

BOLTON INLAND WETLANDS COMMISSION
REGULAR MEETING
7:00 P.M., TUESDAY, APRIL 22, 2025
VIRTUAL MEETING VIA ZOOM

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

Staff Present Via Zoom: Wetlands Agent Alyssa Barroso

Others Present Via Zoom: Alexey Ouzonov, James Read

1. Approval of Agenda

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

2. Public Comment

None.

3. Approval of Minutes

D. Lynn MOVED to approve March 25, 2025, Minutes. D. DeNunzio SECONDED. MOTION CARRIED 4:0:0.

4. New Business

4a. Informal Discussion with James Read Regarding his Permit #1W-25-3, 0 Vernon Rd, Construction of New Single-Family Home

J. Read discussed his permit and stated, when he was before the Board of Zoning Appeals for a variance, it was discovered he miscalculated the dimensions of the distance he had been granted for the variance. J. Read stated there was two feet to be had based on the distance from the deck to the high-water mark. J. Read pointed out the house and deck would be 1.9 feet closer to the water. The erosion control barrier is exactly the same. J. Read stated he is asking for 1.9 feet of additional increase of the deck to the water. J. Loersch asked if the house was the same size as proposed before. J. Read replied to the house would increase from 16 feet to 18 feet in depth and the deck would stay the same. A. Barroso thought she does not think it would constitute an official modification.

J. Loersch MOVED to allow J. Read to alter his plan by 1.9 feet to proceed as originally as Permit #1W-25-3 and that the original permit be amended accordingly. M. McDonnell SECONDED the motion. MOTION CARRIED UNANIMOUSLY 4:0:0.

5. Old Business

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

A. Ouzonov reported he was able to reach out to soil scientists two weeks ago and was not able to secure a soil scientist to visit his property. A. Ouzonov also expressed concerns

with the cost of a soil scientist and cannot justify the costs. A. Ouzonov stated he was able to pull back the wood chips and can show A. Barroso the mediation that has been done by him. A. Ouzonov stated they have decided to forego the plan to farming that area. A. Barroso stated she understood but does not understand the violation process yet, but she did reach out to a soil scientist she knows personally, and he gave her a quote of \$800. A. Ouzonov stated he can afford that cost and asked A. Barroso to forward that contact information to him. The Commission will add this item to the May agenda for further discussion and update.

6. Wetlands Agent Report

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

148 Brandy

A. Barroso stated she visited this underground pool project and noted there should be some minor adjustments to the silt fence.

180 Bolton Center

A. Barroso reported there are a couple of departments reviewing this project as they are not taking care of their ENS controls.

65 Shoddy Mill

A. Barroso stated she talked with the wetland scientist on this project and work is starting again soon with planting, etc. A. Barroso expects a full update from the wetland's scientist soon.

Shady Lane

A. Barroso reported on the drainage issue in the cul de sac and said she issued a letter to a property owner saying it is their responsibility to clear out a nonfunctioning drainage ditch.

1 Notch Road

A. Barroso stated the property has been sold and that she met with the new owner to discuss the issues and closing out the wetlands permit. A. Barroso said the new owner is cooperative and is wanting to learn about the issues. A. Barroso will monitor the situation.

271 Hop River Road

A. Barroso reported the new gas station is open and the trail located behind the station has been completed and is open to the public. A. Barroso stated it is a beautiful trail and everything is stable.

7. Other

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

M. McDonnell reported he thought R. Lally was going to set up meetings with the Selectmen and members of the Town to review the final proposed Wetlands Regulations. A.

Barroso discussed proposed fee schedule with the addition of a minimal impact fee to the schedule. A. Barroso will send the proposed fee schedule to M. McDonnell, and they will work with R. Lally to send to the Selectmen for consideration.

8. Adjournment: M. McDonnell MOVED to adjourn the meeting at 7:35 p.m. D. DeNunzio 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.

IW-25-4

Inland Wetlands

Status: Active

Submitted On: 5/8/2025


Primary Location


148 BRANDY ST
BOLTON, CT 06043


Owner


Bryan Fairclough
148 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*

Modification

Permit For*

Permit Renewal, Extension or Modification

Occupancy Type*

Residential (Single Family/Duplex)

Lots

—

Work Description* 

Adding an approx. 50 x 28 sport court in upland review area and Install underground 500 gallon propane tank and line to pool heater.

Development Title

 Comments

Distance from Inland Wetlands and Watercourses:

Current Distance

20

Proposed Distance

20

Wetland / Watercourses Project Information

Size of Subject Property (acres)

4.99

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

0

Open water body altered (acres)

0

Stream alternation (linear feet)

0

Buffer/upland area altered (acres)

0.035

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

0

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

Adding an sport court in the area. Grading for sheet flow and eliminating channelized flow

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

Silt fence install. Correct grading for drainage.

