

**BOLTON INLAND WETLANDS COMMISSION**  
**REGULAR MEETING**  
**7:00 P.M., TUESDAY, MARCH 25, 2025**  
***VIRTUAL MEETING VIA ZOOM***

**Inland Wetlands Commission Members Present Via Zoom:** Chair Ross Lally, Vice Chair James Loersch, Alternate Member Diane DeNunzio, Member David Lynn. Absent was Member Michael McDonnell

**Staff Present Via Zoom: Wetlands** Agent Alyssa Barroso

**Staff Present Via Zoom: Board** Clerk Mary Johnston

**Others Present Via Zoom:** Alexey Ouzonov

**1. Approval of Agenda**

D. Lynn MOVED to approve the agenda. J. Loersch SECONDED. MOTION CARRIED UNANIMOUSLY 4:0:0.

**2. Public Comment**

None.

**3. Approval of Minutes**

D. Lynn MOVED to approve February 25, 2025, Minutes. D. DeNunzio SECONDED. J. Loersch ABSTAINED. MOTION CARRIED 4:0:0.

**4. New Business**

None.

**5. Old Business**

**5a. Cease and Correct – Alexey Ouzonov & Tenant – 37 Notch Road – Debris in Wetlands**

D. Nunzio left the meeting at 7:10 p.m. since she is an adjacent property owner.

A. Barroso gave an update on the Cease and Correct Order at 37 Notch Road. A. Barroso visited the property and met with A. Ouzonov to determine where the wetlands are located. A. Barroso stated there was a 2-foot pile of wood chips located in the wetlands. A. Ouzonov agreed the pile was in the wetlands and that compliance has not occurred. A. Ouzonov stated he would have to rent larger equipment to remove the wood chip pile. R. Lally pointed out a topographical map would help with the location of the wetlands. R. Lally stated a topographical map was not on file with the Town of Bolton. After discussion by the Commission, A. Barroso will work with A. Ouzonov on hiring a soil or wetlands scientist to determine the location of the wetlands and to begin the application process for any work on the property. The Commission requested A. Ouzonov to complete this process within three weeks so it can be added to the April meeting agenda. R. Lally informed A. Ouzonov he will be hearing from the Planning and Zoning Department regarding vehicles on his property.

D. DeNunzio rejoined the meeting at 7:43 p.m.

## **6. Wetlands Agent Report**

A. Barroso reported she has begun her semi-weekly inspections on ongoing projects.

### **148 Brandy**

A. Barroso reported this project was the construction of an in-ground pool and the project has been going well.

### **180 Bolton Center Road**

A. Barroso reported this project is not going well and will send a letter to the property owner. A. Barroso stated there are several issues with unstable material and erosion.

### **271 Hop River Road**

A. Barroso reported the gas station is set to open shortly and all issues have been cleaned up on the property.

### **Shady Lane Cul de Sac**

A. Barroso gave an update on the drainage ditch that is poorly designed. A. Barroso visited the site a couple of weeks ago and spoke with the neighbors. A. Barroso stated the culvert under the road is packed with erosion materials and becomes a cesspool in the summer which could be a potential health concern. A. Barroso stated she will issue a letter to the property owner to clear out the ditch and talk with Town Administrator Jim Rupert on redesigning the ditch.

## **7. Other**

### **7a. Ongoing Discussion & Review of Proposed Updates to Wetlands Regulations**

A. Barroso updated the Commission on the Low Impact Application Fees proposal. A. Barroso will provide more information at the next meeting along with what similar size communities are charging for fees. R. Lally reported the Wetlands Brochure will appear on the Board of Selectmen's agenda at an upcoming meeting.

**8. Adjournment:** D. Lynn MOVED to adjourn the meeting at 7:58 p.m. J. Loersch SECONDED. MOTION CARRIED UNANIMOUSLY 4:0:0.

