

BOLTON INLAND WETLANDS COMMISSION
SPECIAL MEETING
7:00 P.M., TUESDAY, MAY 27, 2025
VIRTUAL MEETING VIA ZOOM

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

Staff Present Via Zoom: Wetlands Agent Alyssa Barroso

Others Present Via Zoom: Eric Peterson, Edith Bodman, Ken Boynton, Bryan Fairclough, John Boynton

The Commission members provided their credentials to those present.

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

J. Loersch MOVED to approve the April 22, 2025, Regular Meeting Minutes. D. DeNunzio SECONDED the motion. R. Lally abstained from voting. MOTION CARRIED 3:0:1.

4. New Business

4a. IW-25-4, Modification, Bryan Fairclough, 148 Brandy St, Addition of Sport Court to Permit 1W-24-8.

A. Barroso reported this application is for adding an approximately 50 x 28 sport court in the upland review area and install underground 500 gallon propane tank and line to the pool heater. The Commission about the propane tank location which is near the pool pumps. J. Loersch asked about the wetland's location to the sports court. A. Barroso replied it is not close to the wetlands. B. Fairclough reported all yard waste will be hauled offsite and have minimal excavation. B. Fairclough added decorative stone will be placed around the sport court.

J. Loersch MOVED to delegate this modification to the Wetlands Agent A. Barroso and done within the accordance of the erosion sedimentation controls of the State of Connecticut. D. DeNunzio SECONDED the motion. MOTION CARRIED UNANIMOUSLY 4:0:0.

4b. IW-25-6, Edith Bodman, 45 Vernon Rd, Construction of Single-Family Home on Pre-existing Foundation.

J. Loersch abstained from this agenda item due to a conflict of interest.

A. Barroso reported this application is for the construction of a single-family home on an existing foundation and replacing the driveway with asphalt. E. Bodman added the driveway will be installed after the construction of the house. D. DeNunzio asked about the alignment of the driveway which will be located on the right side of the house. A. Barroso will help the applicant with the location of the silt fence. E. Bodman added left over dirt will be hauled away.

D. Lynn MOVED to delegate to Wetlands Agent A. Barroso and done within the accordance of the erosion sedimentation controls of the State of Connecticut. D. DeNunzio SECONDED the motion. MOTION CARRIED 3:0:1.

4c. IW-25-7, Eric Petersen (Jon Boynton), 61 Vernon Rd., Construction of Single-Family Home

A. Barroso reported this application is for the construction of a single-family house and a portion of the driveway within 100 feet of Bolton Lake. This application proposes no wetlands disturbances but proposes 0.18 acres of disturbance within the upland review area. K. Boynton said they will get down to grade by chipping the rocks before construction and the property contains invasive plants. E. Petersen discussed the rock walls, and the new home will be set closest to the street. E. Petersen said the rock will be hauled away unless it is used on the site. E. Petersen added sediment controls and silt fence will be installed during construction. R. Lally suggested the Commission schedule site visits through A. Barroso before next month's meeting.

5. Old Business

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

D. DeNunzio abstained from discussion due to a conflict of interest.

A. Barroso gave an update on this Cease and Correct at 37 Notch Road. A. Barroso stated she is waiting for the report from the Soil Scientist and will review it with A. Ouzonov before the Commission's next meeting.

6. Wetlands Agent Report

A. Barroso gave an update on ongoing projects.

180 Bolton Center

A. Barroso reported the property has sold and the new owner cannot remove the silt fence until she reviews it. A. Barroso said she will make regular inspections until it is fully stabilized.

65 Shoddy Mill

A. Barroso reported she finally received a response from George Logan. A. Barroso said the sediment plug and berm must be removed. A. Barroso added the slope looks good with grass and mature plantings will occur however, there is no timeline to address the concerns. A. Barroso stated she will schedule a meeting with Mr. Logan on this site and Notch Road.

R. Lally stated he would like to revive the report showing the status of applications. A. Barroso responded she is working on this report and will have it for the Commission to review at the next meeting.

