. Lally seated M. McDonnell as a voting member.**

**1) Approval of Agenda:**

J. Loersch MOVED to approve the agenda, D. Denunzio SECONDED. By roll call vote, passes UNANIMOUSLY 4:0:0.

**2) Public Comment:**

Members of the public introduced themselves to the commissioners.

**3) Old Business:**

**A. #IW-23-8: Charlene Smith – 9 Lyman Rd – Building a 24 X 24 Detached 2 Bay Garage:**

Proposed detached garage, foundation, and gravel driveway in the Upland Review Area. Received updated plans from the contractor showing the proposed erosion controls. Increased from 24' x 24' to 26' x 26' but also now 5' further from the wetlands boundary from 25' to now 30'. This increase in footprint was due to bringing the originally proposed stairway that was on the outside of the garage to the inside. The proposed garage driveway is 10' from the septic leaching field. Mr. Lulick, contractor for the applicants, stated that he contacted the Town Sanitarian, Thad King, per Mr. Covill's instructions and that Mr. King said it would be acceptable. Chairperson Ross Lally noted that the applicants incorporated all of the Commission's concerns from the last meeting into this updated plan and addressed those concerns adequately.

J. Loersch MOVED to approve the plans as presented with standard conditions, DISCUSSION: Mr. Covill notes that the new Connecticut Erosion and Sediment Control Guidelines have been released and are in effect, so the standard condition to abide by the 2002 Guidelines for Erosion and Sedimentation Control should be updated to abide by the 2023 Guidelines, M. McDonnell

SECONDED this motion with the amendment presented by Mr. Covill. By roll call vote, passes UNANIMOUSLY 4:0:0.

#### **4) New Business:**

None.

#### **5) Approval of Minutes:**

##### **A. November 28, 2023, Regular Meeting Minutes**

Mr. Covill notes that in the beginning of Item 6 in the Minutes from November 28, 2023, "Agent Report", first sentence, 271 Hop River Road permit number is 2022-5 not 222-5.

D. Denunzio MOVED to approve the November 28, 2023, Regular Meeting Minutes with the correction noted above, J. Loersch SECONDED. By roll call vote, passes UNANIMOUSLY 4:0:0.

#### **6) Wetland Agent Report**

C. Covill reported that he has been in contact with contractors and owners at 271 Hop River Road, Gas Station – Permit #2022-5. The contractor received the go-ahead from the owner and got dumpsters to resume the clean-up efforts, they had a timeline to remove most of the debris before the date of the meeting. There was a question of what to do with some of the materials, of which some things needed to be tested before moving so they know what to do with it per CT DEEP's instructions, and that may affect the timeline of the clean-up efforts. Mr. Covill told them that was fine. There are some bituminous millings and larger debris (i.e. a tractor trailer) farther back on the site that the contractor told Mr. Covill they was unsure if some of it is on their site or the neighbors. Mr. Covill states that he told the contractor to continue the clean up as they've been doing, consult with the project's Environmental Professional, (who was to be retained per the Wetland Permit) as needed, and consult with surveyors for any questions about the property line. D. Denunzio asks how further dumping can be prevented in this area. Mr. Covill and Mr. Lally state that this dumping is likely historical from the last owner(s) of the property and that the construction fence that is up around the site, along with the proximity to the busy road, will likely deter further dumping.

C. Covill reported 1 Notch Rd has remained compliant with their permit. R. Lally notes that material has been brought in to be spread for additional grading, but no material on-site has been removed. R. Lally asks Mr. Covill to follow up and schedule a site visit in the following week, to which Mr. Covill agrees.

D. Denunzio had to leave the meeting at approximately 7:45 PM.

R. Lally notes that 180 Bolton Center Road has resumed work and they appear to be excavating the foundation. Mr. Covill notes that he received an inquiry from a concerned citizen about the state of the erosion controls for that site a week prior to the meeting, and that Mr. Covill

contacted the contractors using the site asking them to repair the silt fencing. He received an email back stating that the erosion controls would be functioning as intended before the rain which was predicted last week. Mr. Covill will follow up with a site visit to assess the work that's going on and the adequacy of the erosion controls.

C. Covill reported that an application for a septic repair will be forthcoming at 199 Hebron Road. The owners and contractors have not yet submitted an application but Mr. Covill has been in contact with the Town Sanitarian about it. Mr. Covill shared his screen and pulled up the town GIS to show the property and the wetlands map layer. R. Lally noted that Mr. Covill can send him the plans when they arrive and delegate the approval to Mr. Covill so the septic system can be replaced as quickly as possible, as long as the proposed work is not in the wetlands.