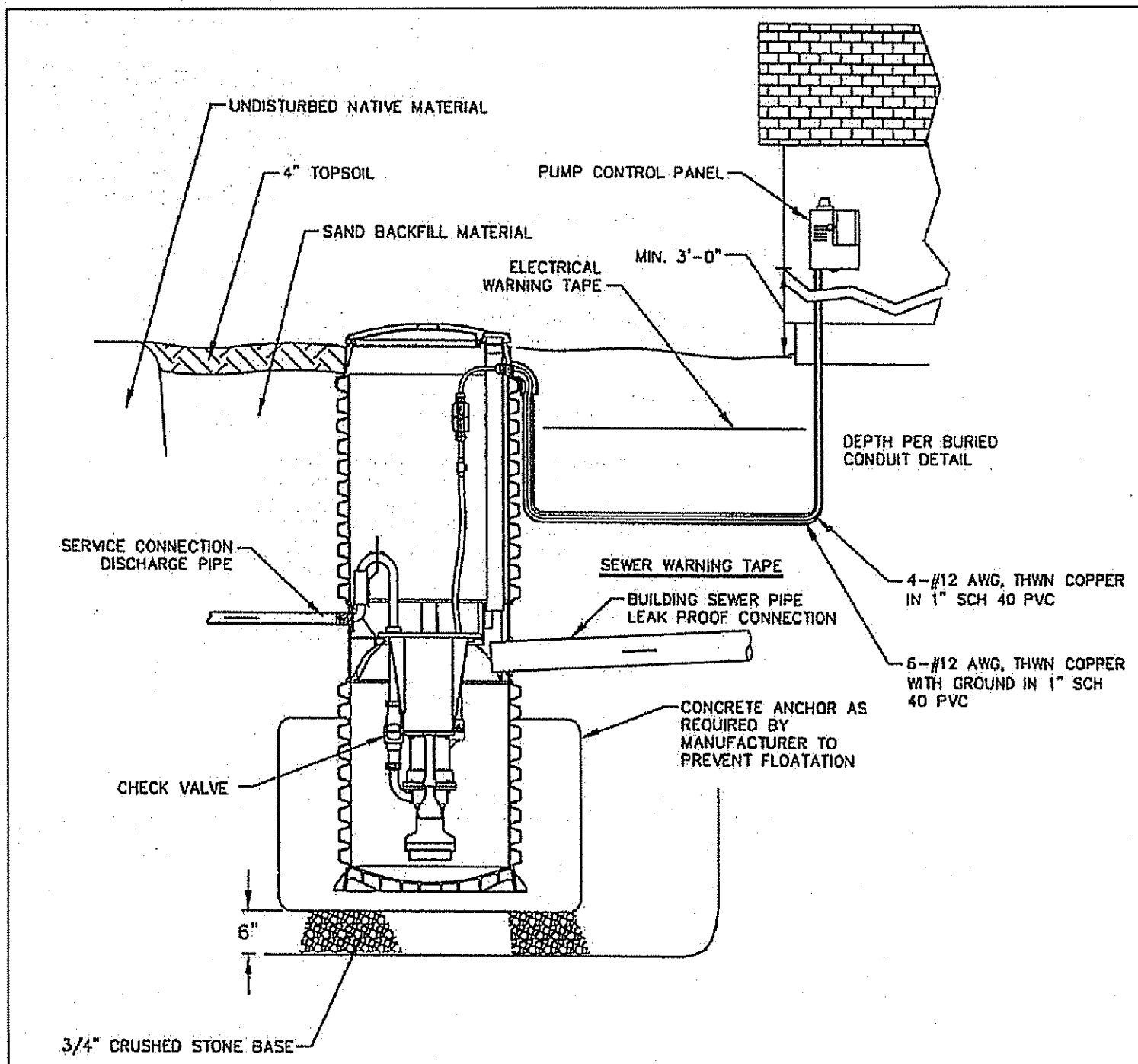
Respectfully submitted by Mary J. Johnston

*Mary J. Johnston*

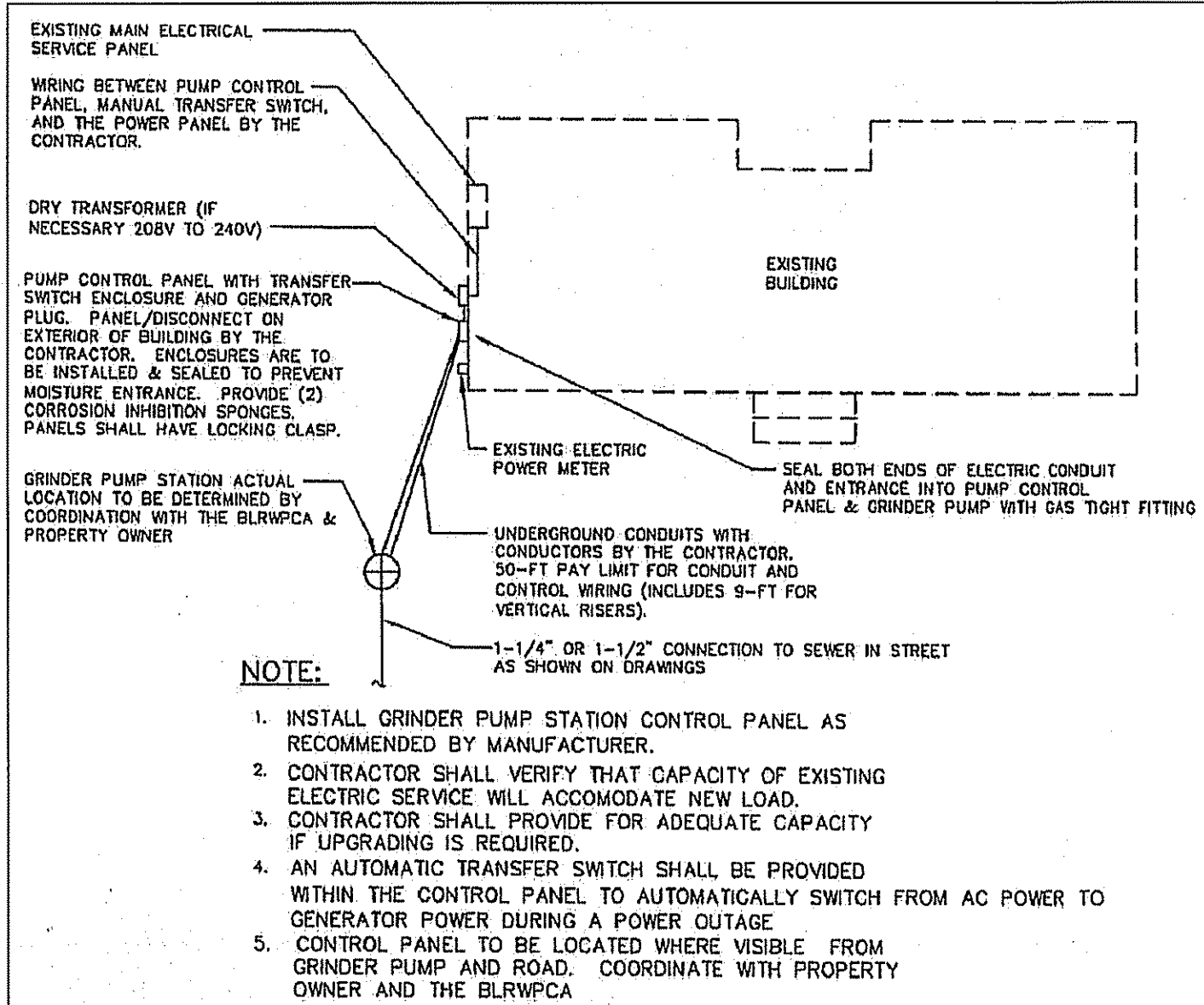
Please see the Minutes of subsequent meetings for corrections to these Minutes and any corrections hereto.





