

BOLTON INLAND WETLANDS COMMISSION
REGULAR MEETING
7:00 P.M., TUESDAY, SEPTEMBER 24, 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. Absent Member Michael McDonnell

Staff Present Via Zoom: Wetlands Agent Alyssa Barroso

Staff Present Via Zoom: Board Clerk Mary Johnston

Others Present Via Zoom: Frederick Davis, Bryan Fairclough

1. Approval of Agenda

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

2. Public Comment

None.

3. Approval of August 27, 2024 Meeting Minutes

J. Loersch MOVED to approve the August 27, 2024 Minutes. D. DeNunzio SECONDED. MOTION CARRIED UNANIMOUSLY 5:0:0.

None.

5. New Business

5a. #1W-24-7: Frederick Davis – 1079 Boston Tpke – Replacing 24” Corrugated Metal Pipe with a 30” Pipe and Extending It 32 Feet (for a total of 53 feet).

A. Barroso stated the Town was notified about excavation taking place at this address and explained she visited the site to review. A. Barroso stated F. Davis explained to her the project which has just begun. A. Barroso had advised F. Davis that he should apply for a permit and after F. Davis applied for the permit, A. Barroso revisited the site again and found it was a clean site with no sediment release into the brook. R. Lally stated that technically this is a violation and asked the Commission to understand that the completed work will be covered under the permit. R. Lally pointed out that future work at the site should be included in the permit. F. Davis walked the Commission through the work that has been completed. R. Lally stated that the applicant has done a good job with the work that has been done. R. Lally displayed the site plan with the Commission. R. Lally pointed out that the Commission cannot act on this application because of a 60-day waiting period per state regulations. F. Davis reviewed the site plan with the Commission and answered questions from the Commission. R. Lally encouraged the Commission to visit the site. The Commission felt the applicant did a wonderful job with the project. A. Barroso asked F. Davis to perform additional seeding and haying at the site. This agenda item was moved to the October 22, 2024 meeting for consideration.

5b. #IW-24-8: Bryan Fairclough – 148 Brandy St – Install an In-Ground Pool and Surrounding Landscaping in the Back Yard, Partially in the Upland Review Area

A. Barroso explained to the Commission this applicant is for an inground pool installation. A. Barroso pointed out it will be a saltwater pool and will be 23 ft. by 45 ft. A. Barroso stated there is a significant slope down to the wetlands on the property. A. Barroso stated, after her review, the wetlands were closer than initially thought.

R. Lally asked if clearing of the trees was the only work being proposed in the wetlands. B. Fairclough replied nothing in the wetlands but yes in the Upland Review area. R. Lally asked if a soil scientist formally delineated the wetlands. B. Fairclough explained he and A. Barroso could visually determine the delineation. A. Barroso added there is a wetland delineated line when the A2 survey was done, however, if you follow the line that was done presumably be a soil scientist the line goes through the wetlands. The Commission asked questions about the silt fence and chain link fence location during construction. J. Loersch asked A. Barroso if she was fine with the project to which she replied yes. R. Lally asked about draining the pool. B. Fairclough replied the pool will not need to be drained for a very long time. R. Lally would like the pool drainage process stated in the plan. The Commission agreed with this request. Discussion was held on approving this applicant at this meeting. A. Barroso asked if the 15-day appeal still apply. R. Lally could not answer but assumed that it will apply. The Commission was fine with this approach.

J. Loersch MOVED to delegate approval of this application to the Wetlands Agent with the following conditions: provide new plan, extend silt fence, show dimensions of disturbance, plan for drainage of the pool, Wetlands Agent make regular inspections, erosion/sediment control, and update chain link fence location. D. DeNunzio SECONDED. MOTION CARRIED UNANIMOUSLY 5:0:0.

6. Wetlands Agent Report

A. Barroso gave her report on ongoing projects.

Vacant Lot between 21-31 Vernon Rd.

A. Barroso visited the property today to view the topography of the lot. The owner plans to build a very small house on the property and will need to apply with the Town before construction.

216 and 220 Hebron Rd.

A. Barroso reported there is a neighbor feud and had been asked by the owner of 220 Hebron Rd. to check on a possible chemical release at 216 Hebron Rd. The issue was air conditioners piled up in the yard. The property owner stated that all air conditioners have been drained. A. Barroso reported she did not find any issues on the property and did let the concerned property owner know she did not find any issues.