7. Other

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

R. Lally reported the Board of Selectmen will be reviewing the Proposed Updates to the Wetlands Regulations at their June 17, 2025, meeting.

A. Barroso presented a proposed Fee Schedule for discussion. A. Barroso said she added Minimal Impact Permit Fees to the proposed schedule and increase some of the fees 30%. D. DeNunzio felt this increase was fair. J. Loersch felt the fees should remain low to encourage development and concerns with taxes increasing. After discussion, the Commission will present the proposed Fee Schedule to the Board of Selectmen for consideration. A. Barroso will also provide current fees for comparison.

R. Lally asked the Commission to consider meeting in person in the future. This can be discussed at the next meeting.

8. Adjournment: D. DeNunzio MOVED to adjourn the meeting at 8:41 p.m. D. Lynn 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.

Update

IW-25-8
Inland Wetlands
Status: Active
Submitted On: 6/27/2025

Primary Location
79 HATFIELD DR
BOLTON, CT 06043
Owner
No owner information

Applicant
 Edward Cooper
 727-307-8762
 alicenatalia20@gmail.com
 79 Hatfield Dr
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?

—

Parcels Included in Project

MBL / Parcel ID

Map 20 Lot 50

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* 

installing a 18-foot round above-ground pool (250 sq ft) and a 24 x 20 deck (480 sq ft)

Development Title

 Comments

Distance from Inland Wetlands and Watercourses:**Current Distance**

50

Proposed Distance

48

Wetland / Watercourses Project Information**Size of Subject Property (acres)**

13.08

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)

0.08

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

0

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

No anticipated impact.

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

Minimal groundwork required- no impact anticipated

Is there a Conservation or Preservation Restriction on the Property?

Yes

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

Adjacent Land Owners.xlsx

Uploaded by Danielle Palazzini on Jun 19, 2025 at 1:51 PM



79 Hatfield_Site Plan.pdf

79 Hatfield_Site Plan.pdf

Uploaded by Danielle Palazzini on Jun 19, 2025 at 1:54 PM



79 Hatfield_Site Plan _Deck Location.pdf

79 Hatfield_Site Plan _Deck Location.pdf

Uploaded by Danielle Palazzini on Jun 19, 2025 at 1:56 PM

SANITARY INSTALLATION NOTES

NOTES: (THE FOLLOWING NOTES MAY APPLY)

THE LEACHING AREA IS TO BE STRIPPED OF ALL UNSUITABLE SOILS AND FILLED WITH CLEAN SAND, LAID IN SIX INCH LIFTS. FILL TO BE MECHANICALLY COMPACTED TO 90% MAXIMUM DENSITY. A MINIMUM SEPARATION DISTANCE OF 18" BETWEEN THE HARDPAN LAYER AND BOTTOM OF THE LEACHING ARE MUST BE MAINTAINED.

THE DESIGN ENGINEER SHALL SUPPLY "AS-BUILT" DRAWINGS FOR THE SEWAGE DISPOSAL SYSTEM AND SHALL VERIFY ALL FILLING, STRIPPING AND UNDERDRAIN SYSTEMS, INCLUDING ALL ELEVATIONS RELEVANT IN THE DESIGN OF THE SYSTEMS, IF REQUIRED BY THE TOWN SANITARIAN.

INSTALLATION OF ALL SEWAGE DISPOSAL SYSTEMS SHALL NOT OCCUR DURING WET WEATHER TO AVOID SOIL SMEARING.

FILLING OF STRIPPED AREAS SHALL NOT BE PERMITTED WHILE SMEARING OF THE SOILS OCCURS. ALL SMEARED SURFACES SHALL BE RAKED OR PLOWED PRIOR TO ANY FILLING AND AS DIRECTED BY THE TOWN HEALTH DEPARTMENT.