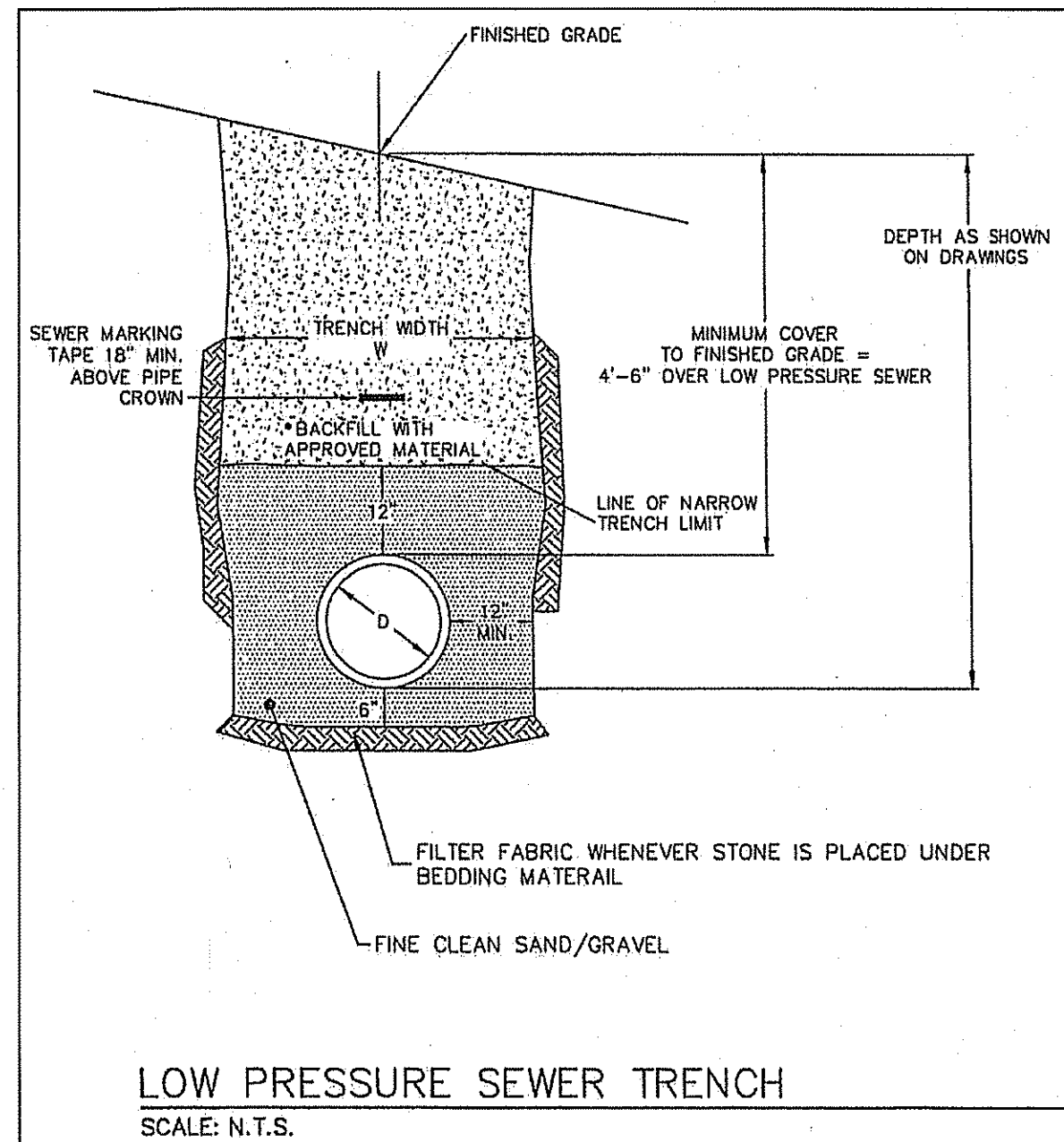
