

**BOLTON INLAND WETLANDS COMMISSION
REGULAR MEETING
7:00 P.M., TUESDAY, AUGUST 27, 2024
VIRTUAL MEETING VIA ZOOM**

Inland Wetlands Commission Members Present Via Zoom: Chair Ross Lally, Vice Chair James Loersch, Member David Lynn, Alternate Member Diane DeNunzio (7:04 p.m.), Alternate Member Michael McDonnell (7:02 p.m.) Absent: Andrew Gordon

Staff Present Via Zoom: Wetlands Agent Alyssa Barroso

Staff Present Via Zoom: Board Clerk Mary Johnston

Others Present Via Zoom: Michael Martin, Corey Martin

1. Approval of Agenda

R. Lally opened the meeting at 7:00 p.m.

2. Public Comment

None.

3. Approval of May 21, 2024 Regular Meeting Minutes

J. Loersch MOVED to approve the Minutes. D. Lynn SECONDED. MOTION CARRIED UNANIMOUSLY 5:0:0.

4. Old Business

None.

5. New Business

5a. Informal Discussion with Michael Martin – 310 Hop River Rd – Regarding Proposed Site Work

6. IWC Agent Designation

D. DeNunzio MOVED to approve Alyssa Barroso as the IWC Agent. D. Lynn SECONDED. MOTION CARRIED UNANIMOUSLY 5:0:0.

7. Wetlands Agent Report

8. Other

J. Loersch MOVED to add to the agenda the appointments of Chair and Vice Chair. D. DeNunzio SECONDED. MOTION CARRIED UNANIMOUSLY 5:0:0.

J. Loersch MOVED to keep R. Lally as Chair and J. Loersch as Vice Chair. M. McDonnell SECONDED. MOTION CARRIED UNANIMOUSLY 5:0:0.

3. Adjournment: J. Loersch MOVED to adjourn the meeting at 8:30 p.m. D. Denunzio SECONDED. MOTION CARRIED UNANIMOUSLY 5:0:0.

Respectfully submitted by Mary J. Johnston

Mary J. Johnston

Please see Minutes of subsequent meetings for corrections to these Minutes and any corrections hereto.



IW-24-7

Inland Wetlands

Status: Active

Submitted On: 9/9/2024

Primary Location

1079 BOSTON TPKE
BOLTON, CT 06043

Owner

1079 BOSTON TPKE BOLTON, CT
06043

Applicant

Frederick Davis
 860-966-2790
 fwd.carguy@gmail.com
 1079 Boston Tpke
Bolton, CT 06043

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

Permit Info

Type of Application*

New Application

Permit For*

Administrative Wetlands

Occupancy Type*

Residential (Single Family/Duplex)

Lots

–

Work Description* ?

replacing 24" corrugated metal pipe with a 30" pipe and extending it 32 feet (to 53 feet)

Development Title

🔒 Comments

Distance from Inland Wetlands and Watercourses:

Proposed Distance

20

Requested Distance

–

Wetland / Watercourses Project Information

Size of Subject Property (acres)

3.65

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

53

Open water body altered (acres)

0

Stream alternation (linear feet)

0

Buffer/upland area altered (acres)

52

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

0

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

digging a trench to install the pipe

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

silt fencing, straw, hay bales and rip-rap

Is there a Conservation or Preservation Restriction on the Property?

No

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. *



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

—

Extended

Hearing Not Required

Attachments



List of Names and Addresses of Abutting Property Owners

List of Abutters.pdf

Uploaded by Danielle Palazzini on Sep 9, 2024 at 9:36 AM



Site Plan.pdf

Site Plan.pdf

Uploaded by Danielle Palazzini on Sep 9, 2024 at 9:28 AM

Abutting Properties to 1079 Boston Tpke

BOSTON TURNPIKE ENTERPRISES LLC	530 SILAS DEANE HIGHWAY #209	WETHERSFIELD, CT 06109
1638 TRUST & 1638S TRUST	540 EAST MAIN ST	BRANFORD, CT 06405
RIVERS MATTHEW S & FROST KAREN L	18 FERNWOOD DR	BOLTON, CT 06043
ROBBIATI SARAH J	20 FERNWOOD DR	BOLTON, CT 06043
BOUSFIELD IRMGARD A	22 FERNWOOD DR	BOLTON, CT 06043
LORIA FRANK & TINA M	28 FERNWOOD DR	BOLTON, CT 06043
LARSON DOROTHY S	1071 BOSTON TPKE	BOLTON, CT 06043
DAVIS FREDERICK	1079 BOSTON TPKE	BOLTON, CT 06043
PALUSO JOSEPH J	27 RICHARDSON RD	HEBRON, CT 06248
AMGN LLC	29 FERNWOOD DR	BOLTON, CT 06043



