## BOLTON INLAND WETLANDS COMMISSION SPECIAL MEETING 7:00 P.M., MONDAY, JUNE 30, 2025 VIRTUAL MEETING VIA ZOOM

**Inland Wetlands Commission Members Present Via Zoom:** Chair Ross Lally, Vice Chair James Loersch (7:08 p.m.), Member Diane DeNunzio, Member Michael McDonnell. Absent was Member David Lynn.

**Staff Present Via Zoom:** Wetlands Agent Alyssa Barroso, Board Clerk Mary Johnston **Others Present Via Zoom:** Jon Boynton, Edward Cooper, Ken Boynton

## 1. Approval of Agenda

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

2. Public Comment

None.

## 3. Approval of Minutes

## 3a. May 25, 2025, Special Meeting

M. McDonnell MOVED to approve May 25, 2025, Special Meeting Minutes. D. DeNunzio SECONDED. MOTION CARRIED 4:0:0.

## 4. New Business

# 4a. IW-25-8 – Edward Cooper – 79 Hatfield Dr – Construction of Above-Ground Pool and Deck

A. Barroso reported this application is for an 18-foot round above-ground pool (250 sq ft) and a 24 x 20 deck (480 sq ft). Distance from the wetlands and watercourses currently 50 fee and proposed distance is 48 feet. There is no anticipated impact on the wetlands, watercourses, and the regulated areas. Minimal groundwork required with no anticipated impact. A. Barroso stated she suggested using straw waddles for erosion controls. E. Cooper stated he will be seeding the entire area afterwards. The Commission asked about the drainage from the pool. E. Cooper replied he will control the rate of water from the pool when drained.

J. Loersch MOVED to delegate this application to the Wetlands Agent to work with the applicant on drainage, seeding and erosion controls. M. McDonnell SECONDED the motion. MOTION CARRIED UNANIMOUSLY 4:0:0.

## 5.Old Business

5a. IW-25-7 – Eric Petersen (Jon Boynton) – 61 Vernon Rd – Construction of Single-Family Home A. Barroso reported this application is for a single-family house and a portion of the driveway within 100 feet of Bolton Lake. This application proposes no wetland disturbances but proposes 0.18 acres of disturbance within the upland review area. The plan includes erosion and sediment control measures to protect the lake and adjacent properties from sedimentation from construction activities. R. Lally stated the lot is overgrown and the challenge will be the slope to the waterline of Bolton Lake. The Commission discussed erosion controls for this slope. A. Barroso suggested using waddles with crushed stone to hold the waddles in place. R. Lally suggested adding a fence in the water to catch silt from the slope. M. McDonnell suggested extending the silt fence along the property to the right and to include this extension in the plans. The Commission could not act on this application as the 60-day action date has not been met. The Commission will hold a special meeting next week to consider this application.

J. Loersch MOVED to table IW-25-7, 61 Vernon Rd. M. McDonnell SECONDED the motion. MOTION CARRIED UNANIMOUSLY 4:0:0.

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

A. Barroso reported this item is still in the process of being resolved. George Logan should finish the delineation this week. A. Barroso said more information will come after meeting with A. Ouzonov and figure out the next steps.

## 6. Wetlands Agent Report

A. Barroso reported all ongoing projects are going well. A. Barroso stated she has received a few neighbor complaints on Shady Lane due to drainage issues. A. Barroso stated she sent a letter to the homeowner but did not receive a response. R. Lally suggested sending another letter requesting a response and if no response is received, a violation letter will be sent. The Commission discussed re-establishing the Permit Activity Report. A. Barroso will begin providing this information in the next packet.

## 180 Bolton

A. Barroso reported everything has been stabilized on the property.

## 148 Brandy St.

A. Barroso reported the in-ground pool and sport court construction is going well.

## 65 Shoddy Mill

A. Barroso reported there is nothing new to report and is going well.

A. Barroso stated she has been advising and consulting with the developers of future projects at 51 Loomis Road and 11 Stoney Road.

A. Barroso stated she will check with the owner of 1 Notch Road regarding trucks driving in and out of the property.

Bolton IWC 6/30/25 Special Meeting

## 7. Other

## 7a. Appropriate CACIWC Membership Funds for FY25-26

J. Loersch MOVED to appropriate CACIWC Membership Funds for FY25-26 in the amount of \$75.00. D. DeNunzio SECONDED the motion. MOTION CARRIED UNANIMOUSLY 4:0:0.

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

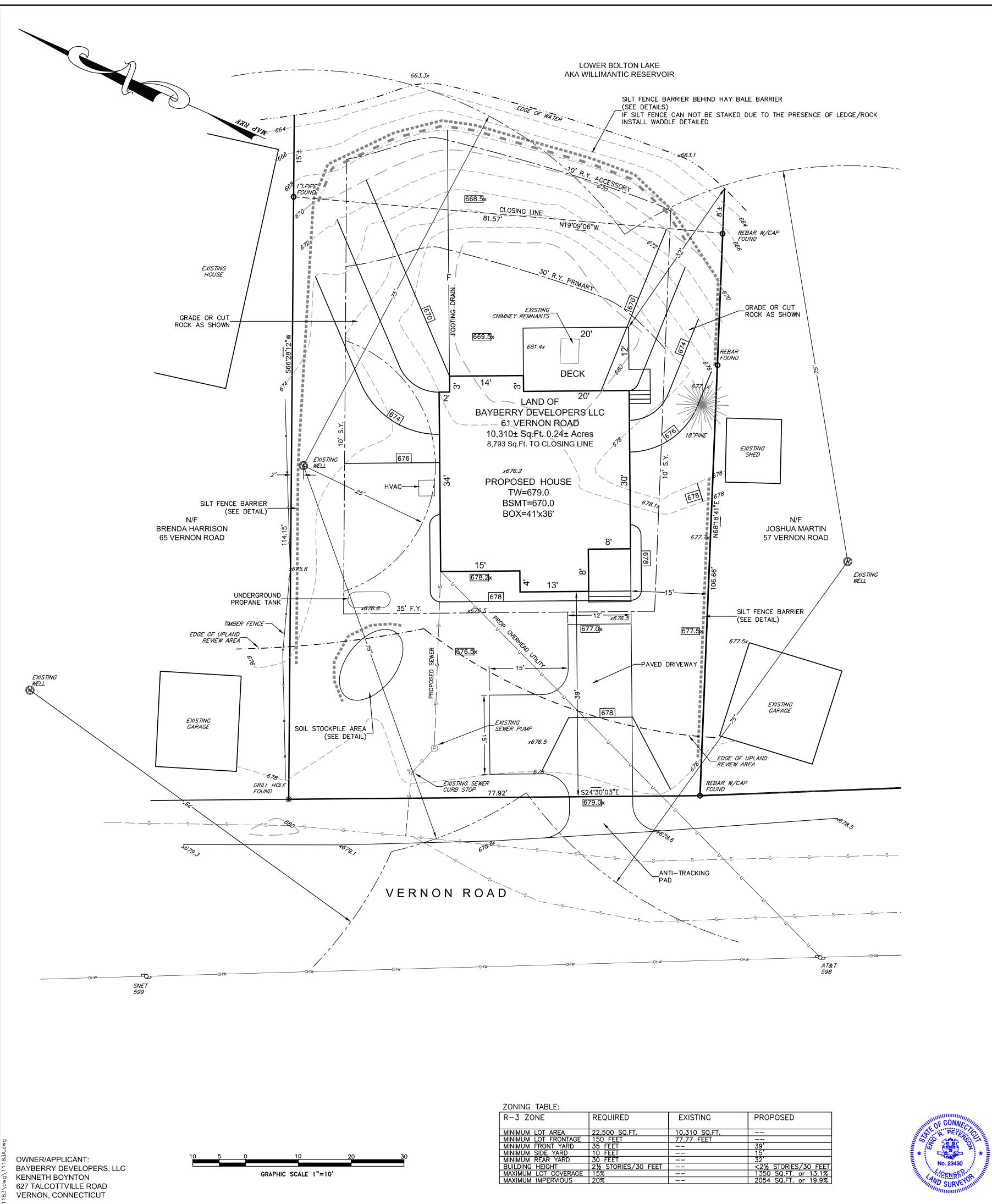
R. Lally stated this item has been on the Selectmen's agenda then removed due to the Selectmen's consideration of the FY25/FY26 Budget and Referendum. The Commission will work to get these items on a future Selectmen's agenda.