**7) Other:**

None.

**8) Adjournment:**

M. McDonnell MOVES to adjourn the meeting at 8:00 PM, J. Loersch SECONDED. By roll call vote, passes UNANIMOUSLY 3:0:0.

Respectfully submitted by Cameron J. Covill, Duly Authorized Wetland Agent

*Cameron J. Covill*

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

SEE ATTACHMENTS UNDER SEPARATE COVER.



### IW-24-1

Inland Wetlands

Status: Active

Submitted On: 2/27/2024

### Primary Location

33 KEENEY DR  
BOLTON, CT 06043

### Owner

33 KEENEY DR BOLTON, CT  
06043

### Applicant

Bolton DPW

sbailey@boltonct.gov

## Internal Use

Conditions

Petition Received?

—

Date Received

—

Date of Newspaper Publication of  
Inland/Wetlands Commission Action

—

Summary of Inland/Wetlands Commission Action

Bond Required?

—

## Additional Applicant Info

**Applicant Type\***

Other

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## Permit Info

**Type of Application\***

New Application

**Permit For\***

Administrative Wetlands

**Occupancy Type\***

Town of Bolton

**Lots**

—

**Work Description\* ?**

Due to old age and the invasion of tree roots, the town is the replacing the discharge pipe in the existing catch basin between 33 and 35 Keeney Dr. If the catch basin is determined to be in a compromised condition, that will be replaced as well. Hay bales will be placed at the lake's edge. Will seed and curlex the disturbed area.

**Development Title**

**🔒 Comments**

Distance from Inland Wetlands and Watercourses:

Proposed Distance

Requested Distance

—

—

### Wetland / Watercourses Project Information

Size of Subject Property (acres)

Total area of wetlands to be affected by the activity (acres)

0.26

0

Open water body altered (acres)

Stream alternation (linear feet)

0

0

Buffer/upland area altered (acres)

Area of wetlands/watercourses restored, enhanced, or created (acres)

0.004

0

Described how the proposed activity affects wetlands, watercourses, and the regulated areas.

ground disturbance, possible silt in water body

Described measures that will be taken to minimize the impact on wetlands, watercourses, and the regulated areas.

silt fence, hay bales and disturbed area will be covered in Curlex III

Is there a Conservation or Preservation Restriction on the Property?

Is this an activity associated with a use for which you intend to apply to the Planning & Zoning Commission?

—

No

Please read and check the following statements. By checking these boxes, you agree to abide by the statutes and ordinances of the Town of Bolton and the State of Connecticut.

I understand that the Commission may require additional information at any time during the review of the application as described in Section 7.6 of the Inland Wetlands and Watercourses Regulations. \*

The Applicant must ensure that this application is complete and conforms with the Inland Wetlands and Watercourses Regulations (available at the Land Use Office for \$10.00). Ten (10) copies of supporting documents must be provided. The Commission encourages the applicant to discuss any project with the Town Staff and/or the Commission before submitting an application. The Commission requests that applications be submitted at least one week before the meeting. \*

The Agency shall monitor all Bolton wetland and watercourses and have enforcement powers as described in Section 14 of the Inland Wetlands and Watercourses Regulations. The Commission Members and designed agent(s) may make regular inspections upon reasonable notice of all regulated activities to investigate possible violations of the Inland Wetlands and Watercourses Regulations. \*

If this application is filed with the Inland Wetlands Agent under Section 12.1 of the Inland Wetlands and Watercourses Regulations, the Applicant may appeal the Agent's decision according to the process described in section 12.2 of the Inland Wetlands and Watercourses Regulations. \*

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## Attorney Info

Name

Address

City

State

Zip

Phone

Email

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## Engineer Information

Company Name

Engineer Name

Address

City

State

Zip

Phone

Registration #

Insurance Expiration


AOR

—

Email

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## Additional Project Info

 Date of Receipt

 Hearings Commencement Deadline

—

—

 Hearings Completion Deadline

 Decision Deadline

—

—



Total Acreage

Distance to Town Line

—

Extended

Hearing Not Required

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## Attachments



**Keeney Drive Catch Basin Plan.pdf**

Keeney Drive Catch Basin Plan.pdf

Uploaded by Danielle Palazzini on Mar 12, 2024 at 10:48 AM



**ADJACENT LAND OWNERS.pdf**

4. ADJACENT LAND OWNERS.pdf

Uploaded by Danielle Palazzini on Mar 19, 2024 at 8:39 AM

# ArcGIS Web Map



**ADJACENT LAND OWNERS**

SHAPIRO, ANNE

33 KEENEY DR, BOLTON, CT 06043

LOCKWARD, TODD B & MCGROARY EILISA

35 KEENEY DR, BOLTON, CT 06043



## IW-24-2

### Inland Wetlands

Status: Active

Submitted On: 3/15/2024

### Primary Location

109 BIRCH MOUNTAIN RD  
BOLTON, CT 06043

### Owner

Chris & Angela Johnson  
109 BIRCH MTN RD BOLTON,  
CT 06043

### Applicant

Chris Johnson  
 860-993-5498  
 jrnascarnut2@att.net  
 109 Birch Mountain Road  
Bolton, CT 06043