IW-24-8

Inland Wetlands

Status: Active

Submitted On: 9/11/2024

Primary Location

148 BRANDY ST
BOLTON, CT 06043

Owner

Bryan Fairclough
BRANDY ST 148 BOLTON, CT
06043

Applicant

Brayn Fairclough
 860-982-1249
 misterscapes@yahoo.com
 95 Day Street
Newington, CT 06111

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

Permit Info

Type of Application*

New Application

Permit For*

Administrative Wetlands

Occupancy Type*

Residential (Single Family/Duplex)

Lots

–

Work Description* ?

Install an in ground pool and surrounding landscaping in the back yard partially in the upland review area.

Development Title

🔒 Comments

Distance from Inland Wetlands and Watercourses:

Proposed Distance

40

Requested Distance

–

Wetland / Watercourses Project Information

Size of Subject Property (acres)	Total area of wetlands to be affected by the activity (acres)
0.22	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)
0.16	0

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

No affect to wetlands area. All work to be done outside the wetlands. Existing directions of grading will stay the same just elevations will change but stay in a sheet flow not a concentrated flow.

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

Silt fence will be installed and waddles will be installed as needed. Construction fence will be installed at the wetlands line as a do not pass measure during construction. After construction is finished and all disturbed soils have been graded, seeded, planted and established the fence will come down.

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	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.

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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

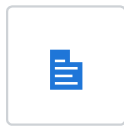
Distance to Town Line

—

Extended

Hearing Not Required

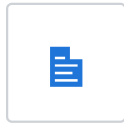
Attachments



List of Names and Addresses of Abutting Property Owners

Abutters List.docx

Uploaded by Brayn Fairclough on Sep 12, 2024 at 3:23 PM



Key Map of Property

148 Brandy St_Survey.pdf

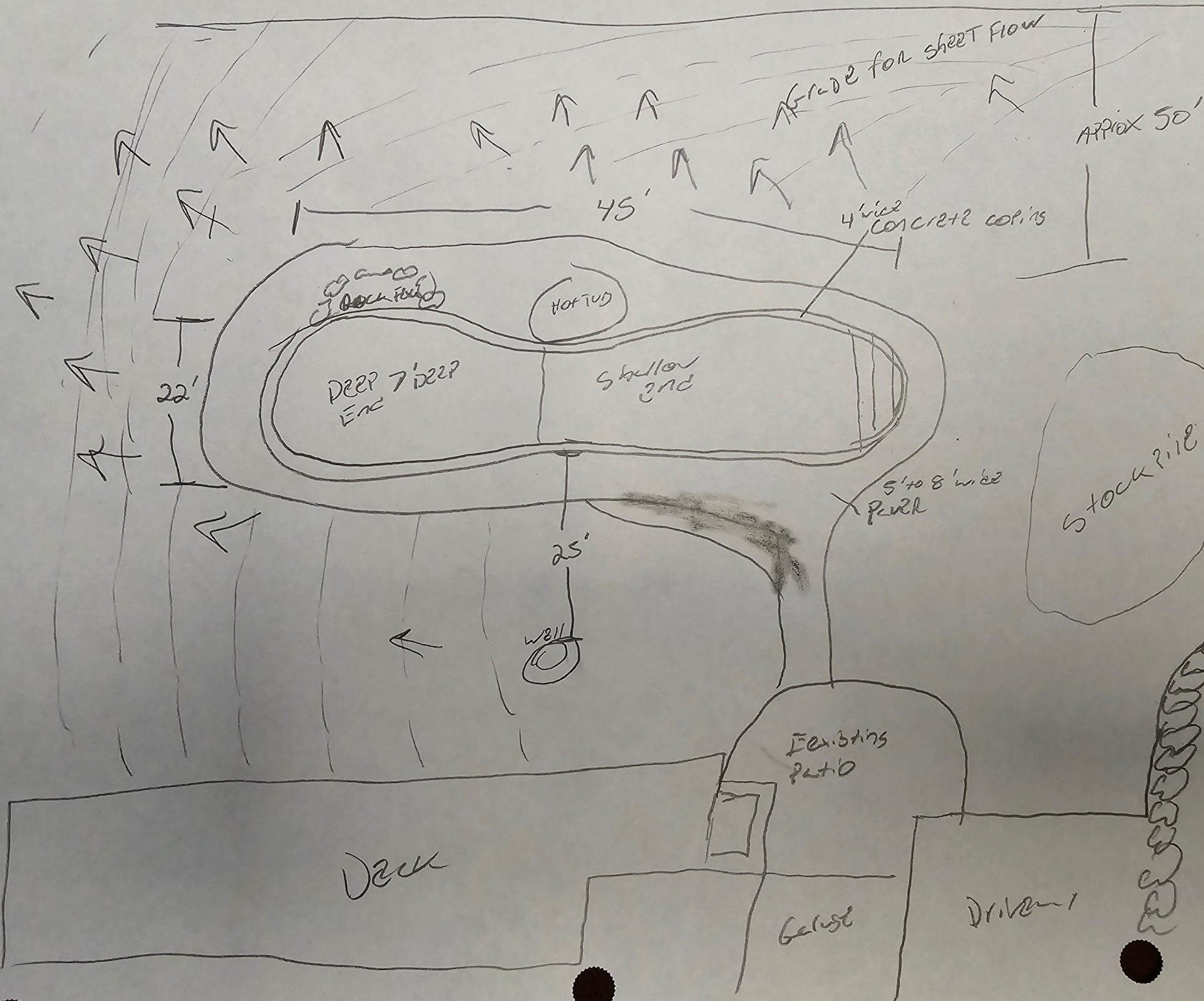
Uploaded by Danielle Palazzini on Sep 19, 2024 at 8:59 AM