# The Inland Wetlands Commission will hold a Special Meeting on Monday, July 7, 2025, at 7:00 p.m. to consider 1W-25-7, 61 Vernon Rd.

**8. Adjournment:** D. DeNunzio MOVED to adjourn the meeting at 8:04 p.m. M. McDonnell SECONDED the motion. 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.



EQUIRED	EXISTING	PROPOSED
,500 SQ.FT.	10,310 SQ.FT.	
O FEET	77.77 FEET	
FEET		39'
FEET		15'
FEET		32'
2 STORIES/30 FEET		<21/2 STORIES/30 FEET
%		1350 SQ.FT. or 13.1%
%		2054 SQ.FT. or 19.9%

## NOTES:

1—800—922—4455.

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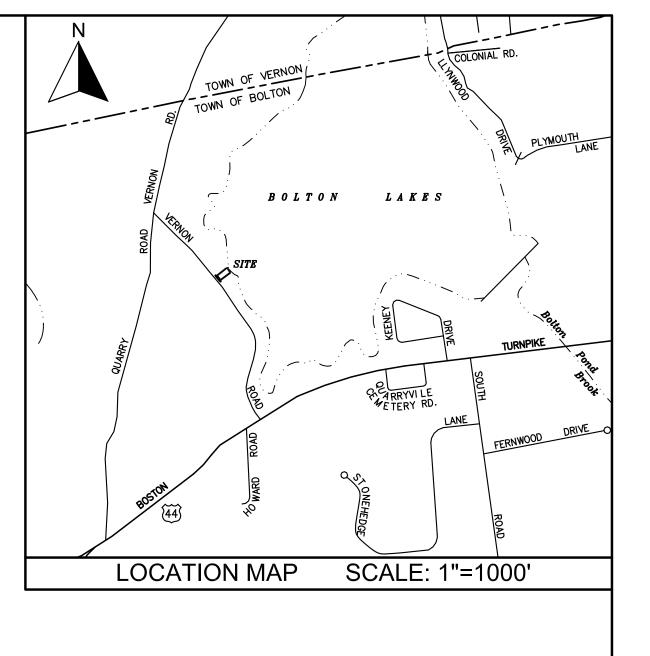
Vic K. Yoters

ERIC R. PETERSON

- 1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGU CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. IMPROVEMENT LOCATION SURVEY BASED AND A FIRST SURVEY CONFORMING TO ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2.
- 2. MAP REFERENCE: A. "BOUNDARY SURVEY PREPARED FOR PAMELA A. CONNELLY 57 VERNON ROAD CONNECTICUT" BY MESSIER & ASSOCIATES, INC. DATE: 05/12. B. "BOLTON LAKES REGIONAL WPCA GRINDER PUMP LOCATION #61 VERNON ROA
- SEWER DISTRICT BOLTON, CONNECTICUT FIG. 1" BY FUSS & O'NEIL. DATE: 3. BEARINGS DEPICTED ON THIS PLAN ARE BASED ON THE PLAN REFERENCED IN M ELEVATIONS DEPICTED ON THIS PLAN ARE BASED ON ELEVATION DEPICTED ON T
- REFERENCED IN NOTE 2.B.
- 4. THIS PARCEL AND ALL ABUTTING PARCELS ARE LOCATED IN THE R-3 ZONE.
- 5. THIS PARCEL IS SUBJECT TO A GRINDER PUMP EASEMENT DATED APRIL 11, 201 IN VOLUME 151 PAGE 840, CORRECTED IN VOLUME 152 PAGE 237 AND RE-REC 153 PAGE 213 OF THE BOLTON LAND RECORDS.
- 6. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY TH UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THES BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATUR THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERM IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CA
- 7. WASTE FROM ANY DRINKING WATER TREATMENT SYSTEM SHALL DISCHARGE TO

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

				S	– APPROXIMATE	SANITARY SEWER
ULATIONS OF					EXISTING CON	TOUR
HORIZONTAL				x37.3	EXISTING ELEV	/ATION
				—···~··	EDGE OF WAT	ER
AD BOLTON,					EXISTING WEL	L
DAD BOLTON LAKES JULY 2011.				678	- PROPOSED CO	ONTOUR
NOTE 2.A.				<u>677.0</u> x	PROPOSED EL	EVATION
THE MAP					PROPOSED SI	LTFENCE
					PROPOSED HA	AY BALES
011 AND RECORDED ECORDED IN VOLUME		IMF	PROVEME	NT LOCAT	ION SURV	ΈY
N HAVE BEEN THE RESPECTIVE			PE	ERMIT PLA	٨N	
SE LOCATIONS MUST JRES MAY EXIST ON	PETES C			LAND OF		
I ASSOCIATES, LLC. MINED AND VERIFIED CALL BEFORE YOU DIG	* No. 23430	BAYB	ERRY	DEVEL	<b>OPERS</b>	S LLC
	No. 23430		61 V	ERNON R	OAD	
THE SANITARY SEWER.	SSIONAL ENGINEERING		BOLTON	N, CONNE	CTICUT	
		GARDI	NER & PE	TERSON A	SSOCIATES	, LLC
	REVISIONS 07/01/2025	178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT				
	0770172020	PROFESSIONAL ENGINEERS LAND SURVEYORS			5	
		BY	SCALE	DATE	SHEET NO.	MAP NO.
		E.R.P.	1"=10'	05-14-2025	1 OF 2	11183A