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## Internal Use

### Conditions

### Petition Received?

—

### Date Received

—

### Date of Newspaper Publication of Inland/Wetlands Commission Action

—

### Summary of Inland/Wetlands Commission Action

### Bond Required?

—

## Additional Applicant Info

**Applicant Type\***

Owner

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## Permit Info

**Type of Application\***

New Application

**Permit For\***

Administrative Wetlands

**Occupancy Type\***

Residential Improvements (additional, shed, pool, etc)

**Lots**

–

**Work Description\* ?**

Addition to existing deck

**Development Title**

 **Comments**

Distance from Inland Wetlands and Watercourses:

**Proposed Distance**

–

**Requested Distance**

–

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# Wetland / Watercourses Project Information

Size of Subject Property (acres)

—

Total area of wetlands to be affected by the activity (acres)

—

Open water body altered (acres)

0

Stream alternation (linear feet)

0

Buffer/upland area altered (acres)

—

Area of wetlands/watercourses restored, enhanced, or created (acres)

0

Described how the proposed activity affects wetlands, watercourses, and the regulated areas.

Described measures that will be taken to minimize the impact on wetlands, watercourses, and the regulated areas.

Is there a Conservation or Preservation Restriction on the Property?

—

Is this an activity associated with a use for which you intend to apply to the Planning & Zoning Commission?

—

Please read and check the following statements. By checking these boxes, you agree to abide by the statutes and ordinances of the Town of Bolton and the State of Connecticut.

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## Attorney Info

Name

Address

City

State

Zip

Phone

Email

---

## Engineer Information

Company Name

Engineer Name

Address

City

State

Zip

Phone

Registration #

Insurance Expiration


AOR

—

Email

---

## Additional Project Info

 Date of Receipt

 Hearings Commencement Deadline

—

—

 Hearings Completion Deadline

 Decision Deadline

—

—

Total Acreage

Distance to Town Line

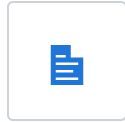
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 Extended

 Hearing Not Required

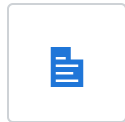
## Attachments



### List of Names and Addresses of Abutting Property Owners

4. Adjacent Land Owners.pdf

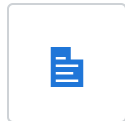
Uploaded by Danielle Palazzini on Mar 18, 2024 at 11:29 AM



### Key Map of Property

PROPOSED1.pdf

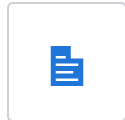
Uploaded by Chris Johnson on Mar 15, 2024 at 12:10 PM