20240910_065048.jpg

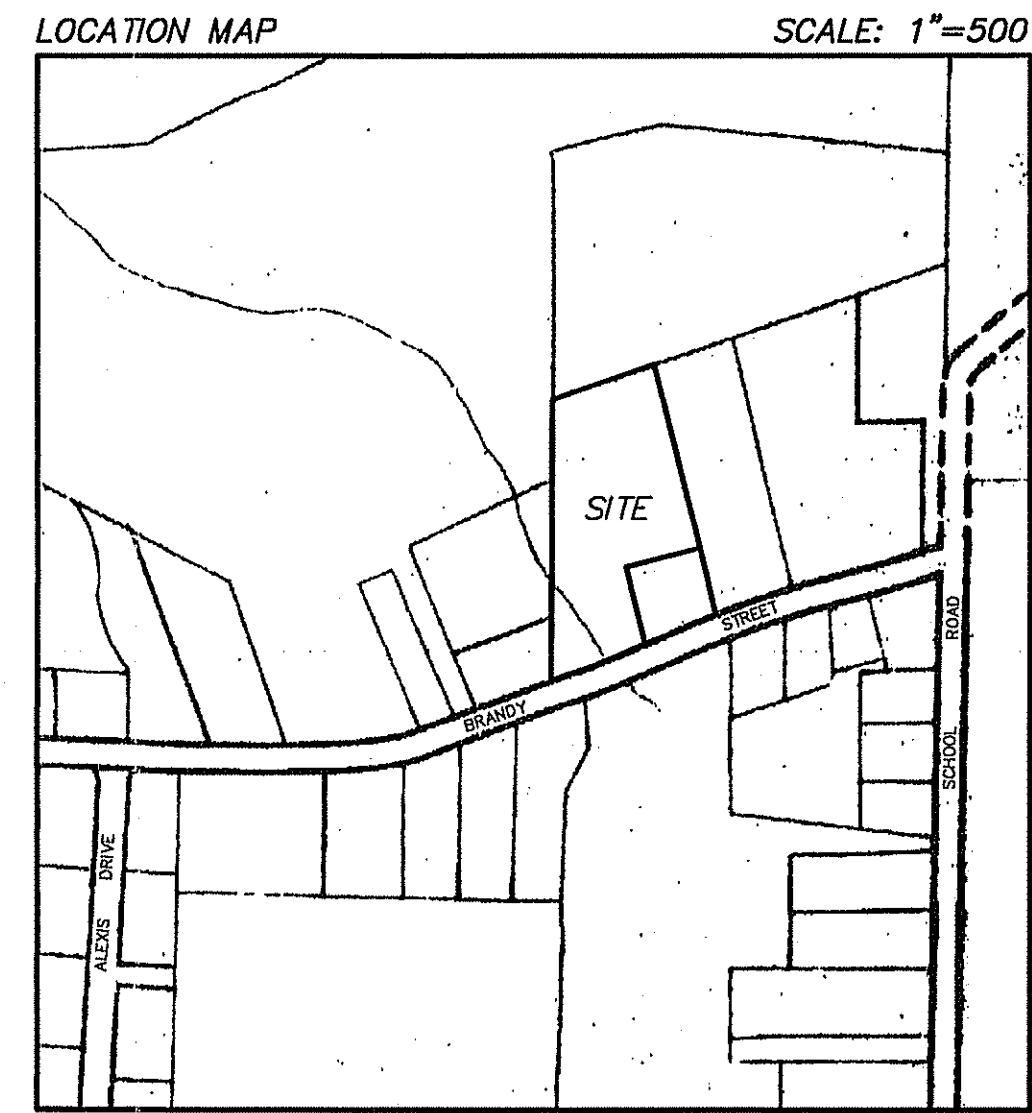
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Uploaded by Brayn Fairclough on Sep 11, 2024 at 10:11 AM