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

☐

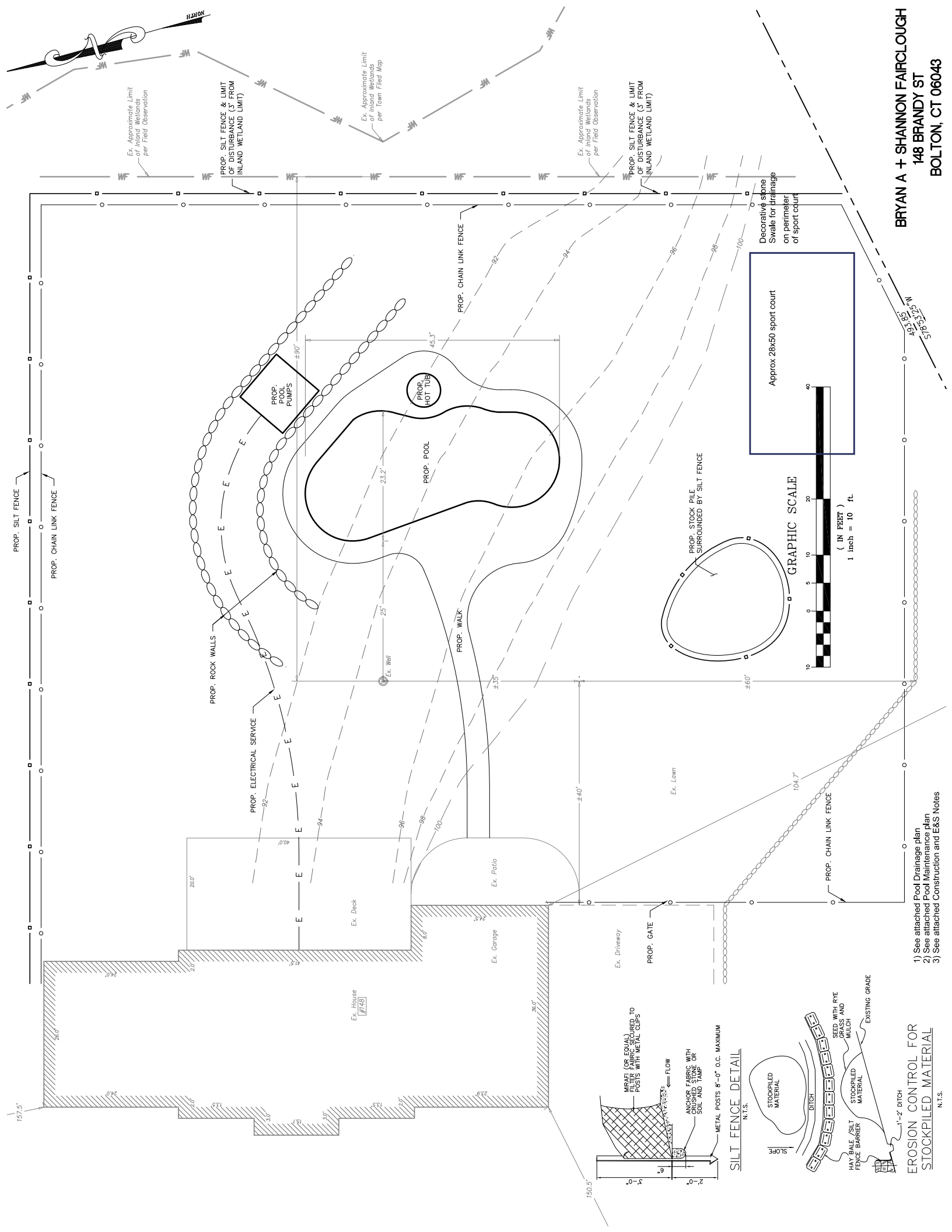
Attachments



148 BRANDY BBALL Final Final PROGRESS 05-4-25.pdf
148 BRANDY BBALL Final Final PROGRESS 05-4-25.pdf
Uploaded by Brayn Fairclough on May 8, 2025 at 4:52 PM



List of Abutters.pdf
List of Abutters.pdf
Uploaded by Danielle Palazzini on May 13, 2025 at 8:53 AM



BRYAN A + SHANNON FAIRCLOUGH
148 BRANDY ST
BOLTON, CT 06043

- 1) See attached Pool Drainage plan
- 2) See attached Pool Maintenance plan
- 3) See attached Construction and E&S Notes

EROSION CONTROL FOR
STOCKPILED MATERIAL
N.T.S.