SANITARY SYSTEM DESIGN

NUMBER OF BEDROOMS..... 3 BEDROOMS
PERCOLATION RATE..... 8.7 MIN/IN
ABSORPTION AREA REQUIRED..... 495 S.F. (MIN.)
USE 4" WIDE TRENCHES..... 165 L.F. REQ'D
USE 2 TRENCHES @..... 87 L.F. EACH
SEPTIC TANK CAPACITY..... 1000 GAL. (MIN.)

PROP. SANITARY SYSTEM ELEVATIONS

	1	2	3	4
BOTTOM OF TRENCH.....	561.5	561.2	---	---
FL. DISTRIBUTION LINE.....	562.0	561.7	---	---
DISTRIBUTION BOX OUTLET.....	562.15	561.7	---	---
DISTRIBUTION BOX INLET.....	562.0	561.85	---	---
SEPTIC TANK OUTLET.....	562.5	---	---	---
SEPTIC TANK INLET.....	562.75	---	---	---
FL. 4" C.I.P. @ FDN. WALL.....	563.4 (MIN.)	---	---	---
TOP OF FOUNDATION.....	575.0	---	---	---
BASEMENT FLOOR.....	567.3 +/-	---	---	---
TOP OF SEPTIC TANK.....	563.4 +/-	---	---	---

* INDICATES REVERSE DISTRIBUTION BOX

M.L.S.S. CALCULATIONS

PERC. RATE: 8.7 MIN/IN
RESTRICTIVE LAYER: 24"
SLOPE: 2.5% (AVERAGE)
(HF)48 X (FF)1.5 X (PF)1.2 = 87 L.F.

SOILS DATA

TEST PIT #4B

DATE: 5-22-89

MATERIAL:

0-6" TOPSOIL

6-12" REDDISH BROWN FINE SANDY LOAM

12-24" GREYISH BROWN FINE SANDY LOAM

24-46" GREY SILTY SAND

46-60" ?

MOTTLING: 24"

GROUNDWATER: 44"

LEDGE: 60"

PERC. RATE: 8.7 MIN/IN

TEST PIT #4A

DATE: 5-22-89

MATERIAL:

0-6" TOPSOIL

6-32" LT. BROWN FINE SANDY LOAM

32-54" SAND & GRAVEL

NO MOTTLING

NO GROUNDWATER

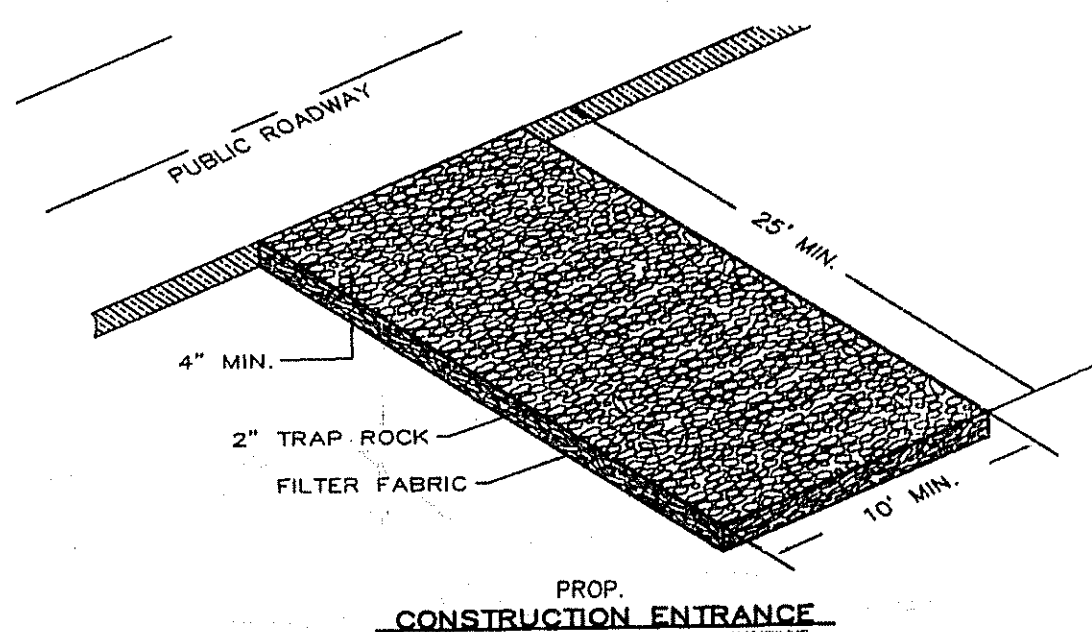
LEDGE: 54"