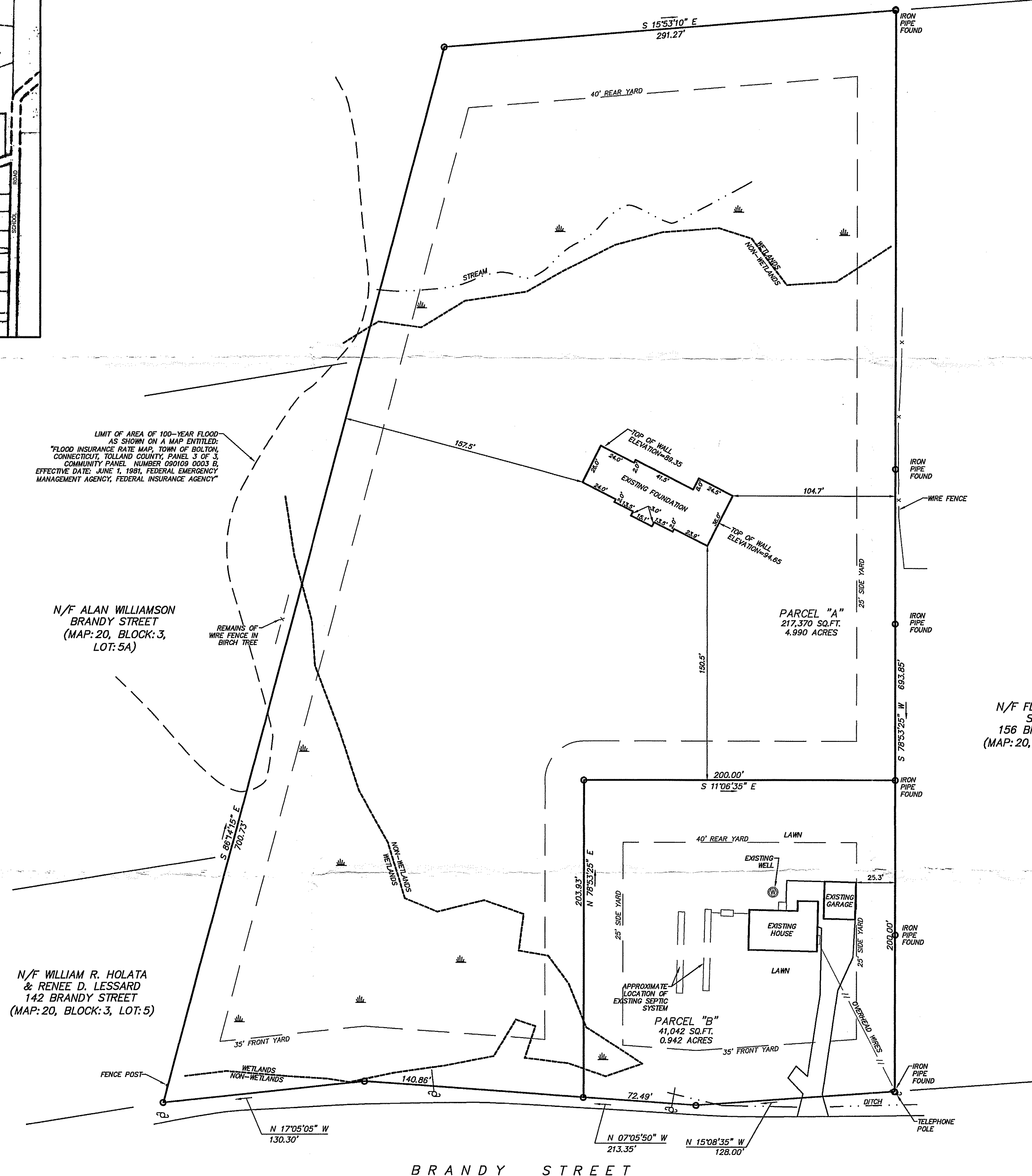


NOTES:

1. THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20 OF THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES- "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO BE USED TO DEPICT THE LOCATION OF THE EXISTING FOUNDATION.
2. THERE ARE NO ZONING VIOLATIONS WITH RESPECT TO THE LOCATION OF THE EXISTING FOUNDATION.