LEGEND

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---OHW-------

PROPERTY LINE

UTILITY POLE

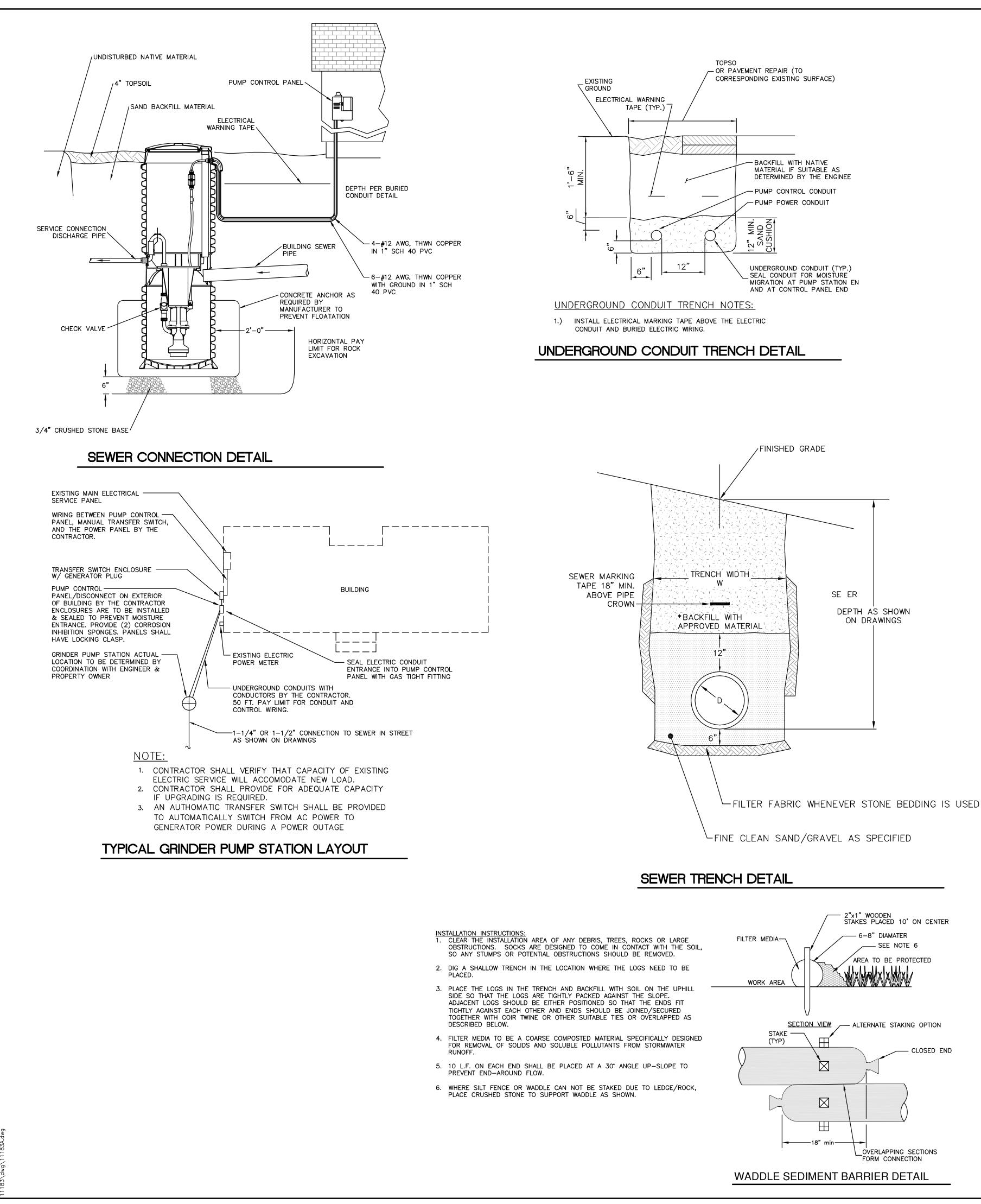
OVERHEAD WIRES

EDGE PAVEMENT

SANITARY SEWER PUMP

IRON PIN/PIPE FOUND

DRILL HOLE FOUND



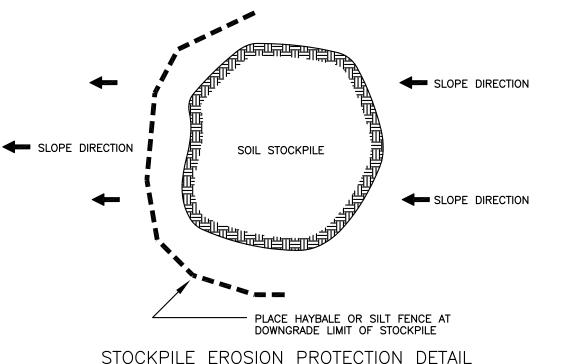
SOIL AND WATER CONSERVATION.

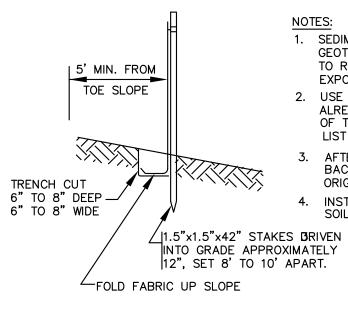
AREAS 5. LOCAL SPECIFICATIONS. 7. FROZEN MATERIAL OR SOFT MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS. 8. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.

CONTROL PLAN.

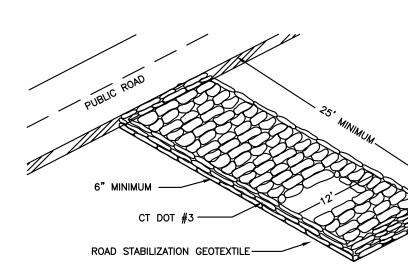
2.

- 11. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING
- 12. SITE IS TO BE GRADED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
- 13. CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTHS. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE. 14. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULTIPACKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH
- SOIL SURFACE. 15. WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER LIGHT DRAG.
- 16. FERTILIZER AND LIME ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO EQUIPMENT. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ALONG THE CONTOUR
- MATERIALS.
- 18. INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED,





SILT FENCE INSTALLATION NOT TO SCALE



CONSTRUCTION ENTRANCE

## 1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON

ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT

TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED

AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SLIPPAGE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC, SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR

6. FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL, AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.

10. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE.

FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE IS COMPLETE, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL RECEIVE TEMPORARY SEEDING WITHIN THE FIRST 15 DAYS.

IS FROM 1/4" TO 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE

IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR

A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE

17. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE

THE AREA MUST BE RETILLED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE. 19. WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO SOIL ANALYSIS, OR SPREAD 300 POUNDS OF 10-10-10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1000 S.F.). 20. CALCIUM CHLORIDE WILL BE AVAILABLE FOR DUST CONTROL ON GRAVEL TRAVEL SURFACES.

1. SEDIMENT CONTROL FABRIC TO BE A

- GEOTEXTILE MATERIAL TREATED TO RESIST DEGRADATION FROM
- EXPOSURE TO SUNLIGHT. 2. USE ONLY GEOTEXTILES WHICH ARE
- ALREADY ON THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S GEOTEXTILE APPROVED LIST OF GEOTEXTILES.
- AFTER FOLDING FABRIC EDGE, BACKFILL TRENCH WITH TAMPED
- ORIGINAL SOIL OR AGGREGATE. 4. INSTALL PER 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST LOCATION: 61 VERNON ROAD - BOLTON, CT PROJECT DESCRIPTION: CONSTRUCTION OF SINGLE FAMILY HOME PARCEL AREA: 0.24± ACRES **RESPONSIBLE PERSONNEL: JON BOYNTON** WORK DESCRIPTION EROSION & SEDIMENT DATE INITIALS CONTROL MEASURES INSTALLED ESTABLISH CONSTRUCTION ENTRANCE | INSTALL ANTI-TRACKING PAD CLEAR TREES AND BRUSH

	INSTALL SILT FENCE	
REMOVE STUMPS		
ROUGH GRADING		
CONSTRUCT HOUSE AND UTILITIES		
FINAL GRADE SITE		
FINAL GRADE/PAVE DRIVEWAY	FINAL GRADE AND SEED	
LOAM AND SEED DISTURBED ALL DISTURBED AREAS	REMOVE SILT FENCE WHEN SITE IS STABILIZED	

## PROJECT DATES: DATE OF CONSTRUCTION START <u>JULY 1, 2025</u> DATE OF CONSTRUCTION COMPLETION <u>JULY 1, 2026</u>

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.

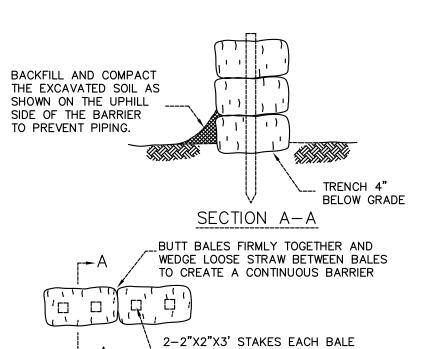
### TEMPORARY SEEDING SCHEDULE: SEEDING DATES SPECIES LBS/ACRE LBS/1000SF ANNUAL RYEGRASS 3/1-6/15, 8/1-10/1 0.9 4/15-6/15, 8/15-10/1 WINTER RYE 0.9 SUDANGRASS 5/15-8/15 11 0.25

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 SEEDED AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

FINAL SEEDING SCHEDULE:

PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBJECTS

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUI CREEPING RED PERENNIAL RYE	FESCUE 120	0.90 2.75 0.90	4/15-6/15, 8/15-9/18



L-- A STAKES 18" INTO GROUND. ANGLE ONE STAKE TOWARDS ABUTTING HAY BALE.

1. USE WATERPROOF BINDING WIRE OR TWINE. STORE ALL HAYBALES UNDER VINYL OR CANVAS COVERING. USE OF BROKEN OR UNTIED BALES IS NOT PERMITTED.

- 4. LAYOUT HAYBALE BARRIER AS PER SITE PLAN AND AS MODIFIED BY FIELD INVESTIGATION. INTENT IS TO SLOW
- SURFACE WATER FLOWS AND TO PERMIT SILT TO SETTLE. 5. PERIODIC REMOVAL OF DEPOSITED SILT AND DEBRIS AND RESETTING OF BALES WILL BE NECESSARY. CHECK BEFORE & AFTER ALL STORMS.