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 A IMPROVEMENT LOCATION SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO BE USED TO DEPICT THE LOCATION OF THE EXISTING FOUNDATION.

LOCATION MAP

SCALE: 1"=500'

The map shows a proposed site area labeled 'SITE' situated between 'STREET' and 'BRANDY'. 'SCHOOL ROAD' is shown running vertically along the right side of the map. A scale bar indicates 1 inch equals 500 feet.

BRANDY STREET

Parcel "A"
217,370 SQ.FT.
4.990 ACRES

Parcel "B"
41,042 SQ.FT.
0.942 ACRES

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

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

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

WETLANDS
NON-WETLANDS

**FLOOD INSURANCE RATE MAP, TOWN OF BOLTON,
CONNECTICUT, TOLLAND COUNTY, PANEL 3 OF 3,
COMMUNITY PANEL NUMBER 090109 0003 B,
EFFECTIVE DATE: JUNE 1, 1981, FEDERAL EMERGENCY
MANAGEMENT AGENCY, FEDERAL INSURANCE AGENCY***

**LIMIT OF AREA OF 100-YEAR FLOOD-
AS SHOWN ON A MAP ENTITLED:**

TOP OF WALL ELEVATION=88.35
TOP OF WALL ELEVATION=84.65

EXISTING FOUNDATION

EXISTING HOUSE
EXISTING GARAGE
EXISTING WELL
APPROXIMATE LOCATION OF EXISTING SEPTIC SYSTEM

40' REAR YARD
35' FRONT YARD
25' SIDE YARD

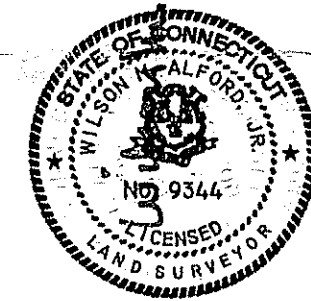
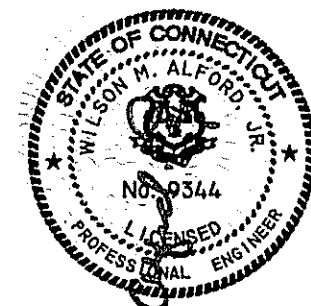
IRON PIPE FOUND
WIRE FENCE
DITCH
TELEPHONE POLE

S 15°53'10" E 291.27'
S 11°06'35" E 200.00'
S 88°14'15" E 700.72'
S 88°14'15" E 700.72'
N 17°05'05" W 130.30'
N 07°05'50" W 213.35'
N 15°08'35" W 128.00'
N 78°53'25" E 203.93'
S 78°53'25" W 603.85'
157.5'
104.7'
150.5'
200.00'
25.3'
200.00'
72.49'
140.86'
50'

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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



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.

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

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

IW-25-6

Inland Wetlands

Status: Active

Submitted On: 5/13/2025


Primary Location


45 VERNON RD
BOLTON, CT 06043


Owner


Edith Bodman
442 GOODWIN ST 442 Goodwin
St EAST HARTFORD, CT 06108

Applicant

 Edith Bodman

 860-528-0776

 ebodman@att.net

 45 Vernon Road
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*	Permit For*
New Application	Administrative Wetlands
Occupancy Type*	Lots
Residential (Single Family/Duplex)	—

Work Description* ?

replacing house on existing foundations and replacing driveway with asphalt (see uploaded sketch)

Development Title

Comments

Distance from Inland Wetlands and Watercourses:

Current Distance	Proposed Distance
18	—

Wetland / Watercourses Project Information

Size of Subject Property (acres)	Total area of wetlands to be affected by the activity (acres)
0.21	0

Open water body altered (acres)

0

Stream alternation (linear feet)

0

Buffer/upland area altered (acres)

0

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

0

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

No expected impact.

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

Silt fence.

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

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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. *



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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

0.21

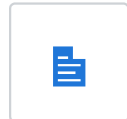
 Extended

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 Hearing Not Required

☐

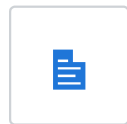
Attachments



List of Names and Addresses of Abutting Property Owners

Abutting Properties.pdf

Uploaded by Danielle Palazzini on May 14, 2025 at 3:26 PM



Key Map of Property

45 Vernon plot_plan_Tue_Mar_25_2025_08-27-35.pdf

Uploaded by Danielle Palazzini on May 14, 2025 at 3:26 PM



N/E
Harold L. & Linda Blehler

Abutting Properties

BODMAN EDITH & DALE	442 GOODWIN ST	EAST HARTFORD, CT 06108
CERRIGIONE JAMES M JR	39 VERNON RD	BOLTON, CT 06043
DELEON FERNAN & LONGANO DANIELLE C	PO BOX 1528	WINTER PARK, CO 80482