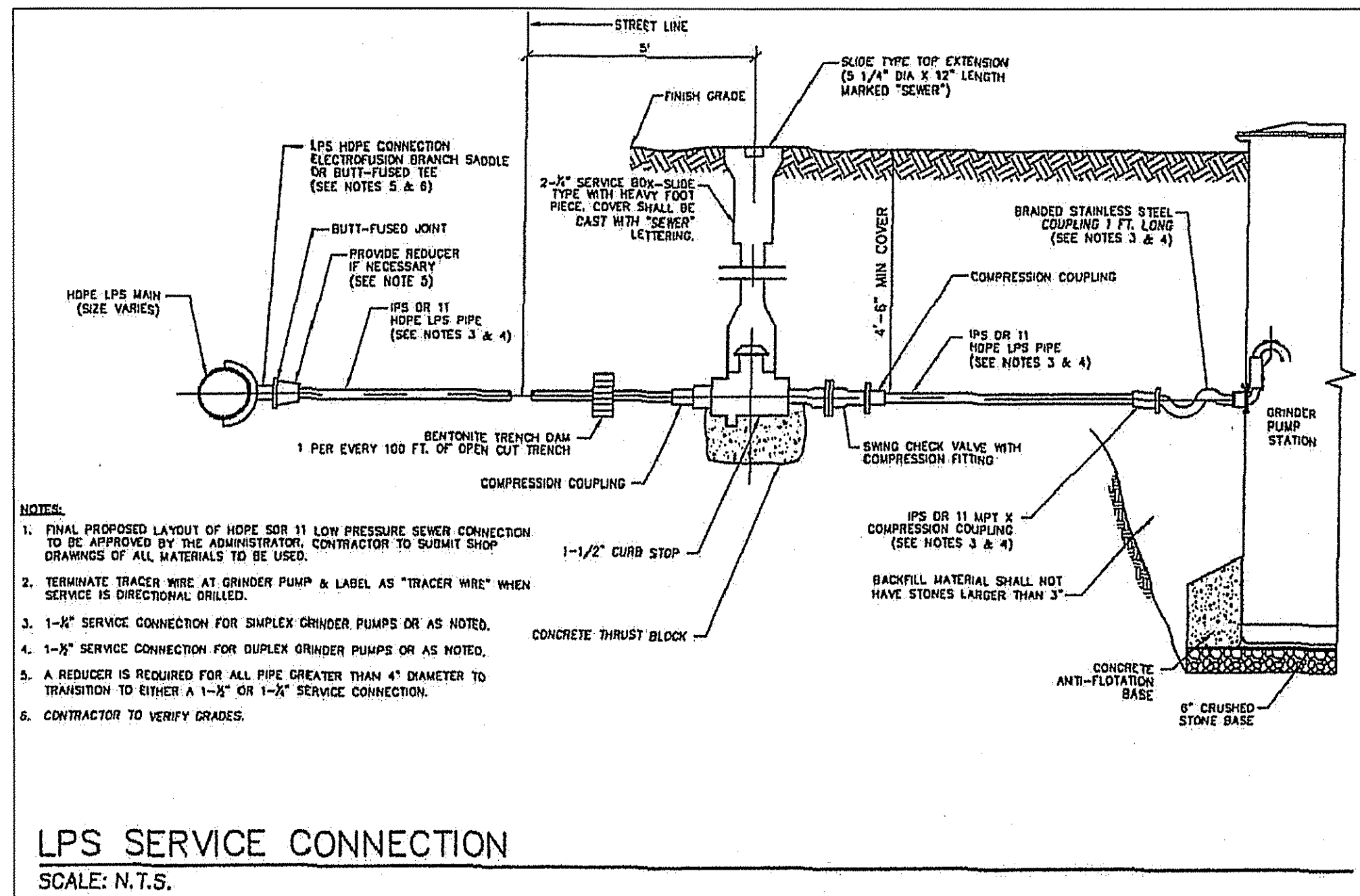
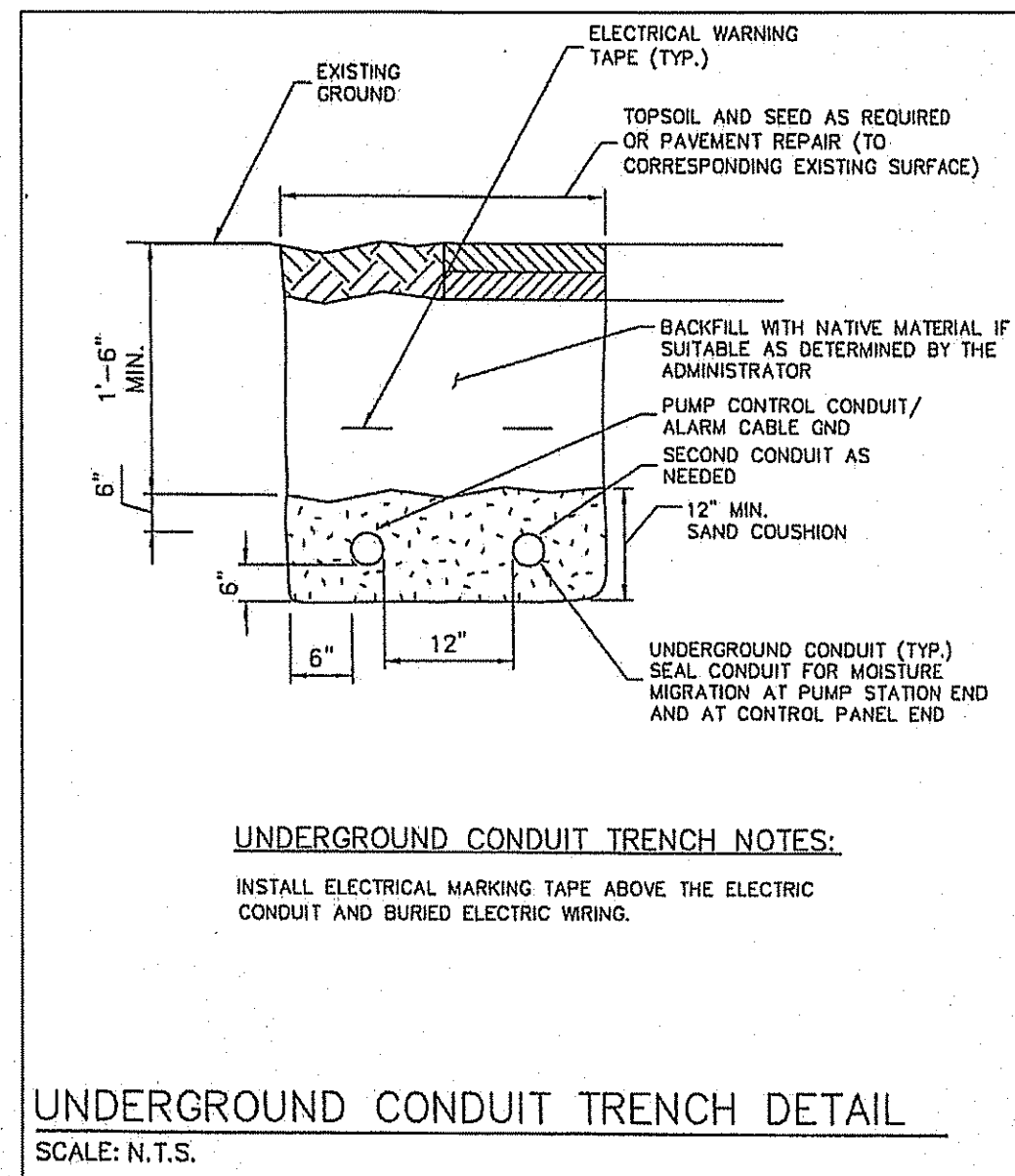