HAY BALE INSTALLATION

			DE	ETAIL SHE	ET	
		LAND OF				
		BAYBERRY DEVELOPERS LLC				
		61 VERNON ROAD				
		BOLTON, CONNECTICUT				
Jé la		GARDI	NER & PE	TERSON A	SSOCIATES	, LLC
	REVISIONS 07/01/2025			ARTFORD TUR		
			PROFESSIONAL E	INGINEERS	LAND SURVEYORS	3
		BY	SCALE	DATE	SHEET NO.	MAP NO.
		E.R.P.	N.T.S.	05-14-2025	2 OF 2	11183A

NOTES:

Inland Wetlands Status: Active Submitted On: 7/3/2025

Town of Bolton, CT

## **Primary Location**

72 BRANDY ST BOLTON, CT 06043

Owner

Town Of Bolton (CO) John Butrymovich 72 BRANDY ST BOLTON, CT 06043 Applicant

L Steve Saucier

203-464-1725

@ steve.saucier@us.belfor.com

🛖 30 North Plains Industrial Rd

Wallingford, Connecticut 06492

## 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*				
Contractor				
Permit Info				
Type of Application*	Permit For*			
New Application	Administrative Wetlands			
Occupancy Type*	Lots			
Town of Bolton	-			

## Work Description\* 🕜

Installation of a free standing garage/cold storage. The out building will be used to store two small transport vans for the school when not in use. There will be no power, water or sewer lines connected to the building.

**Development Title** 

Comments

Distance from Inland Wetlands and Watercourses:

Current D	)istance
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**Proposed Distance** 

# Wetland / Watercourses Project Information

Size of Subject Property (acres) 54	Total area of wetlands to be affected by the activity (acres)
	0
Open water body altered (acres) O	Stream alternation (linear feet) O
Buffer/upland area altered (acres) 0.01	Area of wetlands/watercourses restored, enhanced, or created (acres) O

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

Garage/cold staorage building is to be built next to flagged wetlands

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

Is there a Conservation or Preservation Restruction on the Property?

Yes

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

 $\checkmark$ 

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 descibed 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
Belfor USA Group	30 North Plains Industrial Rd
City	State
Wallingford	СТ

Phone No
203-949-8660
DBA

# 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\_Tue\_Jun\_7\_2022\_14-40-58.pdf

Uploaded by Danielle Palazzini on Jul 3, 2025 at 9:00 AM

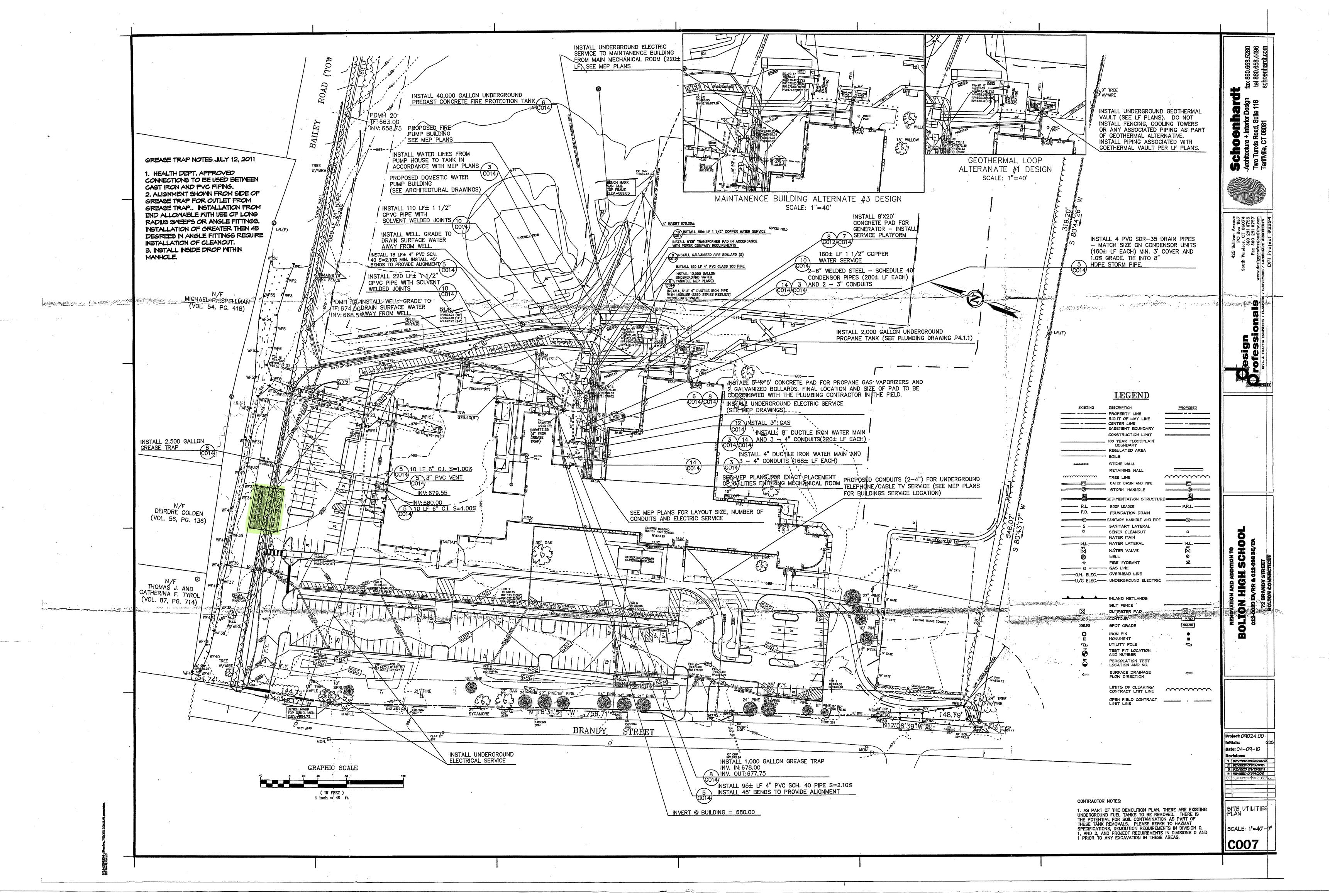
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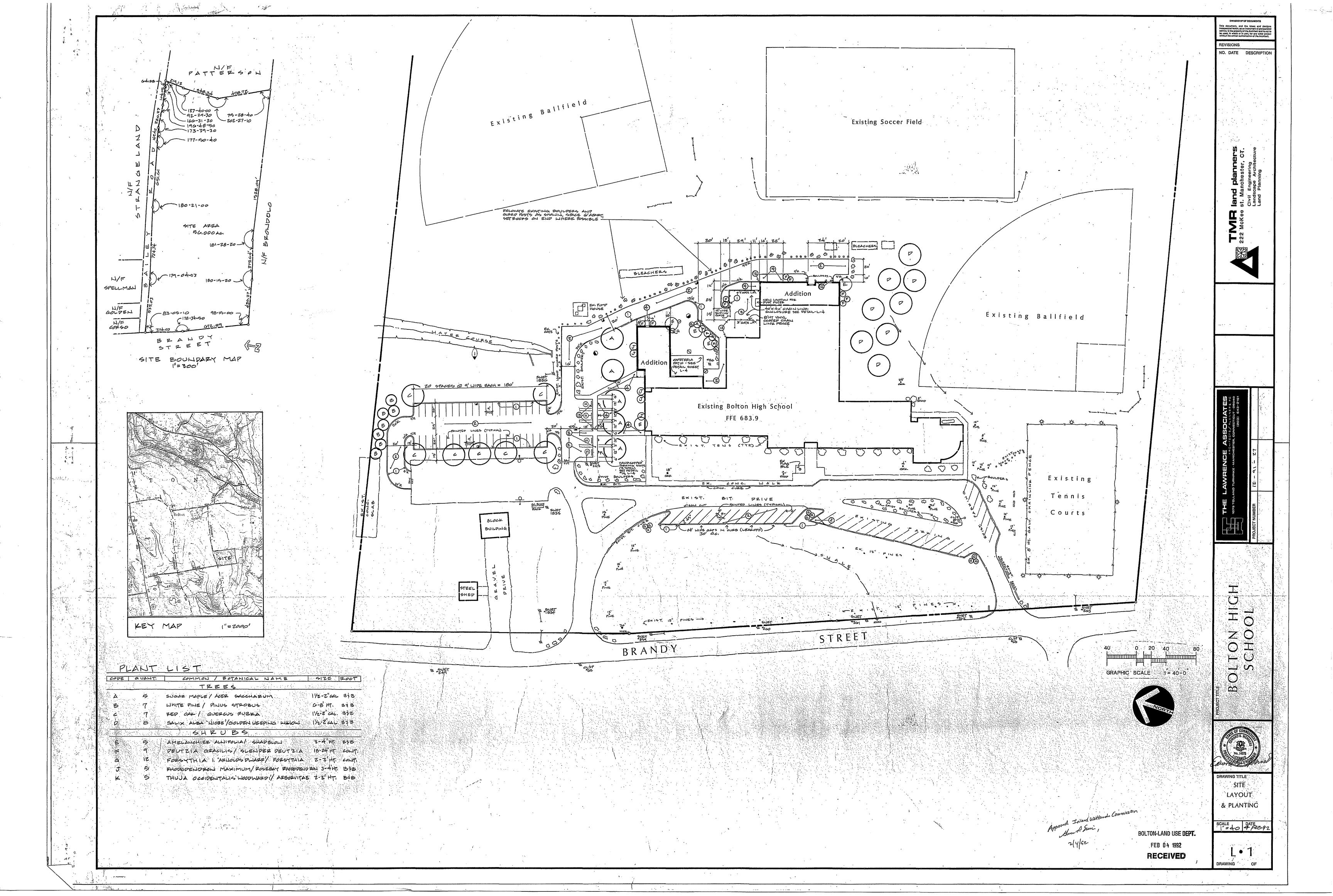
## **Key Map of Property** Bolton School Plot PDF.pdf Uploaded by Steve Saucier on Jul 3, 2025 at 8:24 AM