180 Bolton Center Rd.t

A. Barroso reported she did another site visit at this property and that the property owner is still not maintaining erosion controls. A. Barroso is going to send the property a polite request to fix the issue.

271 Hop River Rd.

A. Barroso reported there has been no activity at the gas station development. A. Barroso reported she is going to meet with Patrice Carson from Planning and Zoning this Friday at 11:00 a.m. and asked the Commission if they would like to attend the meeting at this location. There is an issue with erosion on the proposed trail.

310 Hop River Rd.

A. Barroso reported she has not heard anything from the applicant since the last Commission meeting.

65 Shoddy Mill

A. Barroso reported J. Rupert had asked her to check on this property and this issue will go into next year. A. Barroso stated there is a new owner at this location. R. Lally suggested that A. Barroso, B. Kelly, J. Rupert, R. Barger, and himself to meet and discuss this property.

7. Other

7a. Review Proposed Updates to Wetlands Regulations

R. Lally shared the proposed changes to the Wetlands Regulations by M. McDonnell with the Commission and asked the members to review the changes and compare them to the current regulations. J. Loersch requested a special meeting to review the updates to the Wetlands Regulations. R. Lally will look at possible dates for a special meeting and provide meeting date options to the Commission. A. Barroso stated she had been reviewing Wetland Regulations and wondered if the Commission could add a wetlands buffer stipulation to the regulations. R. Lally explained the Commission could not add that language to the regulations due to state law.

R. Lally reminded the Commission to register for the CACIWC Annual Conference on Saturday, November 16, 2024, in New Britain Conference Center.

8. Adjournment: J. Loersch MOVED to adjourn the meeting at 8:32 p.m. D. Lynn 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-24-9

Inland Wetlands

Status: Active

Submitted On: 10/18/2024

Primary Location

1 GAYLORD RD
BOLTON, CT 06043

Owner

Sue M. Oliver
1 GAYLORD RD 1 BOLTON, CT
06043

Applicant

Sue Oliver
 860-646-7445 ext. _____
 sloersch@aol.com
 1 Gaylord Rd
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* ?

Installation of 14' x 24' Barnyard garage

Development Title

 **Comments**

Distance from Inland Wetlands and Watercourses:

Proposed Distance

62

Requested Distance

–

Wetland / Watercourses Project Information

Size of Subject Property (acres)

10.61

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

0

Open water body altered (acres)

—

Stream alternation (linear feet)

—

Buffer/upland area altered (acres)

—

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

—

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

I don't think it will affect the brook at all.

Describe 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?