### Proposed.pdf

Proposed.pdf

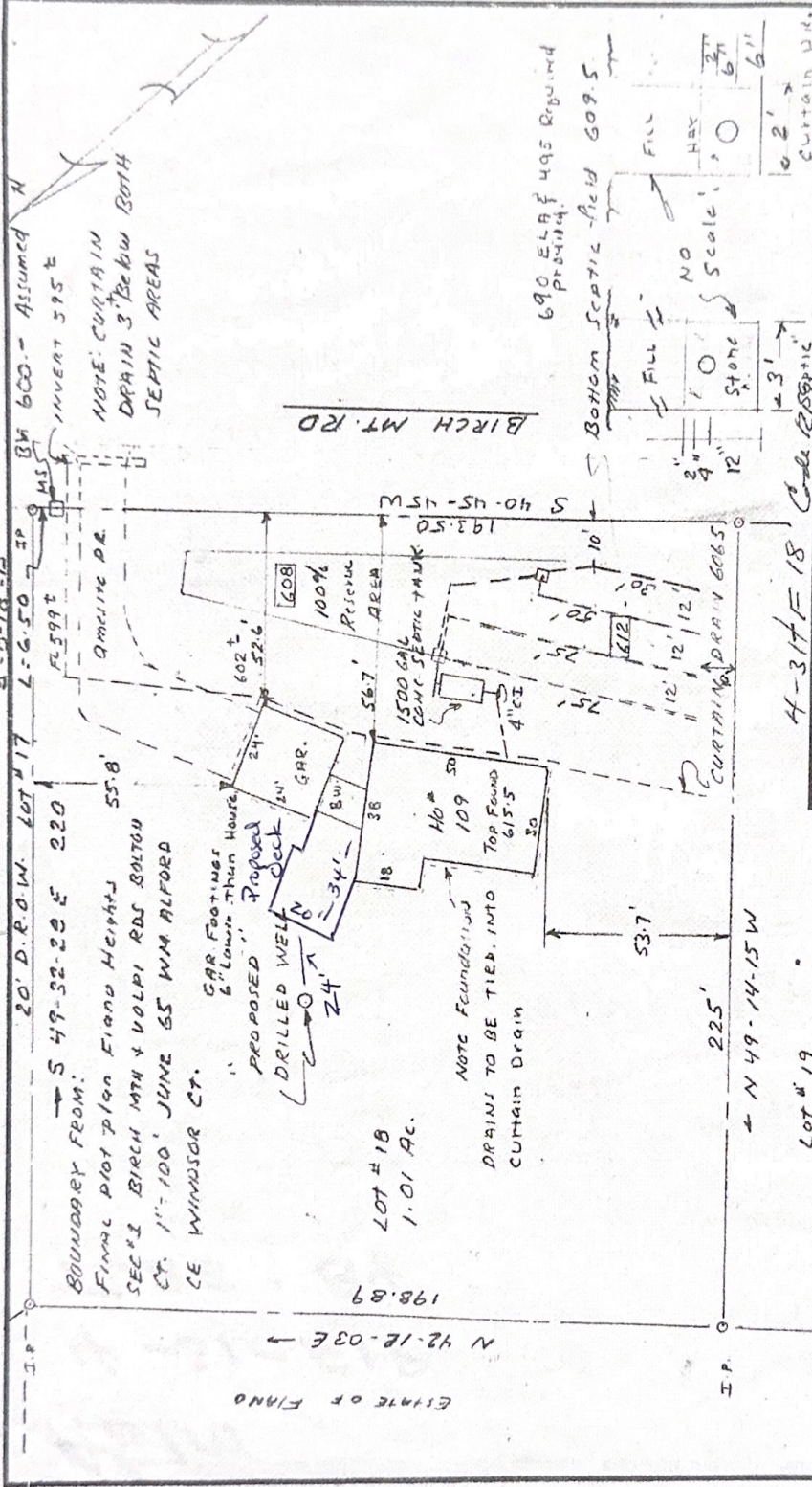
Uploaded by Chris Johnson on Mar 15, 2024 at 12:10 PM



### Plot Plan.pdf

3. Plot Plan.pdf

Uploaded by Danielle Palazzini on Mar 18, 2024 at 9:38 AM



APPROVED BY:		DRAWN BY: RH	
SCALE: 1" = 40'	DATE: 6/3/76	REVISED	
PLOT PLAN - SEPTIC - BLDG LAYOUT			
HO # 109 LOT # 18 BIRCH MT RD. BOLTON CT.			
PROPERTY OF RAJ.P. HEIM - 1469 SILVER LA			
EAST HTFD CT 06118			
DRAWING NUMBER			76-58



BOUNDARY FROM:  
 S 47-52-20 E 220'  
 FINAL PLOT PLAN FINNO HEIGHTS  
 SEC 1 BIRCH MTH & VOLPI RDS BOLTON  
 CT. 1"-100' JUNE 55 WM ALFORD  
 CE WINDSOR CT.