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## Town Of Bolton Garage - Arch Drawing.pdf

Town Of Bolton Garage - Arch Drawing.pdf Uploaded by Steve Saucier on Jul 3, 2025 at 8:24 AM





# NEW STORAGE GARAGE BOLTON HIGH SCHOOL 72 BRANDY ST. BOLTON, CT



	LIST OF DRAWINGS
CD1	CODE DATA SHEET
S1	FOUNDATION PLAN
A1	PLAN/FR. PLANS/SECT.
A2	ELEVATIONS
A3	SECTIONS/DETAILS

2021   INTERNATIONAL BUILDING CODE     2021   INTERNATIONAL PLUMBING CODE     2021   INTERNATIONAL MECHANICAL CODE     2021   INTERNATIONAL ENERGY CONSERVATION CODE		GOVERNING BUILDING CODES
2021   INTERNATIONAL PLUMBING CODE     2021   INTERNATIONAL MECHANICAL CODE     2021   INTERNATIONAL ENERGY CONSERVATION CODE	YEAR	CODE
2021   INTERNATIONAL MECHANICAL CODE     2021   INTERNATIONAL ENERGY CONSERVATION CODE	2021	INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE	2021	INTERNATIONAL PLUMBING CODE
	2021	INTERNATIONAL MECHANICAL CODE
2020 NATIONAL ELECTRIC CODE (NFPA 70)	2021	INTERNATIONAL ENERGY CONSERVATION CODE
	2020	NATIONAL ELECTRIC CODE (NFPA 70)
2017 ICC A 117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILI	2017	ICC A 117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

	CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE	
CODE SECTION	GOVERNING CODE LANGUAGE	DESIGN CRITERIA
302.1	OCCUPANCY CLASSIFICATION	\$2

	CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS		
CODE SECTION	GOVERNING CODE LANGUAGE	DESIGN CRITERIA	
502.1	BUILDING ADDRESS	REQUIRED	
TABLE 504.3	ALLOWABLE BUILDING HEIGHT	40 FT	
TABLE 504.4	ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE	2 (N.S.), 3 WITH SPKLR	
TABLE 506.2	ALLOWABLE AREA FACTOR	13,500 SF	
TABLE 508.4	REQUIRED SEPARATION OF OCCUPANCIES	N NOT REQUIRED	

CHAPTER 6 TYPES OF CONSTRUCTION		
CODE SECTION	GOVERNING CODE LANGUAGE	DESIGN CRITERIA
602.5	CONSTRUCTION TYPE	V (FIVE) B
TABLE 601	REQUIRED FIRE RATING	0 HR

CHAPTER 8 INTERIOR FINISHES		
CODE SECTION	GOVERNING CODE LANGUAGE	DESIGN CRITERIA
TABLE 803.13	ROOMS AND ENCLOSED SPACES	CLASS C

	CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS		
CODE SECTION	GOVERNING CODE LANGUAGE	DESIGN CRITERIA	
903.2.7	AUTOMATIC SPRINKLER SYSTEM	NOT REQUIRED	
903.2.7.2	AUTOMATIC SPRINKLER SYSTEM	NOT REQUIRED	
TABLE 906.3(1)	PORTABLE FIRE EXTINGUISHERS	ONE TYPE 2-A	
907.2.7	FIRE ALARM AND DETECTION SYSTEMS	NOT REQUIRED	

	CHAPTER 10 MEANS OF EGRESS	
CODE SECTION	GOVERNING CODE LANGUAGE	DESIGN CRITERIA
TABLE 1004.5	OCCUPANT LOAD FACTOR	5 (500 GROSS)
1005.3.2	EGRESS WIDTH	0.2 IN/OCCUPANT
1006.2	MAX. OCCUPANT LOAD ONE EXIT	29
1006.3.4(2)	MAX. TRAVEL DISTANCE	75 FT

	CHAPTER 11 ACCESSIBILITY		
CODE SECTION	GOVERNING CODE LANGUAGE	DESIGN CRITERIA	
TABLE 1105.1.1	POWER OPERATED DOOR	NOT REQUIRED	
1110.2	TOILET AND BATHING FACILITIES	EXCEPTION ONE	

CH FORMUL SEISMIC DESI BUILDING R SEISMIC IMPO SPECTRAL RESPON SPECTRAL RESPON DAMPED DESIGN SPECTRAL DAMPED DESIGN SPECTRAL DESIGN I SEISMIC RESPON RESPONSE MODIFIC ANALYSIS

CHAPTER 16 ROOF LOAD DESIGN	CRITERIA
FORMULA ELEMENT	DESIGN CRITERIA
MINIMUM ROOF LIVE LOAD	16 lb/ft2
ROOF DEAD LOAD	12 lb/ft2
GROUND SNOW LOAD Pg	30 lb/ft2
FLAT ROOF SNOW LOAD Pf	24.5 lb/ft2
SNOW EXPOSURE FACTOR Ce	1.0
SNOW IMPORTANCE FACTOR Is	1.0
THERMAL FACTOR Ct	1.0000
DRIFT SURCHARGE LOADS Pd	
WIDTH OF SNOW DRIFTS W	
ROOF TOTAL LOAD	58 lb/ft2

CHAPTER 16 WIND DESIGN	
FORMULA ELEMENT	DESIGN CRITERIA
ULTIMATE DESIGN WIND SPEED Vult	120 mph
NOMINAL DESIGN WIND SPEED Vasd	93 mph
BUILDING RISK CATEGORY	II
WIND EXPOSURE CATEGORY	В
INTERNAL PRESSURE COEFFICIENT Gcpi	0.18
COMPONENT AND CLADDING WIND PRESSURES	12.38 lb/ft2