IW-25-7

Inland Wetlands

Status: Active

Submitted On: 5/16/2025

Primary Location

61 VERNON RD
BOLTON, CT 06043

Owner

Bayberry Developers, LLC
TALCOTTVILLE ROAD 627
VERNON, CT 06066

Applicant

Eric Peterson
 860-871-0808
 epeterson@gardnerpeterson.com
 178 Hartford Turnpike
Tolland, CT 06084

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

Permit Info

Type of Application*

New Application

Permit For*

Administrative Wetlands

Occupancy Type*

Residential (Single Family/Duplex)

Lots

–

Work Description* 

Consruction of a single family house and a potion of the driveway within 100 feet of Bolton Lake. This application proposes no wetland disturbances but propsoses 0.18 acres of disturbance within the upland review area.

Development Title

 Comments

Distance from Inland Wetlands and Watercourses:

Current Distance

6

Proposed Distance

5

Wetland / Watercourses Project Information

Size of Subject Property (acres)

0.24

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

0

Open water body altered (acres)

0

Stream alternation (linear feet)

0

Buffer/upland area altered (acres)

0.18

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

0

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

This application includes the construction of a house, a portion of the driveway, utility trenching, and land grading within the upland review area

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

The plan includes erosion and sediment control measures to protect the lake and adjacent properties from sedimentation from construction activities.

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.

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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

0.24

Distance to Town Line

1800

 **Extended**

☐

 **Hearing Not Required**

☐

Attachments



List of Names and Addresses of Abutting Property Owners

Abutters of 61 Vernon Road.docx

Uploaded by Eric Peterson on May 14, 2025 at 4:43 PM



Key Map of Property

LocationMap.pdf

Uploaded by Eric Peterson on May 14, 2025 at 4:34 PM



Property Owner Verification

Deed-61VernonRoad-Bayberry.pdf

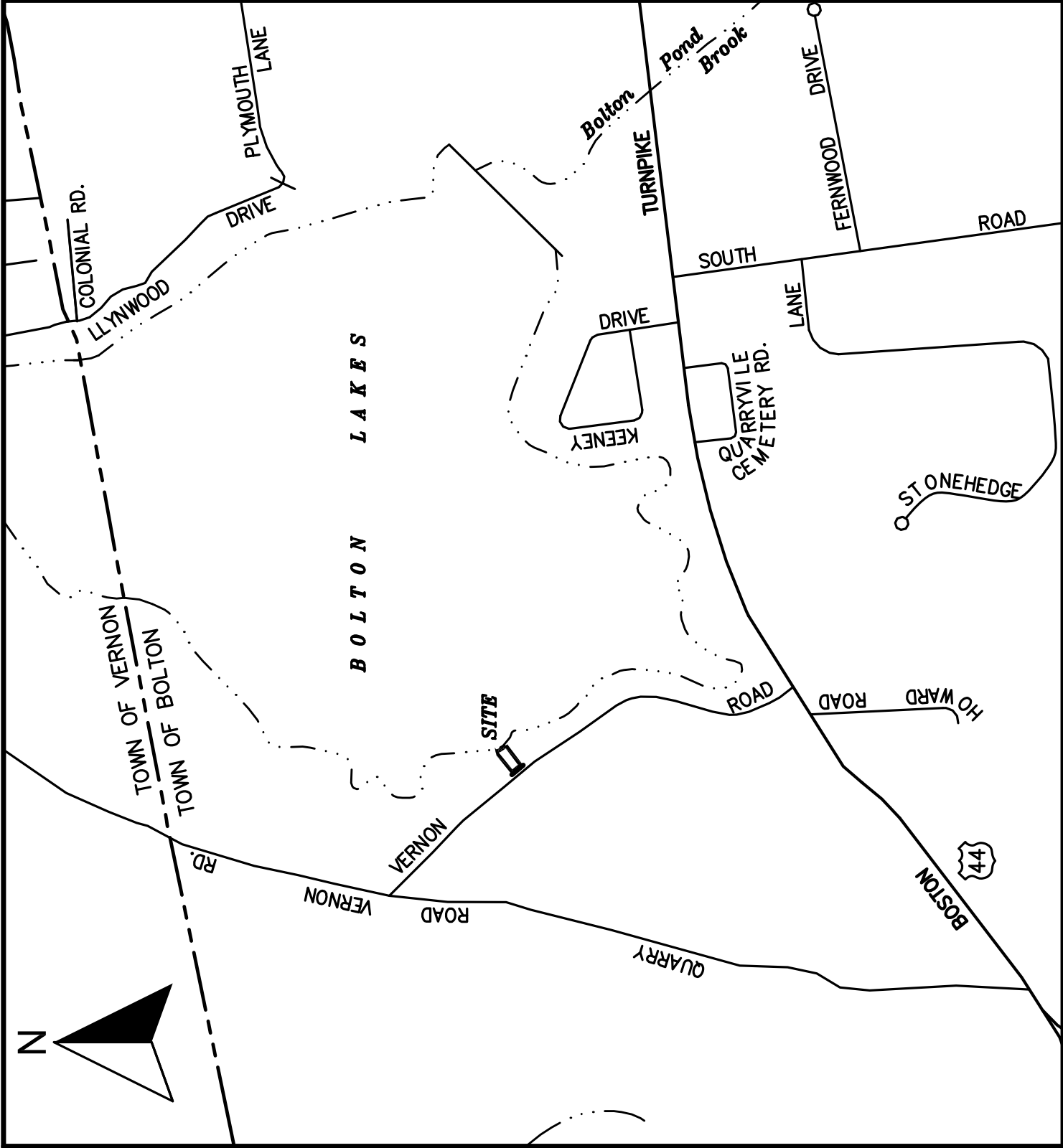
Uploaded by Eric Peterson on May 14, 2025 at 4:49 PM