N/F GIULIO BRONDOLO
SCHOOL STREET
(MAP: 20, BLOCK: 3, LOT: 2)



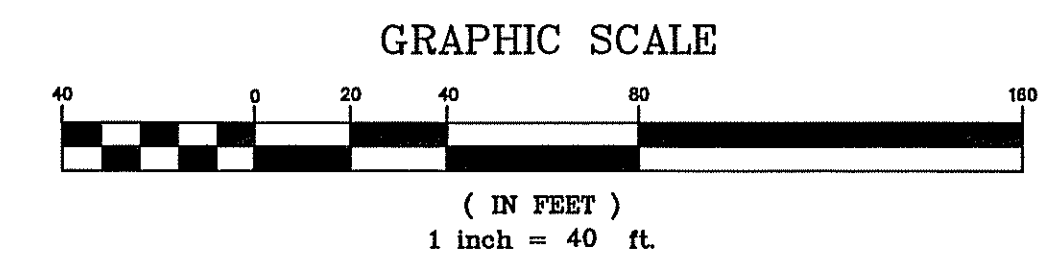
LIMIT OF AREA OF 100-YEAR FLOOD AS SHOWN ON A MAP ENTITLED: "FLOOD INSURANCE RATE MAP, TOWN OF BOLTON, CONNECTICUT, TOLLAND COUNTY, PANEL 3 OF 3, COMMUNITY PANEL NUMBER 020109 0003 B, EFFECTIVE DATE: JUNE 1, 1991, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE AGENCY"

N/F ALAN WILLIAMSON
BRANDY STREET
(MAP: 20, BLOCK: 3, LOT: 5A)

N/F WILLIAM R. HOLATA & RENEE D. LESSARD
142 BRANDY STREET
(MAP: 20, BLOCK: 3, LOT: 5)

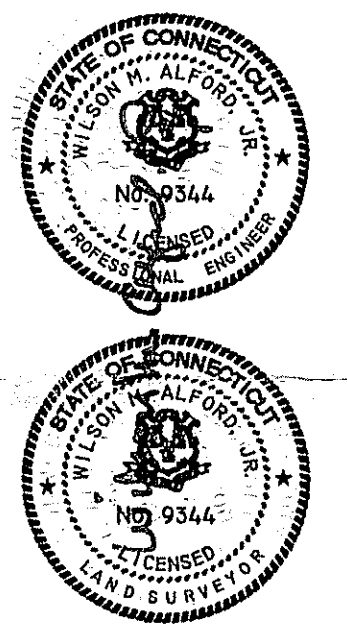
N/F FLORENCE & RIO SCHIAVETTI
156 BRANDY STREET
(MAP: 20, BLOCK: 3, LOT: 3)

THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.



RECEIVED
SEP 5 - 2000
TOWN OF BOLTON
LAND USE DEPARTMENT

DATE	REVISION
1-24-00	REVISED TO SHOW EXISTING FOUNDATION; REVISED TITLE BLOCK
11-8-99	ADDED LINED ENDS TO PROPOSED PIPE
10-20-99	REVISED PROPOSED HOUSE AND SEPTIC; REMOVED FLUME POOL
9-9-99	ADDED NOTES 7, 8 AND 9; LOCATION MAP AND SIGNATURE BLOCK



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL



CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON M. ALFORD, JR., P.E. & L.S.

DATE: AUGUST 23, 1999

SCALE: 1 IN. = 40 FT.

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
ANGELA AND DEREK GREEN
BOLTON, CONNECTICUT
150 BRANDY STREET

Sheet
1 OF 1

148 Brandy Street, Bolton CT Property Abutters List

142 Brandy Street

HOLOTA WILLIAM R & RENEE D
142 BRANDY ST
BOLTON, CT 06043

Vacant Land "Brandy Street"

WILLIAMSON ALAN
46 LYNCH RD
CHAPLIN, CT 06235

Vacant Land "Brandy Street"

BOLTON LAND TRUST INC
38 MAPLE VALLEY ROAD
BOLTON, CT 06043

Vant Land "School Rd"

FAIRCLOUGH BRYAN A
148 BRANDY ST
BOLTON, CT 06043

152 Brandy Street

FOX DUANE A & TORRIE A
152 BRANDY ST
BOLTON, CT 06043

150 Brandy Street

MALIKOV DMITRY & BORODULINA YELENA
150 BRANDY ST
BOLTON, CT 06043