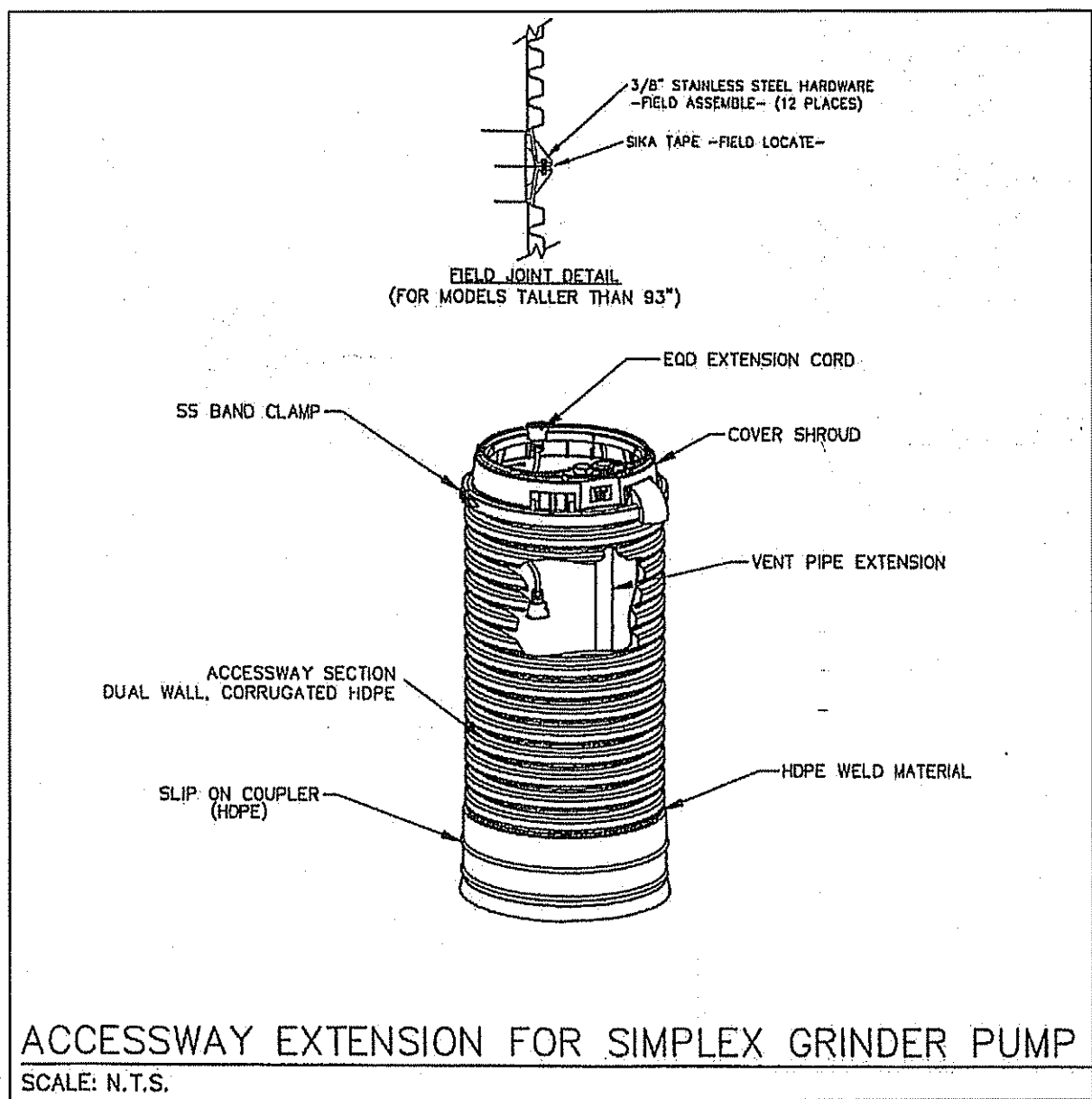