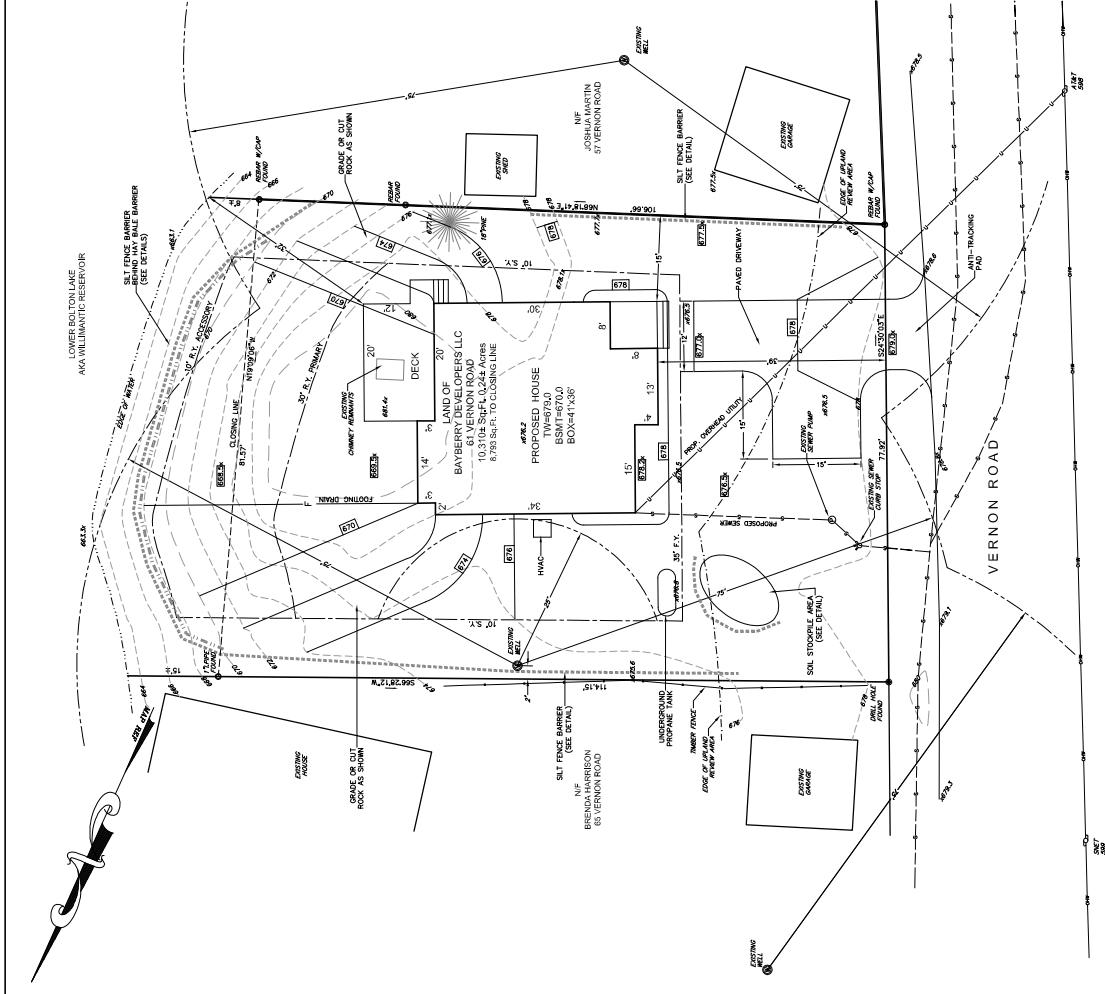
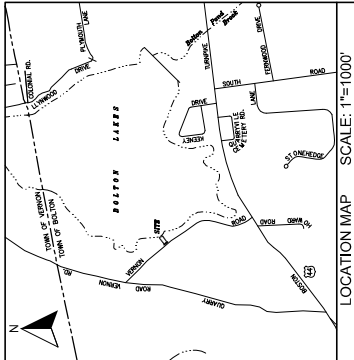
11183A.pdf