CODE SECTION
TABLE 1806.2
TABLE 1806.2
TABLE 1806.2
TABLE 1807.1.6.2
TABLE 1808.8.1

CODE SECTION
TABLE R301.5
TABLE R301.7

CHAPTER 16 SEISMIC DESIGN CRITERIA					
JLA ELEMENT	DESIGN CRITERIA				
SIGN CATEGORY	В				
RISK CATEGORY	I				
ORTANCE FACTOR	1 lf				
DNSE ACCELERATOR Ss	0.180				
DNSE ACCELERATOR \$1	0.064				
AL RESPONSE ACCELERATOR Sds	0.192				
AL RESPONSE ACCELERATOR Sd1	0.1020				
I BASE SHEAR	V=0.064 × W				
ONSE COEFFICIENT Cs	0.0640				
ICATION COEFFICIENT R	3.0000				
IS PROCEDURE	EQUIVALENT LATERAL FORCE				

SHEATHING FASTENING SCHEDULE	
MINIMUM NAIL	8d COMMON
MINIMUM PANEL SPAN RATING (in)	<u>24</u> 16
MINIMUM NOMINAL PANEL THICKNESS (in)	7/16
MAXIMUM WALL STUD SPACING (in)	16
PANEL NAIL EDGE SPACING (inches on center)	6
PANEL NAIL FIELD SPACING	6
WIND EXPOSURE CATEGORY	В
MAXIMUM NOMINAL DESIGN WIND SPEED (mph)	150

HEADER SCHEDULE					
SPAN	ASSEMBLY				
UP TO 4'	2 PLY DF 2X10				
OVER 4' TO 8'	3 PLY DF 2X12				
OVER 8' TO 12'	SEE PLAN				

Chapter 18 soils and foundations				
GOVERNING CODE LANGUAGE	DESIGN CRITERIA			
PRESUMPTIVE VERTICAL FOUNDATION PRESSURE	2,000 PSF			
PRESUMPTIVE LATERAL BEARING PRESSURE	150 PSF/FT BELOW NAT GR.			
PRESUMPTIVE LATERAL SLIDING COEFFICIENT OF FRICTION	0.25			
MIN. VERTICAL REINFORCEMENT	NOT REQUIRED			
MIN. CONCRETE CONPRESSIVE STRENGTH	2,500 PSI			
	GOVERNING CODE LANGUAGE PRESUMPTIVE VERTICAL FOUNDATION PRESSURE PRESUMPTIVE LATERAL BEARING PRESSURE PRESUMPTIVE LATERAL SLIDING COEFFICIENT OF FRICTION MIN. VERTICAL REINFORCEMENT			

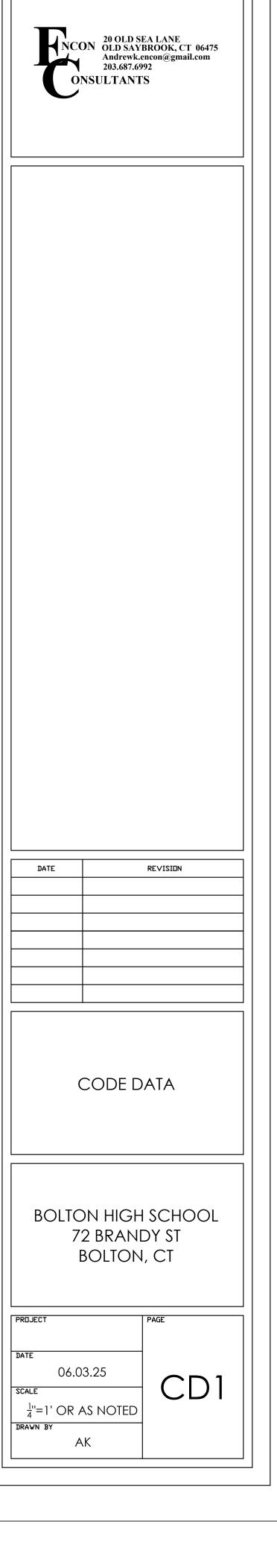
FLOOR LOADS	
GOVERNING CODE LANGUAGE	DESIGN CRITERIA
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOAD	40 lb/ft2
FLOOR DEAD LOAD	20 lb/ft2
FLOOR TOTAL LOAD	60 lb/ft2
FLOOR MEMBER DEFLECTION	L/360