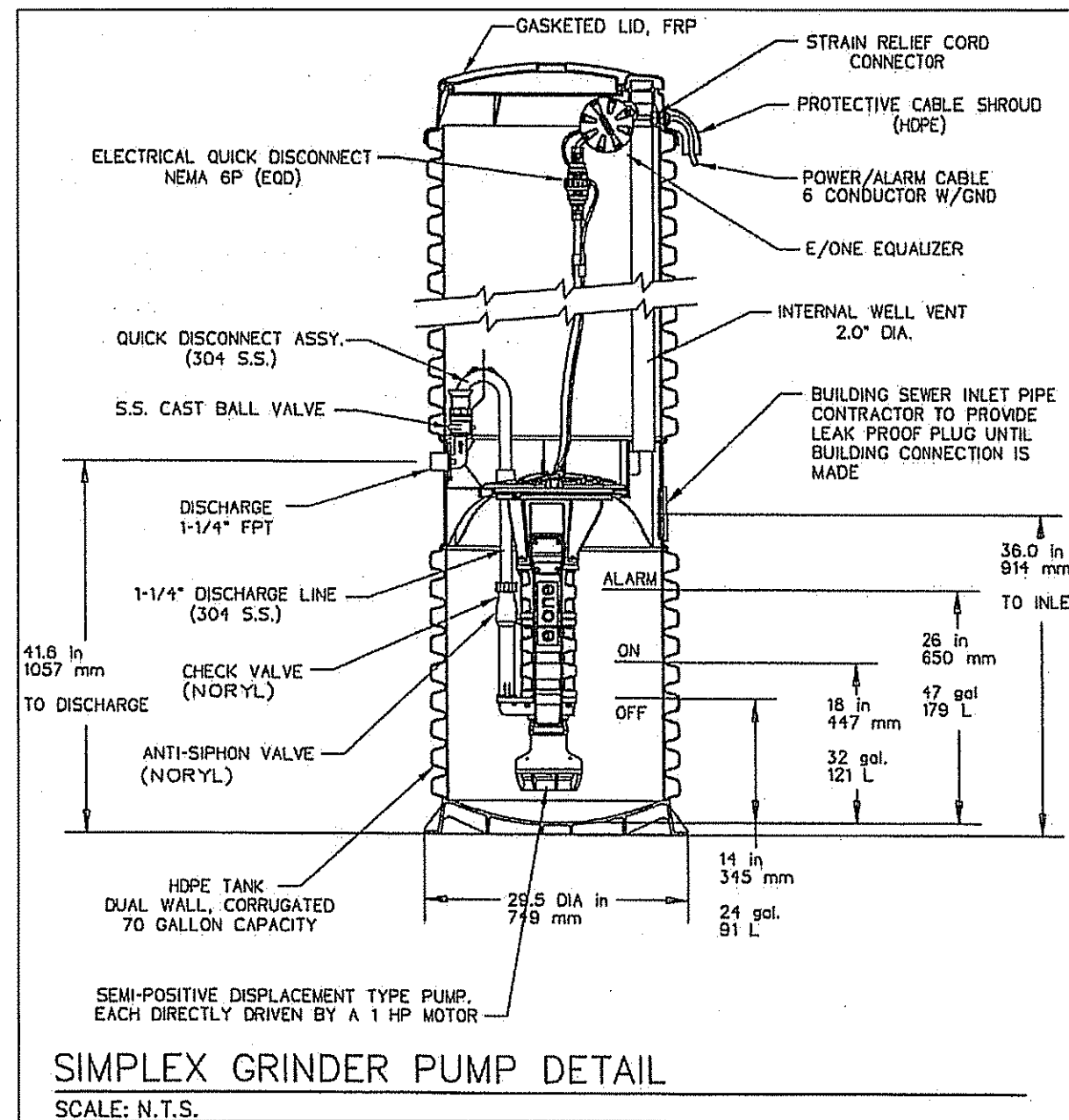