N/F FRANCIS & DIANE W. STADMEYER
N/F ANTHONY S. & PATRICIA MONTICELLO

NOTE: SEE REFERENCED SUBDIVISION PLAN FOR REMAINDER OF LOT 5.

CONSERVATION EASEMENT (LOT 5)

N/F GUGLIELMO & MARIA FUSCO



PROP. CONSTRUCTION ENTRANCE

30' DRAINAGE EASEMENT IN FAVOR OF THE TOWN OF BOLTON

10' CL&P EASEMENT

EASEMENT
Δ = 29° 25' 40"
T = 15.76'
L = 30.82'

HATFIELD DRIVE

TOTAL
Δ = 49° 14' 57"
R = 60.00'
L = 51.57'

CONSTRUCTION ENTRANCE

LEGEND

STAKED HAY BALES
LIMIT OF CLEARING

PROP.

HOUSE SITE DEVELOPMENT

PLOT PLANS FOR EACH LOT SHALL INDICATE PROPOSED SEDIMENTATION AND EROSION CONTROLS. THE PROPOSED HOUSE LOCATION, LOT GRADING, LIMIT OF TREE CLEARING, DRIVEWAY DESIGN, SEPTIC SYSTEM DESIGN AND SITE DRAINAGE PLAN SHALL ALSO BE SHOWN. THESE PLANS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE TOWN.

ALL DRIVEWAY SHOULDERS SHOULD BE STABILIZED IMMEDIATELY UPON COMPLETION OF ROUGH GRADING. SHOULDER SEED BED PREPARATION SHOULD FOLLOW THE GENERAL NOTES PROVIDED. HAY BALES OR FILTER FABRIC SHOULD BE USED TO ENTRAP ANY SEDIMENT GENERATED FROM EXPOSED SOIL SURFACES. DRIVEWAY ROADBEDS SHALL BE STABILIZED WITH COMPACTED ROAD AGGREGATE AS SOON AS POSSIBLE.

TOPSOIL AND EXCAVATED SUBSOIL FROM THE FOUNDATION AREA SHOULD BE STOCKPILED WITHIN THE AREA OF DISTURBANCE IF NOT USED FOR ON SITE REGRADING. EACH STOCKPILE MUST BE ADEQUATELY RINGED WITH SEDIMENT CONTROL MATERIALS (I.E. HAY BALES AND/OR FILTER FABRIC FENCE.)

ANY ADDITIONAL STOCKPILING OF LUMBER OR BUILDING MATERIALS SHOULD ALSO BE CONFINED TO THE AREA OF DISTURBANCE. SIMILARLY, VEHICULAR MOVEMENT SHOULD BE DIRECTED TO ESTABLISHED PARKING AREAS. PROPOSED LEACHING SYSTEM AREAS MUST NOT BE IMPACTED BY VEHICULAR TRAFFIC OR UTILIZED AS PARKING AREAS. DEVELOPMENT OF SEWAGE DISPOSAL LEACHING AREAS SHOULD BE STAGED TO FOLLOW HOUSE SITE PREPARATION. ONLY THE PRIMARY LEACHING SYSTEM NEED BE CLEARED OF EXISTING VEGETATION IN COORDINATION WITH THE APPROVED SEPTIC SYSTEM DESIGN. RESERVE AREAS SHOULD REMAIN UNALTERED IF SITE CONDITIONS PERMIT.

CONTRACTOR SHALL PROVIDE DUMPSTERS AT EACH HOUSE SITE DURING CONSTRUCTION FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS. THERE SHALL BE NO OUTSIDE STOCKPILES OF CONSTRUCTION WASTE MATERIALS OR DEBRIS.