11183A.pdf

Uploaded by Eric Peterson on May 16, 2025 at 8:39 AM



LOCATION MAP SCALE: 1"=1000'



NOTES

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE BOARD OF REGISTRATION OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS OF THE STATE OF CONNECTICUT.
2. THE SURVEY WAS CONDUCTED ON THE DATE INDICATED ON THE MAP.
3. THE SURVEY WAS CONDUCTED BY THE SURVEYOR INDICATED ON THE MAP.
4. THE SURVEY WAS CONDUCTED AT THE LOCATION INDICATED ON THE MAP.
5. THE SURVEY WAS CONDUCTED AT THE LOCATION INDICATED ON THE MAP.
6. THE SURVEY WAS CONDUCTED AT THE LOCATION INDICATED ON THE MAP.
7. THE SURVEY WAS CONDUCTED AT THE LOCATION INDICATED ON THE MAP.

REVISIONS

PERMIT PLAN

LAND OF

BAYBERRY DEVELOPERS LLC

61 VERNON ROAD

BOLTON, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

1778 TOWN OF BOLTON

PROFESSIONAL ENGINEERS

DATE: 09-14-2023

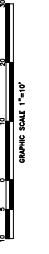
SCALE: 1"=10'

SHEET NO. 1 OF 2

MAP NO. 11183A



ZONING TABLE:		REQUIRED	EXISTING	PROPOSED
R-2 ZONE	MINIMUM LOT AREA	12,000 SQ. FT.	12,000 SQ. FT.	---
	MINIMUM FRONT YARD SETBACK	10 FEET	10 FEET	---
	MINIMUM SIDE YARD SETBACK	5 FEET	5 FEET	---
	MINIMUM REAR YARD SETBACK	5 FEET	5 FEET	---
	MINIMUM MAXIMUM HEIGHT	35 FEET	35 FEET	---



OWNER/APPLICANT:

BAYBERRY DEVELOPERS, LLC

61 VERNON ROAD

BOLTON, CONNECTICUT

GENERAL EROSION AND SEDIMENT CONTROL NOTES

CONSTRUCTION SCHEDULE &

LOCATION: 61 VERNON ROAD - BOLTON, CT
PROJECT DESCRIPTION: CONSTRUCTION OF SINGLE FAMILY HOME
PARCEL AREA: 0.24± ACRES
RESPONSIBLE PERSONNEL: JON ROYNTON

WORK DESCRIPTION	EROSION & SEGMENT CONTROL MEASURES	DATE INSTALLED	NOTES
REVEALING CONSTRUCTION DISTURBANCE			
CLIMB TREES AND BRUSH	INSTALL ANTI-MOUNDING AND		
REVEALING STUMPS	INSTALL BULF FENCE		
ROUGH GRADING			
CONSTRUCT POUSE AND UTILITIES			
FINAL GRADE SITE			
FINAL GRADE/FINAL DRAINWAY	FINAL GRADE AND SEED		
LOAN AND SEED OBTAINED ALL	REVEALING BULF FENCE WHEN SITE IS		
OCCLUDED AUGUS	STABILIZED		

PROJECT DATES:
DATE OF CONSTRUCTION START JULY 1, 2025

EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" FOR CONNECTICUT, BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2024.

TEMPORARY SEEDING SCHEDULE:

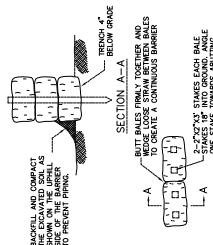
SPECIES	LBS/NORE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	0.9	3/1-6/15, 8/1-10/1
WINTER RYE	40	0.9	4/15-6/15, 8/15-10/1

TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

STRAW MULCH IS TO BE APPLIED TO SEEDBED AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE TO 90 LBS PER 1000 SQ FT.