GRINDER PUMP CONNECTION DETAIL  
NOT TO SCALE



TYPICAL GRINDER PUMP STATION LAYOUT  
SCALE: N.T.S.

FIGURE 33  
JULY 2012



PRELIMINARY PLAN NOT FOR PERMITTING OR  
CONSTRUCTION PURPOSES

	PLAN PREPARED FOR			
	JAMES READ			
	VERNON ROAD (MAP 05 LOT 9 PARCEL ID 1153) BOLTON, CT.			
	CONSTRUCTION / E&S/ SEPTIC DETAILS			
	SCALE: NONE	DATE: 12/10/2024	FILE NO. 2024-80	SHEET: 3 OF 3
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875				
REVISIONS:				







## *Town of Bolton*

222 BOLTON CENTER ROAD • BOLTON, CT 06043

### CEASE AND CORRECT ORDER INLAND WETLANDS COMMISSION OF THE TOWN OF BOLTON

March 28, 2025

Certified Mail # 7107 0190 0000 4479 0876

Alexey Ouzounov, Owner  
37 Notch Road  
Bolton, CT 06043

RE: Cease and Correct Order - 37 Notch Road, Bolton (Revised)  
Performing Regulated Activities in Absence of Permit

Dear Mr. Ouzounov:

I, the Bolton Inland Wetlands and Watercourses Commission (IWC) Duly Authorized Agent determined that regulated activities are being performed without a permit at 37 Notch Road. Upon an escorted inspection of the property with you on February 28<sup>th</sup>, 2025, it was observed that wood chips have been deposited in wetlands. Other debris, including wood chips and logs, along with potentially other debris like vehicles, have been deposited adjacent to wetlands, separate from the previously determined agriculturally exempt area.

A Notice of Violation was issued on April 12, 2019 for this matter, indicating that the property owner and tenant are aware of the need for a permit to perform regulated activities but chose to continue anyway. During proceedings, a Certified Soil Scientist determined the existence of wetlands. A copy of this previous Notice of Violation is available upon request from the agent.

In discussions with the IWC Chairperson, it was determined that due to the nature of the unpermitted activity being conducted in and adjacent to wetland and its potential to negatively impact the wetland, it was necessary to issue this Cease and Correct Order.

You are hereby **ordered to cease depositing** in the wetlands, and directly adjacent to them, without a permit, now and in the future.

- **Upon ceasing all other work, correct the situation by removing all debris from the wetland. Take care not to remove pre-existing soil and surrounding vegetation.**
- **Have all wetlands on your property delineated by a Soil Scientist both onsite with flags and on a topographic map drawn to scale.**
- **Hire the Soil Scientist and have a plan of action prepared by April 15 for my review in advance of the Commission's next regular meeting on April 22.**



**Corrective action must be completed by: 04/15/2025**

The Bolton Inland Wetland Agent or Commission may prescribe any other measures necessary to reduce damage to the wetland, and these should be carried out as soon as practicable.

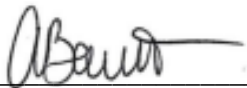
This order is issued in accordance with Section 22a-44, of the Connecticut General Statutes (CGS) and Section 14 of the Inland Wetlands and Watercourses Regulations of the Town of Bolton, (IWWR) and will serve as your legal notice to **cease and desist all further actions, other than the correction measures described above.** The Inland Wetlands Commission has the authority and the responsibility to regulate inland wetlands and watercourses in the Town of Bolton under sections 22a-36 through 22a-45 CGS, and the Bolton Inland Wetlands and Watercourses Regulations.

Failure to carry out the action(s) directed in a Cease and Correct Order will result in other enforcement proceedings as provided by law.

Additionally, please note that a **\$200.00 fee for issuance of this order is required** per the Bolton IWWR Appendix A, Schedule 2, and may be made payable to the “Town of Bolton” by cash, check or money order.

Please contact me at [abarroso@boltonct.gov](mailto:abarroso@boltonct.gov) with any questions or comments.

Sincerely,



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Town of Bolton Inland Wetlands Agent

## Barroso, Alyssa

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**From:** Barroso, Alyssa  
**Sent:** Thursday, April 17, 2025 11:11 AM  
**To:** Ouzounov, Alex  
**Cc:** Lally, Ross; 'James Loersch'  
**Subject:** RE: Follow-Up on Wetlands Meeting

Good morning,

Unfortunately, the mapping of the wetlands by a soil scientist is a mandatory requirement of the Cease and Correct Order issued on March 28th and is not optional. I understand the challenges you presented, but in fairness to you and the town, we must have the wetlands delineated to properly assess the damage done to both ensure that you don't undertake any unnecessary work, and that sufficient remediation has taken place.

If you are unable to hire a soil scientist, it is provided in the regulations that the town may hire one at your expense in order to properly resolve the violation.

We will plan to further discuss this matter at the next regular meeting this Tuesday, April 22, 2025. You should receive the agenda and link to join shortly.

Best,

Alyssa Barroso

Inland Wetlands Agent

Town of Bolton

222 Bolton Center Road, Bolton, CT 06043

Regular Office Hours: Tuesday 1pm-4pm & Friday 8:30am-11am

(860) 649-8066 x6113

<https://www.boltonct.gov/boards-commissions/inland-wetlands-commission>

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**From:** Ouzounov, Alex <alexey.ouzounov@prattwhitney.com>  
**Sent:** Tuesday, April 15, 2025 8:48 PM  
**To:** Barroso, Alyssa <abarroso@boltonct.gov>  
**Cc:** Lally, Ross <rlally@boltonct.gov>; 'James Loersch' <jamesengco@sbcglobal.net>  
**Subject:** RE: Follow-Up on Wetlands Meeting

External (alexey.ouzounov@prattwhitney.com)

[Report This Email](#) [View My Quarantine](#) [Protection by Novus Insight](#)

Hello, I have tried to engage 3 of the soil scientists from the database you provided by phone and email, but it does not appear anyone is interested in this. Looks like they're used to working through developers or larger remediation projects. I cannot justify the cost associated with such a service as there is simply no payback period based on sustainable farming. Therefore I am ceasing all farming activities on this property and will finally prepare it for sale like I should have when I moved out in 2017. The woodchips in the wetland area will be completely removed before month end, and no further activity other than removal of equipment and property will occur going forward.