PLEASE NOTE-THE BUILDER/OWNER IS RESPONSIBLE FOR ALL CONDITIONS OF SUBDIVISION APPROVAL RELATING TO THIS LOT. PLEASE REVIEW THE APPROVED SUBDIVISION ON FILE IN THE TOWN CLERKS OFFICE SO AS TO BE AWARE OF ALL CONDITIONS OF APPROVAL.

THE BUILDING LOT SHALL BE LOADED, SEEDING AND MULCHED WITH STRAW PRIOR TO ISSUANCE OF A C.O. IF THE SEASON DOES NOT PERMIT SEEDING - THEN THE LOT MUST BE STABILIZED WITH STRAW OR NETTING TO PREVENT WINTER AND SPRING EROSION. THE ENVIRONMENTAL PLANNER WILL CHECK LOTS FOR NON-COMPLIANCE WITH EROSION CONTROLS AND STABILIZATION REQUIREMENTS. IF NECESSARY, THE C.O. WILL BE WITHHELD UNTIL THE LOT IS DEEMED STABLE.

PLEASE NOTE-THE BUILDER/OWNER IS RESPONSIBLE FOR ALL EROSION CONTROL AND STABILIZATION REQUIREMENTS. PLEASE REVIEW THE APPROVED PLOT PLAN FOR EROSION CONTROL REQUIREMENTS.

HOUSE DETAIL

SCALE: 1"=20'

RECEIVED

MAR 21 1999

TOWN OF BOLTON
LAND USE DEPARTMENT

TOTAL LOT AREA = 569,962 +/- S.F.
13.08 +/- AC.

LOT AREA (EXCLUDING CONSERVATION AREA) = 189,939 S.F.
= 4.36 AC.

REV. 6-25-98 EXISTING HOUSE CERTIFICATION

LOT 5
HATFIELD DRIVE
PREPARED FOR
JAMES HATFIELD
BOLTON, CONN.

MEGSON & HEAGLE
CIVIL ENGINEERS & LAND SURVEYORS
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE 659-0587

DATE: 10-4-95 SCALE: 1"=40' MAP NO. 146-95-1P
DRW. BY S.A.M. CK. BY J.L.H. SHEET 1 OF 1

REFERENCE MADE TO MAP TITLED:
"CL&P EASEMENT MAP HATFIELD SUBDIVISION PREPARED FOR JAMES HATFIELD BOLTON, CONN." BY MEGSON & HEAGLE C.E. & L.S. GLASTONBURY, CONN. DATE: 8-7-95
SCALE: 1" = 40' MAP NO. 133-88-1CLPA