FINAL SEEDING SCHEDULE:

SPECIES	LBS./ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	40	0.90	4/15-1/15, 8/15-9/15

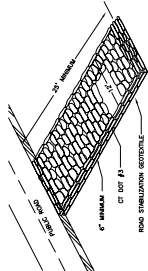


USE WATERPROOF BINDING WIRE OR THINNE.
STORE ALL HAYBALES UNDER UNPAV OR CANVAS COVERING.
USE OF BREKERS OR UNITED BALES IS NOT PERMITTED.
LAYOUT HAYBALE BARRIER AS PER SITE PLAN AND AS
SURFACED BY FIELD INVESTIGATION. INTENT IS TO SLOW
SURFACE WATER FLOWS AND TO PERMIT SILT TO SETTLE.
PERIODIC REMOVAL OF DEPOSITED SILT AND DERMS AND
RESETTING OF BALES WILL BE NECESSARY.

HAY BALE INSTALLATION

SILT FENCE INSTALLATION

NOT TO SCALE



DETAIL SHEET

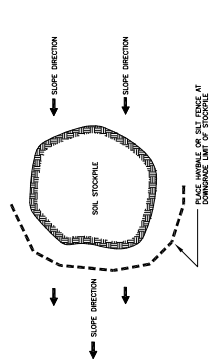
LAND OF
BAYBERRY DEVELOPERS LLC
61 VERNON ROAD
BOLTON, CONNECTICUT

BOLTON, CONNECTICUT
GARDNER & PETERSON ASSOCIATES, LLC

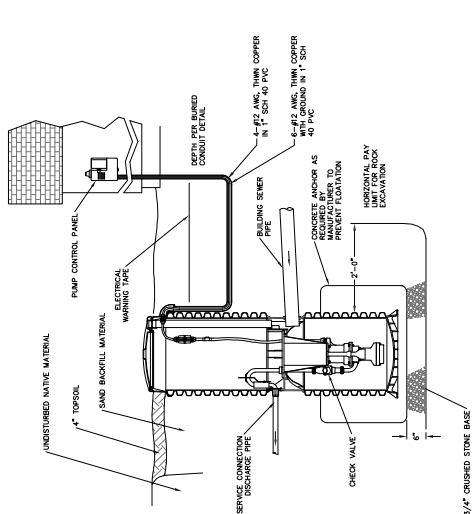
PROFESSIONAL ENGINEERS LAND SURVEYORS			
E.R.P.	SCALE	DATE	SHEET NO.
	N.T.S.	05-14-2025	2 OF 2
			11183A

CONSTRUCTION ENTRANCE

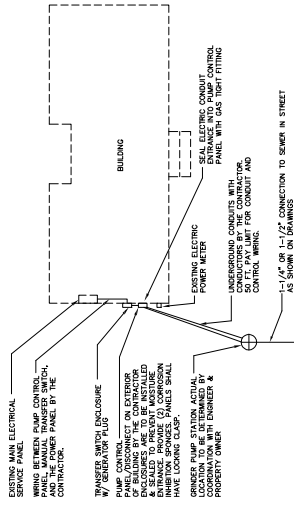
1. ALL PERSONS AND SECURITY CONTROL PERSONNEL WEARERS SHALL BE CONFINED TO THE DESIGNATED AREAS OF THE CONSTRUCTION SITE. NO PERSON SHALL BE ALLOWED TO ENTER THE CONSTRUCTION SITE WITHOUT THE EXISTING GUARD POSTS AND SECURITY CONTROL PERSONNEL'S PERMISSION. THE CONSTRUCTION SITE SHALL BE KEPT SECURE AT ALL TIMES TO PREVENT UNAUTHORIZED ACCESS AND UNLAWFUL INTERFERENCE.
2. ALL PERSONS SHALL BE IDENTIFIED BY A PHOTOGRAPH AND A SIGNATURE. THE PHOTOGRAPH AND SIGNATURE SHALL BE KEPT IN THE CONSTRUCTION SITE AT ALL TIMES. THE PHOTOGRAPH AND SIGNATURE SHALL BE KEPT IN THE CONSTRUCTION SITE AT ALL TIMES. THE PHOTOGRAPH AND SIGNATURE SHALL BE KEPT IN THE CONSTRUCTION SITE AT ALL TIMES.
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STOCKPILE EROSION PROTECTION DETAIL