No

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

Yes

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

Contractors

Name

Address

The Barnyard

9 Village Street

City

State

Ellington

CT

Zip

Phone No

06029

1 800 628-2276

Email	DBA
Mobile Phone No	

Additional Project Info

🔒 Date of Receipt

—

🔒 Hearings Commencement Deadline

—

🔒 Hearings Completion Deadline

—

🔒 Decision Deadline

—

Total Acreage

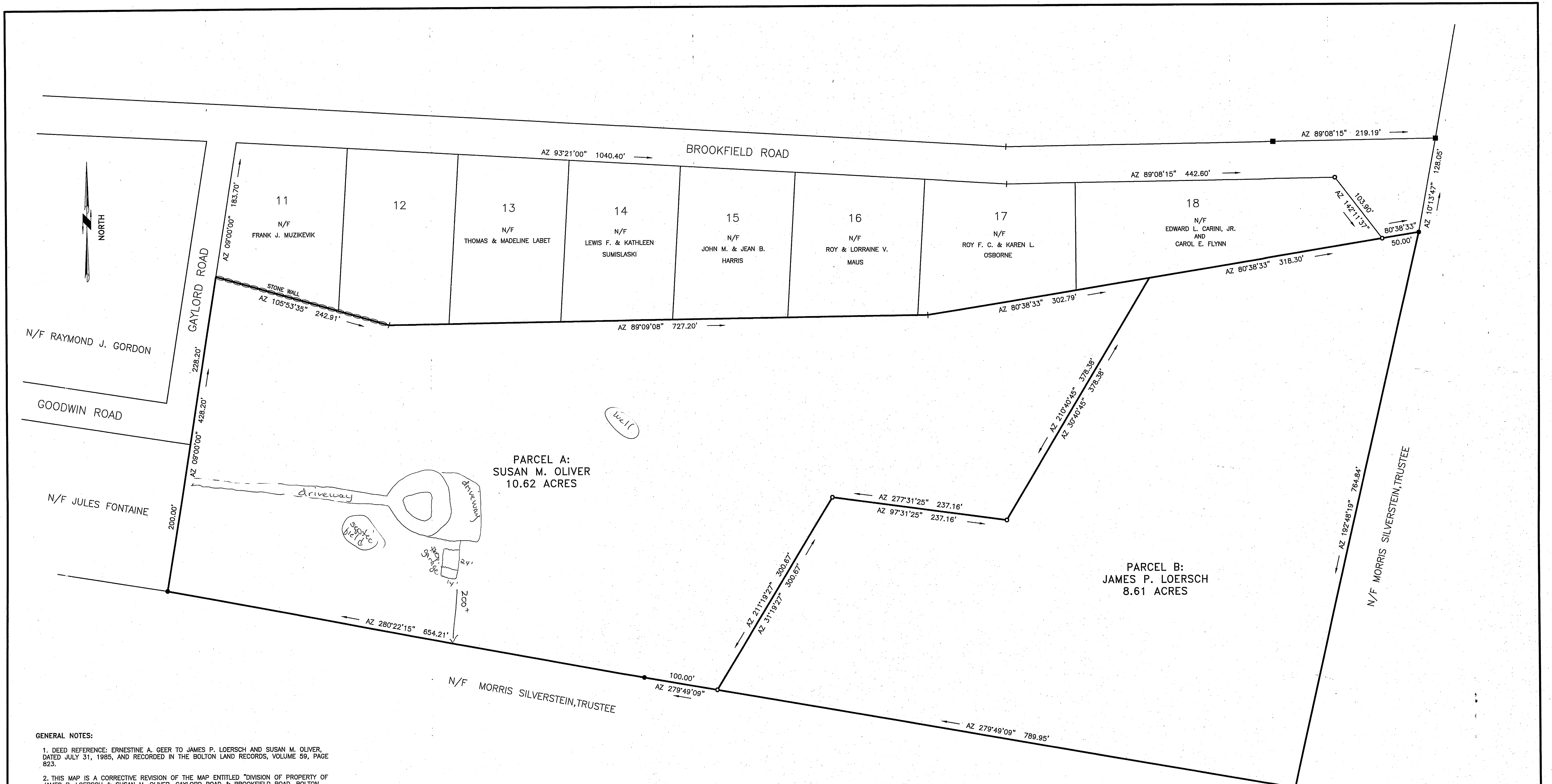
10.61

Distance to Town Line

🔒 Extended

🔒 Hearing Not Required

Attachments



**CORRECTIVE MAP OF
DIVISION OF PROPERTY OF
JAMES P. LOERSCH & SUSAN M. OLIVER
GAYLORD ROAD & BROOKFIELD ROAD
BOLTON, CONNECTICUT**

GENERAL NOTES:

1. DEED REFERENCE: ERNESTINE A. GEER TO JAMES P. LOERSCH AND SUSAN M. OLIVER, DATED JULY 31, 1985, AND RECORDED IN THE BOLTON LAND RECORDS, VOLUME 59, PAGE 823.
2. THIS MAP IS A CORRECTIVE REVISION OF THE MAP ENTITLED "DIVISION OF PROPERTY OF JAMES P. LOERSCH & SUSAN M. OLIVER, GAYLORD ROAD & BROOKFIELD ROAD, BOLTON, CONNECTICUT", DATED JULY 29, 2000, SCALE 1"=60', BY THOMAS W. HERB, L.S. NO. 12880, WHICH WAS FILED AT THE BOLTON TOWN CLERK'S OFFICE, NOVEMBER 20, 2000, IN FILE NW 45.
3. A. THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300-b-1 THROUGH 20-300-b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES, "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
 B. THE TYPE OF SURVEY IS A PROPERTY/BOUNDARY SURVEY.
 C. BOUNDARY DETERMINATION/OPINION IS BASED ON A DEPENDENT RESURVEY OF THE MAP REFERENCED IN 1. BELOW.
 D. THE ACCURACY OF THIS SURVEY CONFORMS TO THE FOLLOWING:
HORIZONTAL: CLASS A-2
TOPOGRAPHICAL: CLASS T-2