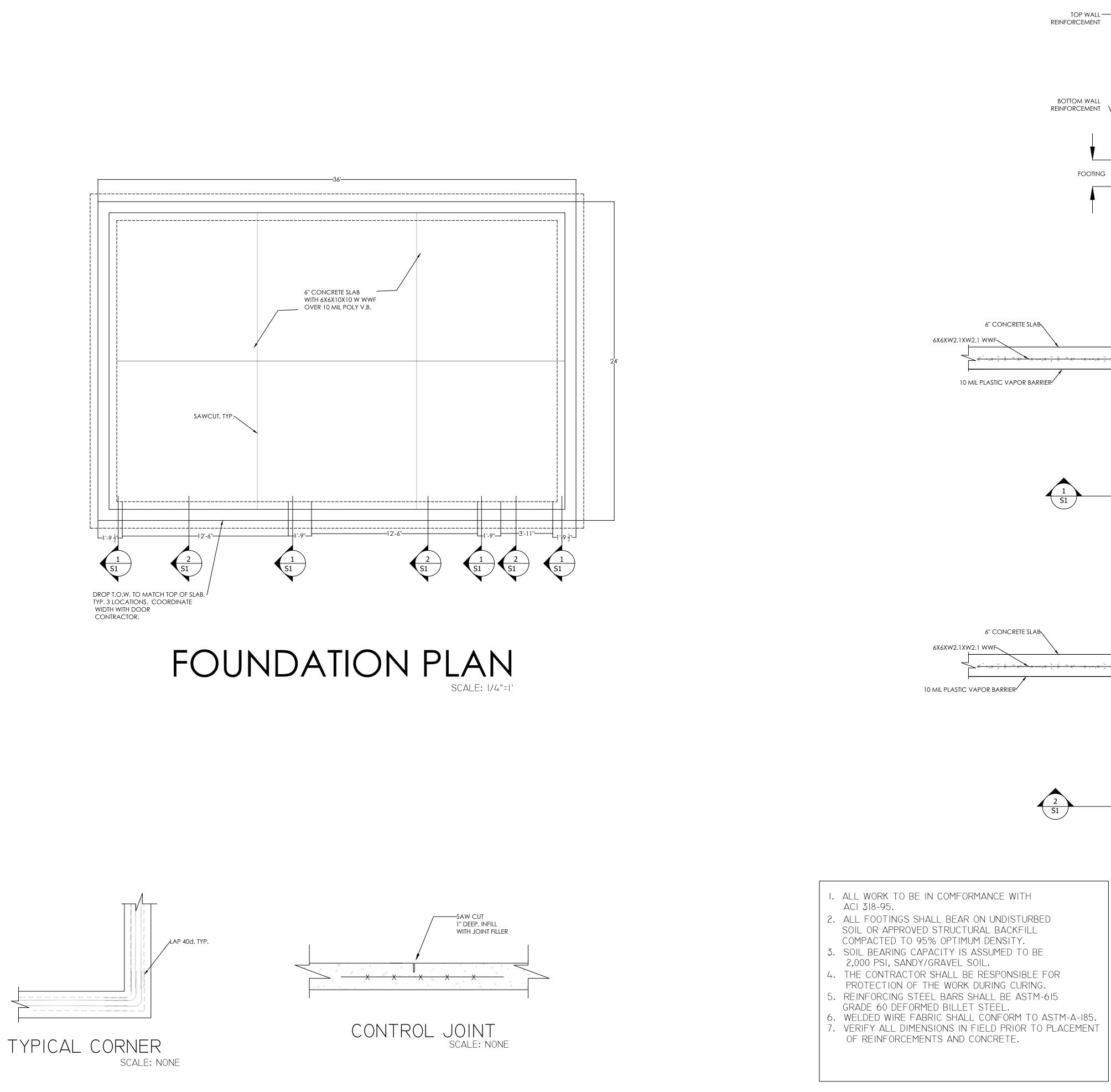
INSIDE DIAMETE

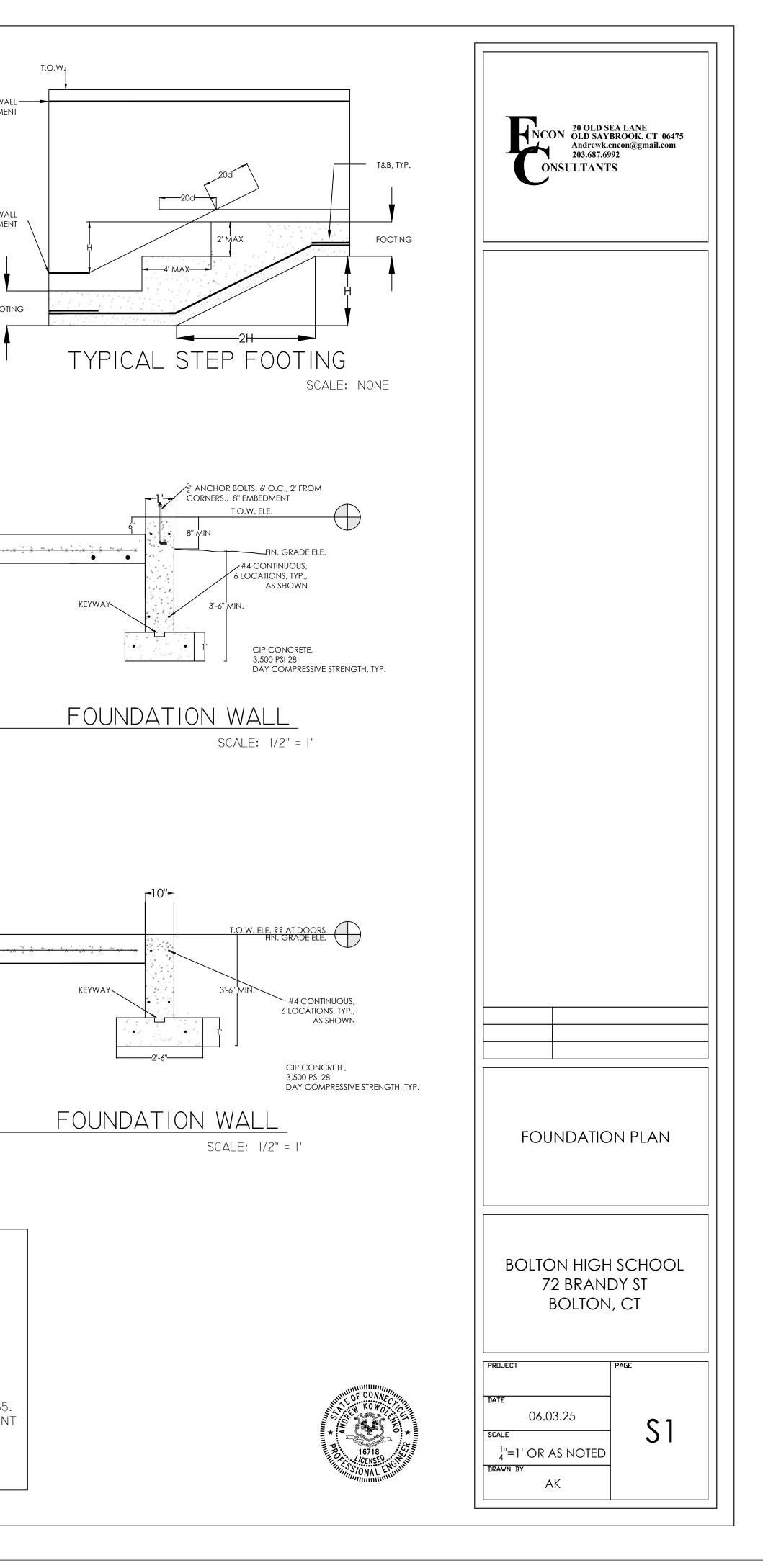
ABBREVIATION

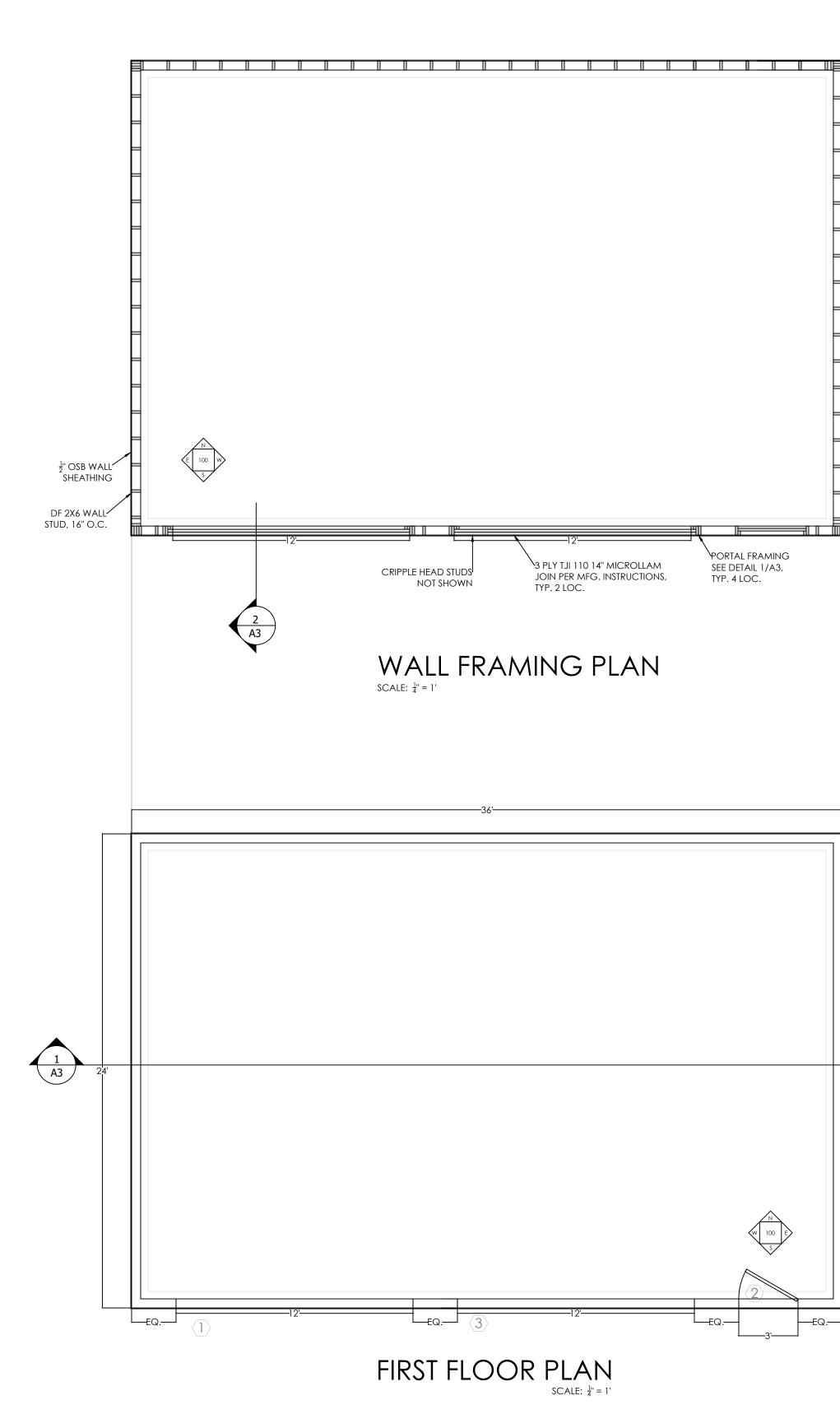
ITEM	ABBREVIATION	ITEM
R CONDITIONING	INCL	INCLUDING
BOVE	INFO	INFORMATION
COUSTIC CEILING TILE	INSUL	INSULATION
	LAM	LAMINATE
BOVE FINISH FLOOR	LAV	
R HANDLING UNIT TERNATE		LEAD-COATED COPPER LEFT HAND
UMINUM		
PROXIMATE	LTL	LINTEL
OTH SIDES	LVR	LOUVER
OTH WAYS	MAN	MANUFACTURER
DARD	MAS	MASONRY
IMPER GUARD	MAX	MAXIMUM
TUMINOUS JILDING	MECH MEM	MECHAINCAL MEMBRANE
OCKING	MEM	MANUFACTURING
DTTOM	MIN	MINIMUM
RICK	MIR	MIRROR
ARING	MISC	MISCELLANEOUS
RONZE	MLDNG	MOULDING
JILT-UP ROOFING	MO	MASONRY OPENING
	MTL	METAL
EMENT DRNER GUARD	NIC	MULLION NOT IN CONTRACT
AST IRON	NOM	NOMINAL
ONTROL JOINT	NTS	NOT TO SCALE
ENTER LINE	OA	OVERALL
EILING	OC	ON CENTER
EAR	OD	OUTSIDE DIAMETER
DNCRETE MASONRY UNIT	OPNG	OPENING
	OPP	
	PLAM PNT	PLASTIC LAMINATE
DNSTRUCTION DNTINUOUS	PREFAB	PAINT PREFABRICATED
ARPET	PREFIN	PREFINISHED
ARPET TILE	PSI	POUNDS PER SQAURE INCH
ERAMIC TILE	PTD	PAPER TOWEL DISPENSER
DUNTER	PTN	PARTITION
JBIC YARD	PTR	PAPER TOWEL RECEPTACLE
	PVC	POLYVINYL CHLORIDE
RINKING FOUNTAIN	QT PVMNT	PAVEMENT QUARRY TILE
AGONAL	RSR	RISER
MENSION	RBR	RUBBER
SPENSER	RD	ROOF DRAIN
DWN	REC	RECESSED
DOR	REF	REFERENCE
RAWING	REFR	REFRIGERATOR
	REINF	REINFORCED
HAUST FAN TERIOR INSULATION FINISH SYSTEM	REM REQD	REMOVE REQUIRED