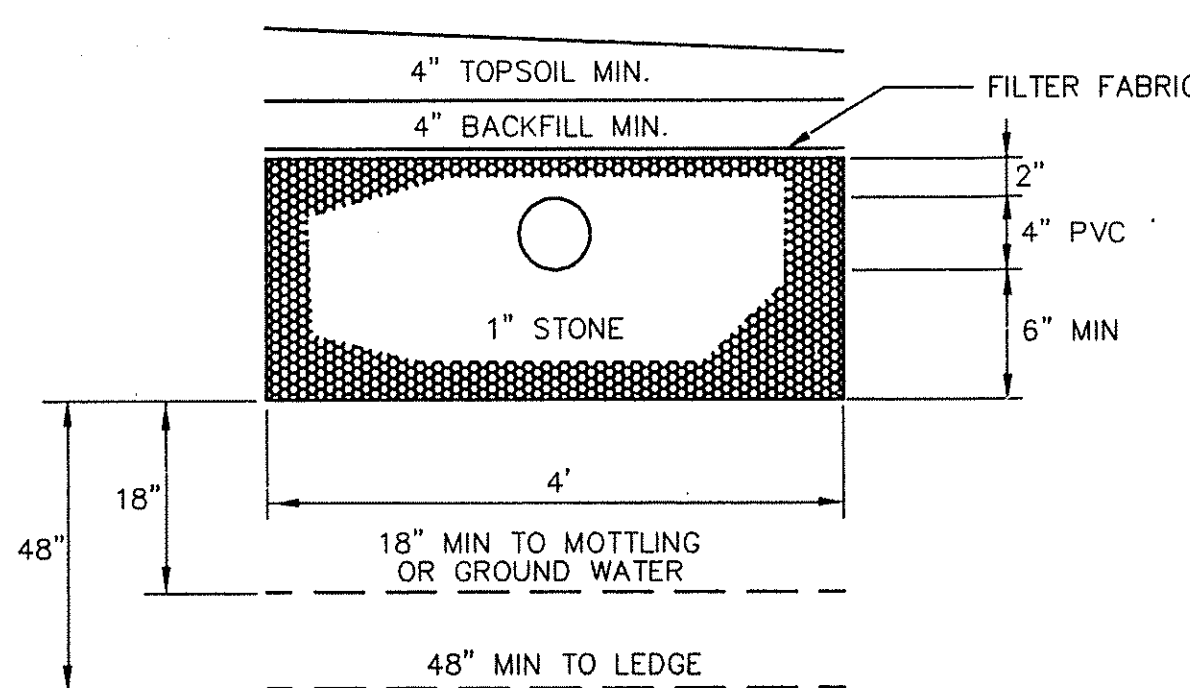
REFERENCE MADE TO MAP TITLED:
"OPEN SPACE CONSERVATION DEVELOPMENT SUBDIVISION PLAN HATFIELD SUBDIVISION PREPARED FOR JAMES HATFIELD BOLTON, CONN." BY MEGSON & HEAGLE C.E. & L.S. GLASTONBURY, CONN. DATE: 8-28-91 REV. 8-4-95
MAP NO. 133-88-1S SHEET 2 OF 3 SHEETS