LOT # 18  
 1.01 AC.  
 198.89

NOTE FOUNDATIONS  
 DRAINS TO BE TIED INTO  
 CURTAIN DRAIN

LOT # 19  
 HO # 115  
 M/F HARKEL

4-0-18-13"  
 20' D.P.O.W. LOT # 17  
 L-6-50 3P  
 FL599T  
 9M LINE DR.  
 BH 600.- Assumed  
 INVERT 595 ±

NOTE: CURTAIN  
 DRAIN 3" BELOW BOTH  
 SEPTIC AREAS

690 ELAF 495 Required  
 PROPOSED  
 BOTTOM SEPTIC FIELD 609.5

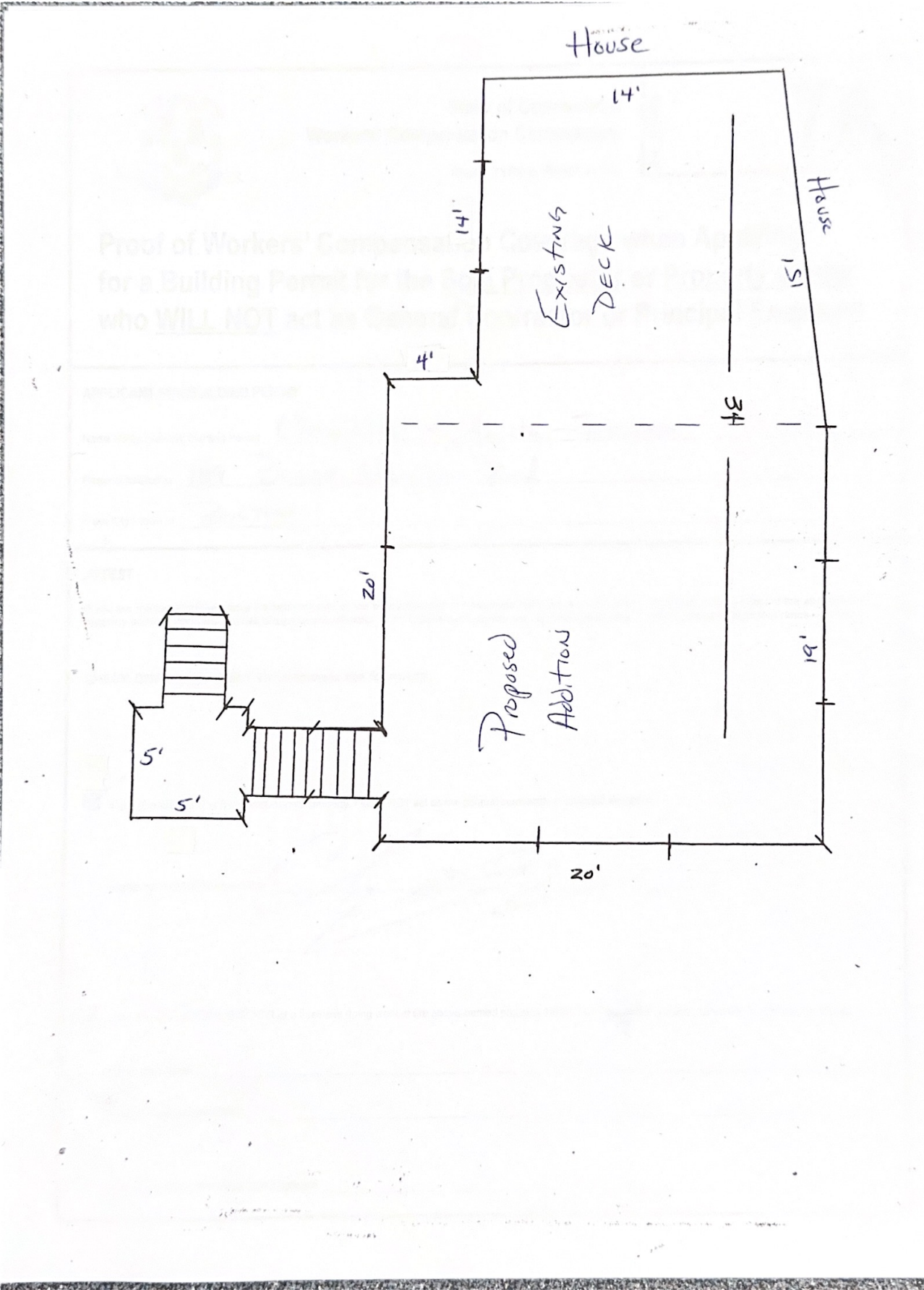
4-317F 18  
 CURTAIN DRAIN 606.5  
 12" 12" 12" 12"  
 4" 4" 4" 4"  
 2" 2" 2" 2"  
 12" 12" 12" 12"  
 6" 6" 6" 6"  
 6" 6" 6" 6"  
 CURTAIN DRAIN

ESTATE OF FINNO  
 N 42-12-03 E →  
 198.89

193.50  
 S 40-45-17 W

53.7'  
 225'  
 N 49-14-15 W

198.89



**Adjacent Land Owners**

ALBANO CHRISTOPHER	11 ELIZABETH RD	BOLTON, CT 06043
COLEMAN WILLIAM E & ANNE G & SURV	115 BIRCH MOUNTAIN RD	BOLTON, CT 06043
TAKSAR DUSTIN	105 BIRCH MOUNTAIN RD	BOLTON, CT 06043
MAZUR TRAVIS & NAOMI & SURV	5 FIANO RD	BOLTON, CT 06043
SMITH JESSICA L	7 ELIZABETH RD	BOLTON, CT 06043