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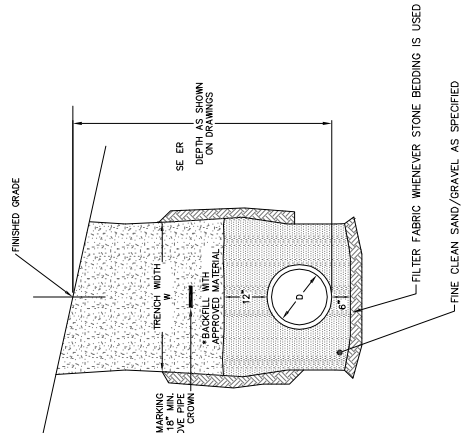
SEWER CONNECTION DETAIL



NOTE:

1. CONTRACTOR SHALL VERIFY THAT CAPACITY OF EXISTING ELECTRIC SERVICE WILL ACCOMMODATE NEW LOAD.
2. CONTRACTOR SHALL PROVIDE FOR ADEQUATE CAPACITY IF UPGRADING IS REQUIRED.
3. AN AUTOMATIC TRANSFER SWITCH SHALL BE PROVIDED TO AUTOMATICALLY SWITCH FROM AC POWER TO GENERATOR POWER DURING A POWER OUTAGE

TYPICAL GRINDER PUMP STATION LAYOUT



SEWER TRENCH DETAIL

-FINE CLEAN SAND/GRAVEL AS SPECIFIED

RETURN TO:
627 Talcottville Road
Vernon, CT 06066

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT, Constance L. Chambers, duly qualified and authorized Executor of The Estate of **George B. Yntema** of the Town of Tolland, County of Tolland and State of Connecticut deceased, by virtue of the power to sell real estate specifically given under the will for the consideration of **ONE HUNDRED THIRTY THOUSAND AND 00/100 (\$130,000.00) DOLLARS** received to our satisfaction of **Bayberry Developers, LLC**, a Connecticut limited liability company with a principal place of business in the Town of Vernon, Connecticut, hereby grants, gives, bargains, sells and confirms unto the said **Bayberry Developers, LLC**, with **EXECUTOR'S COVENANTS**

SCHEDULE A ATTACHED HERETO

Said premises are conveyed subject to taxes on the grand List of October 1, 2022, and thereafter which the Grantee assume and agree to pay; buildings and building line restrictions and zoning, planning and other municipal regulations of the Town of Bolton as in effect on the date hereof; any and all provisions of any ordinance, municipal regulation or public and private law; any and all encumbrances, easements and restrictions of records.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereof, unto the said Grantee, its successors forever, and to its own proper use and behoof. And also, the said Grantor does for himself, his successors and assigns, covenant with the said Grantees, their its successors, that at and until the ensealing of these presents, the Grantor is duly qualified to act as Executor of The Estate of George B. Yntema, by virtue of Court Order, and has full power and authority to bargain and sell the described premises in manner and form as is written therein.

Said premises also subject to:

Grinder Pump Easement Agreement dated April 11, 2011 and recorded June 10, 2011 in Volume 151 at Page 840 Corrected in Volume 152 Page 237; re-recorded in Volume 153 Page 213.

Riparian Rights in and to the Willimantic Reservoir (lower Bolton Lake)

CONVEYANCE TAX RECEIVED
 TOWN: \$325.00 STATE: \$975.00

Elizabeth C. Waters

Property Description
61 Vernon Road
Bolton

a certain piece or parcel of land, with the buildings and improvements thereon situated in the Town of Bolton, County of Tolland, and State of Connecticut, on the Easterly side of Vernon Road, also known as Quarry Road.

Said premises are bounded as follows:

NORTHERLY: By land now or formerly of George W. Kuhney, One hundred Fourteen and Thirty-Two One-Hundredths (114.32) feet; more or less;

EASTERLY: By Willimantic Reservoir, Eighty-One and Thirty-Five One Hundredths (81.35) feet, more or less;

SOUTHERLY: By land now or formerly of Ethel L. Goslee, One Hundred Six and Sixty-Six One-Hundredths (106.66) feet, more or less; and

WESTERLY: By Vernon Road, Seventy-Seven (77) feet, more or less.

The Northwestern corner of the above-described premises is situated in the Easterly line of said Vernon Road approximately One Hundred Twenty (120) feet Southerly (as measured along the Easterly line of Vernon Road) from the Southwesterly corner of land now or formerly of Waldo Rice.

Abutters of 61 Vernon Road – Bolton, CT

STATE OF CONNECTICUT THREE BOLTON LAKES
165 CAPITOL AVE
HARTFORD, CT 06106-1659

JOSHUA A & ELIZABETH A MARTIN
11 BETSY LANE
AVON, CT 06001

THE HARRISON FAMILY TRUST
65 VERNON RD
BOLTON, CT 06043

AAL ONLY LLC
6134 30 ST NW
WASHINGTON, DC 29912