HOUSE LOCATED IN FIELD AS SHOWN 7-24-97

NO ZONING VIOLATIONS

I HEREBY DECLARE THAT THIS MAP IS SUBSTANTIALLY CORRECT. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 24, 1992

JOHN L. HEAGLE P.E. & L.S. #9396



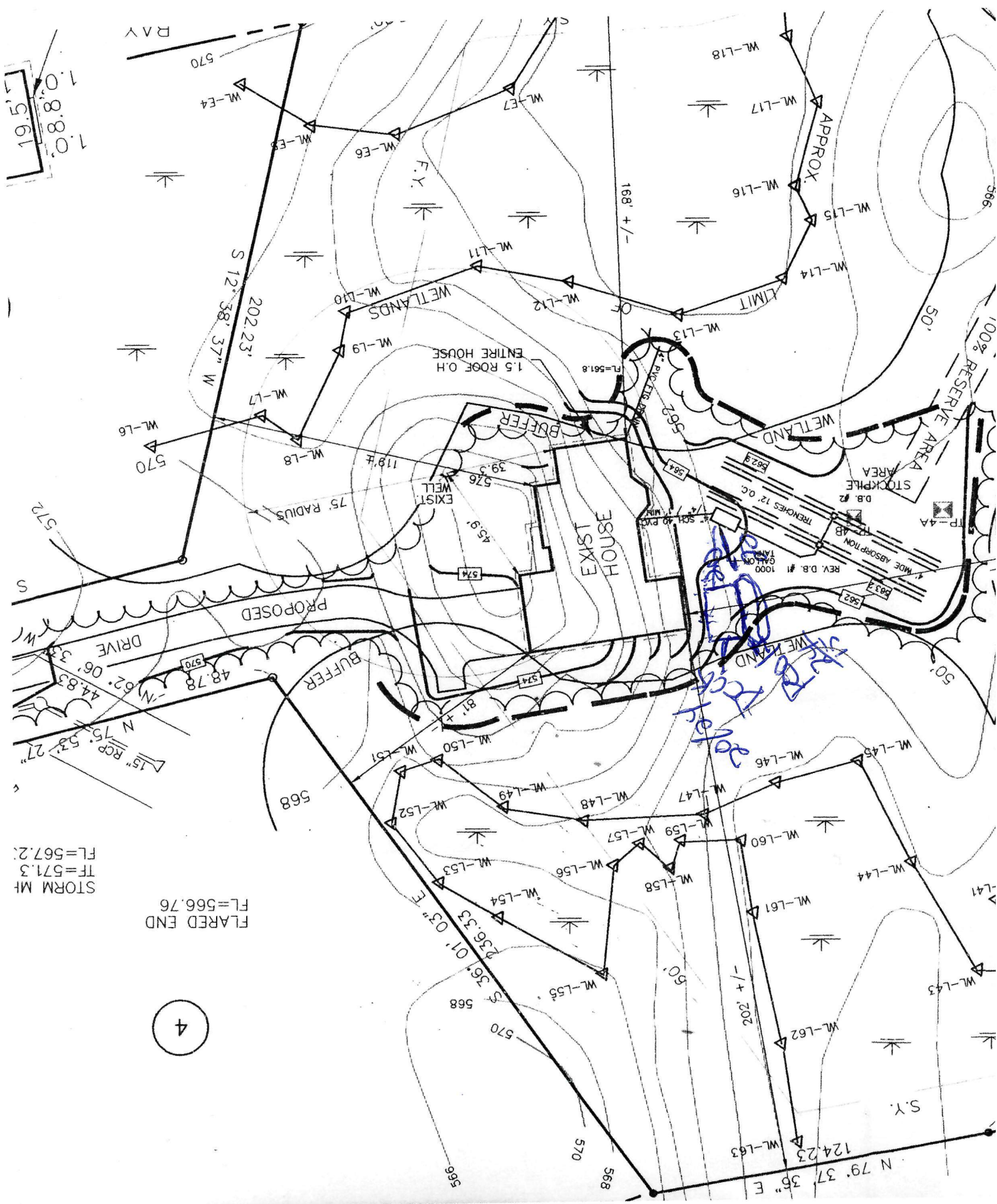
PROP.
TYPICAL ABSORPTION TRENCH
NOT TO SCALE

* NOTE: FOOTING DRAINS MAY BE REQUIRED IF SOIL CONDITIONS WARRANT. INSPECT AND DETERMINE NEED AT THE TIME OF FOOTING PLACEMENT. IF REQUIRED AND OUTLET INTO A DRYWELL, RIP RAP OUTLET OR STREET STORM DRAINAGE SYSTEM CANNOT BE ACHIEVED BY GRAVITY A SUMP PUMP WILL BE REQUIRED.

CONTOURS TAKEN FROM REFERENCED SUBDIVISION TOPOGRAPHIC MAPS. ALL PROPOSED ELEVATIONS ARE IN RELATION TO CONTOURS SHOWN. FINAL ELEVATIONS MAY BE ADJUSTED AS FIELD CONDITIONS WARRANT. VERIFY ALL GRADES IN FIELD.

NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.



Adjacent Land Owners

BARTEL WILLIAM P & WALBURGA	124 FRENCH RD	BOLTON, CT 06043
COOPER EDWARD	79 HATFIELD DRIVE	BOLTON, CT 06043
FERNEZ JOHN N & VIRGINIA A	73 HATFIELD DR	BOLTON, CT 06043
KURYS JOSEPH C	140 FRENCH RD	BOLTON, CT 06043
PINHEIRO JOSHUA & PINHEIRO MARIE ELIZABETH	30 ROCCO RD	BOLTON, CT 06043
SCORSO CLIFFORD A JR & SHARON A	126 FRENCH RD	BOLTON, CT 06043
SULLIVAN JOSHUA S	10 MAPLE VALLEY RD	BOLTON, CT 06043
ZIMMERMAN PETER M & CHRISTINA R	70 HATFIELD DR	BOLTON, CT 06043
WOODS JEFFREY RICHARD &	53 MONTECITO DR	SATELITTE BEACH, FL 32937
WISENSKI MARY K	24 ROCCO RD	BOLTON, CT 06043