MAP REFERENCES:

1. MAP ENTITLED "PROPERTY OF JAMES C. AND ERNESTINE A. GEER, GAYLORD ROAD, BOLTON, CONN." DATED: SEPTEMBER 10, 1954. SCALE: 1"=100'. CERTIFIED BY HAROLD B. HODGE (NOT ON FILE IN THE BOLTON LAND RECORDS).
2. MAP ENTITLED "SURVEY OF TRACT FOR GOODWIN AND DIMOCK CO. ON LAKE STREET, BOLTON, CONN." DATED: MAY 25, 1953. SCALE: 1"=50'. BY JOHN C. ROTHWELL, PE & LS 2549.
3. MAP ENTITLED "PROPERTY OF HARRY GOODWIN, JR., BROOKFIELD ROAD, BOLTON, CONN." DATED: DECEMBER 14, 1953. SCALE: 1"=50'. BY HAYDEN L. GRISWOLD, C.E., REVISED MARCH 19, 1954.

<p align="center">LEGEND</p> <ul style="list-style-type: none"> ● IRON PIN FOUND ■ CONCRETE MONUMENT FOUND ○ IRON PIN SET — STONE WALL 	<p>AZIMUTHS SHOWN ARE AS MEASURED CLOCKWISE FROM ZERO AT THE DATUM SPECIFIED ON THE NORTH ARROW.</p> <p>TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.</p> <p><i>Thomas W. Herb</i> 3/28/07 THOMAS W. HERB L.S. NO. 12880 DATE NOT VALID WITHOUT AN ORIGINAL EMBOSSED SEAL AFFIXED HEREON.</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 45%;">REVISION</th> <th style="width: 20%;">DATE: 6 MAR 2007</th> <th style="width: 30%;">SCALE: 1"= 60'</th> </tr> </thead> <tbody> <tr> <td align="center">1</td> <td align="center">CORRECTIVE PLAN</td> <td></td> <td></td> </tr> <tr> <td></td> <td>CONTOUR INTERVAL: N.A.</td> <td></td> <td></td> </tr> <tr> <td></td> <td>VERTICAL DATUM: N.A.</td> <td></td> <td></td> </tr> <tr> <td></td> <td>C/N NO. LOERSCH1</td> <td></td> <td>SHEET NO. 1</td> </tr> <tr> <td></td> <td>MAP NO. CL-135A</td> <td></td> <td>1 OF 1</td> </tr> </tbody> </table>	NO.	REVISION	DATE: 6 MAR 2007	SCALE: 1"= 60'	1	CORRECTIVE PLAN				CONTOUR INTERVAL: N.A.				VERTICAL DATUM: N.A.				C/N NO. LOERSCH1		SHEET NO. 1		MAP NO. CL-135A		1 OF 1
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	MAP NO. CL-135A		1 OF 1																								

1 Gaylord Rd - Abutters

MCCARTHY ANTHONY	75 BROOKFIELD RD	BOLTON, CT 06043
MUZIKEVIK FRANK J	25 BROOKFIELD RD	BOLTON, CT 06043
PINILLA JOSE & LEYLA	115 CIDER MILL RD	BOLTON, CT 06043
WRAIGHT SHEENA	63 BROOKFIELD RD	BOLTON, CT 06043
HARRIS DAVID M & BRENDAN & SURV	51 BROOKFIELD RD	BOLTON, CT 06043
BODMAN ERIC L	39 BROOKFIELD RD	BOLTON, CT 06043
OLIVER SUSAN M	1 GAYLORD RD	BOLTON, CT 06043
NYSER CHRISTOPHER & CHRISTINE	45 BROOKFIELD RD	BOLTON, CT 06043
HILLS BRIAN M	33 BROOKFIELD RD	BOLTON, CT 06043
FONTAINE JULES A	25 GOODWIN RD	BOLTON, CT 06043
LOERSCH JAMES P &	83 BROOKFIELD RD	BOLTON, CO 06043
WORSHAM BRIAN		BOLTON, CT 06043
SILVERSTEIN MORRIS (TRUSTEE)	16 MT SUMNER DR	BOLTON, CT 06043