Thanks,

Alex

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**From:** Barroso, Alyssa <[abarroso@boltonct.gov](mailto:abarroso@boltonct.gov)>  
**Sent:** Tuesday, April 15, 2025 3:46 PM  
**To:** Ouzounov, Alex (USA) <[alexey.ouzounov@prattwhitney.com](mailto:alexey.ouzounov@prattwhitney.com)>  
**Cc:** Lally, Ross <[rlally@boltonct.gov](mailto:rlally@boltonct.gov)>; 'James Loersch' <[jamesengco@sbcglobal.net](mailto:jamesengco@sbcglobal.net)>  
**Subject:** RE: Follow-Up on Wetlands Meeting

Good afternoon,

Based on the Cease & Correct order issued on March 28<sup>th</sup>, 2025, you were required to be in communication with me on or before today, April 15<sup>th</sup>, 2025. I still have not heard from you. Please provide me with an update of activities since our last meeting. If we do not hear back today, we will have to pursue further enforcement actions.

**Alyssa Barroso**  
Inland Wetlands Agent  
Town of Bolton  
222 Bolton Center Road, Bolton, CT 06043  
Regular Office Hours: Tuesday 1pm-4pm & Friday 8:30am-11am  
(860) 649-8066 x6113  
<https://www.boltonct.gov/boards-commissions/inland-wetlands-commission>

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**From:** Barroso, Alyssa  
**Sent:** Friday, April 11, 2025 1:36 PM  
**To:** Ouzounov, Alex <[alexey.ouzounov@prattwhitney.com](mailto:alexey.ouzounov@prattwhitney.com)>  
**Cc:** Lally, Ross <[rlally@boltonct.gov](mailto:rlally@boltonct.gov)>; 'James Loersch' <[jamesengco@sbcglobal.net](mailto:jamesengco@sbcglobal.net)>  
**Subject:** RE: Follow-Up on Wetlands Meeting

Good afternoon,

I hope all went well with your family member's surgery. I just wanted to check on the status of the remediation of the issues at 37 Notch Road in Bolton. Please provide me with an update of activities that have taken place since our last meeting by Tuesday, April 15<sup>th</sup>.

Thanks,  
**Alyssa Barroso**  
Inland Wetlands Agent  
Town of Bolton  
222 Bolton Center Road, Bolton, CT 06043  
Regular Office Hours: Tuesday 1pm-4pm & Friday 8:30am-11am  
(860) 649-8066 x6113

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**From:** Barroso, Alyssa  
**Sent:** Friday, March 28, 2025 12:39 PM  
**To:** Ouzounov, Alex <[alexey.ouzounov@prattwhitney.com](mailto:alexey.ouzounov@prattwhitney.com)>

**Cc:** Lally, Ross <[rlally@boltonct.gov](mailto:rlally@boltonct.gov)>

**Subject:** RE: Follow-Up on Wetlands Meeting

Good morning,

Just following up with the revised order that supersedes the original. It has also been sent by certified mail. Let me know if you have any questions.

Best,

**Alyssa Barroso**

Inland Wetlands Agent

Town of Bolton

222 Bolton Center Road, Bolton, CT 06043

Regular Office Hours: Tuesday 1pm-4pm & Friday 8:30am-11am

(860) 649-8066 x6113

<https://www.boltonct.gov/boards-commissions/inland-wetlands-commission>

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**From:** Barroso, Alyssa

**Sent:** Thursday, March 27, 2025 2:38 PM

**To:** Ouzounov, Alex <[alexey.ouzounov@prattwhitney.com](mailto:alexey.ouzounov@prattwhitney.com)>

**Cc:** Lally, Ross <[rlally@boltonct.gov](mailto:rlally@boltonct.gov)>

**Subject:** Follow-Up on Wetlands Meeting

Dear Mr. Ouzounov,

I am following up on your discussion with the Inland Wetlands Commission at its regular meeting on Tuesday, March 25, 2025.

At the meeting you agreed with the Commission to

- Have all wetlands on your property delineated by a Soil Scientist both onsite with flags and on a topographic map drawn to scale.
- Hire the Soil Scientist and have a plan of action prepared by April 15 for my review in advance of the Commission's next regular meeting on April 22.

Here is the list of registered soil scientists for Southern New England:

[http://nesoil.com/ssssne/SSSSNE\\_Official\\_Registry.html](http://nesoil.com/ssssne/SSSSNE_Official_Registry.html)

The commission explained that before you can proceed with additional activity in or adjacent to the wetlands, you must have the wetlands delineated as noted above, describe the activities proposed in or adjacent to the wetlands, and provide expert testimony as to how proposed activities comply with the Town of Bolton's Inland Wetlands Regulations and will not have an adverse impact on the wetlands. This is the same level of effort and documentation required had you come before the commission through the application process.

I will be issuing a new Cease and Correct order that will supersede the current one. The new order will incorporate the above discussion points and require removal, by April 15<sup>th</sup>, of the fill from the wetlands that we identified during my inspection of 37 Notch Road with you on February 28<sup>th</sup>.

Please let me know if you have any questions, and good luck with taking care of your family member—keep in touch if anything changes and you need extra time.

Best,

**Alyssa Barroso**

Inland Wetlands Agent

Town of Bolton

222 Bolton Center Road, Bolton, CT 06043

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