EVATION	RET	RETURN
ECTRICAL	REV	REVISION
EVATOR	RFG	ROOFING
IERGENCY	RH	RIGHT HAND
IGINEER	RM	ROOM
POXY	RO	
	SS	STAINLESS STEEL
QUIPMENT ECTRICAL WATER COOLER	SC SCH	SOLID CORE SCHEDULE
VC WITH BOTTLE FILL	SCH SD	SOAP DISPENSER
	SHT	SHEET
PANSION	SIM	SIMILAR
TERIOR	SKLT	SKYLIGHT
REALARM	SND	SANITARY NAPKIN DISPENSER
OOR DRAIN	SPECS	SPECIFICATIONS
	ST STL	SOAP TRAY
	STOR	STEEL STORAGE
RE EXTINGUISHER CABINET	STRUCT	STORAGE
ASHING	SUSP	SUSPENDED
OOR	SV	SHEET VINYL
RE-PROOFING	SYS	SYSTEM
AME	T&G	TONGUE AND GROOVE
RE-TREATED	TEL	TELEPHONE
OTING	TEMP	TEMPORARY
BRIC WALLCOVERING	THR TPD	THRESHOLD TOILET PAPER DISPENSER
AUGE	TYP	TYPICAL
RAB BAR	UC	UNDERCOUNTER
ENERAL CONTRACTOR	UON	UNLESS OTHERWISE NOTED
ASS-FIBER REINFORCED CONCRETE	VB	VAPOR BARRIER
ASS, GLAZING	VCT	VINYL COMPOSITE TILE
PSUM WALL BOARD	VERT	VERTICAL
DLLOW CORE	VIF	VERIFY IN FIELD
ND DRYER	VWC	VINYL WALL COVERING
	WC	WATER CLOSET
	WD WG	WOOD WIRE CLASS
NDRAIL EIGHT	WG	WIRE GLASS WELDED WIRE FABRIC
ATING	WMF	WATERPROOFING
ATING VENTILATING, AIR COND.	WR	WASTE RECEPTACLE
SIDE DIAMETER	1	



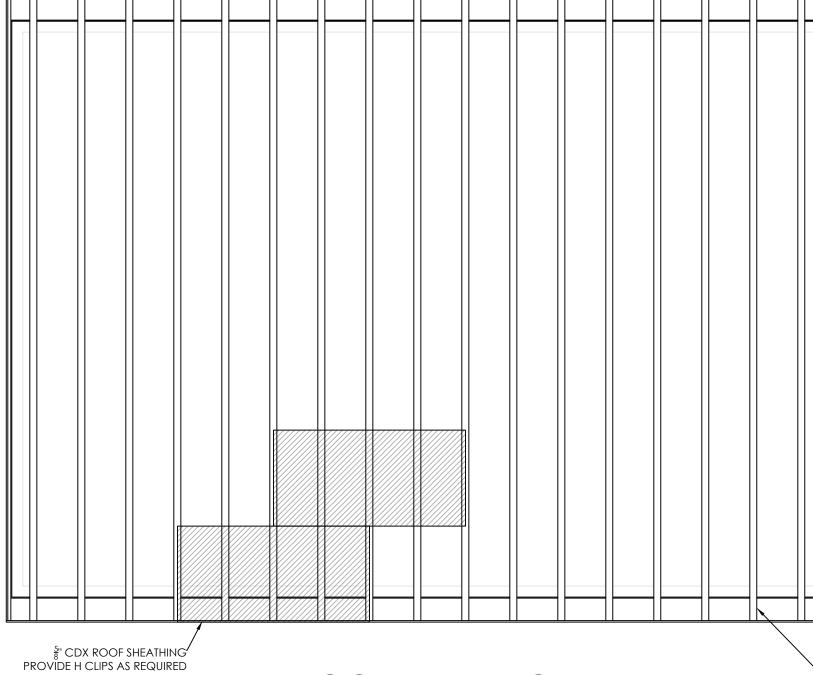




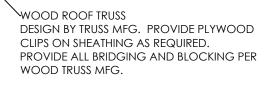




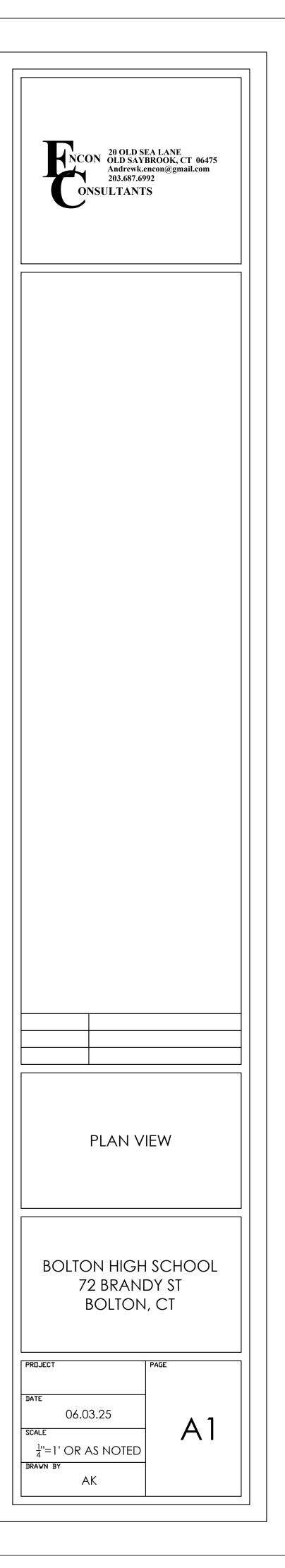
DOOR SCHEDULE					HARDWARE SCHEDULE							
DOOR	SIZE	JAMB	JAMB FINISH	LEAF	LEAF FINISH	SWING	NOTES	HANDLE	FUNCTION	FINISH	HINGES	NOTES
1	12'x12'	6" V.I.F.		INSULATED HM		SECTIONAL OH		SECTIONAL HDWRE	LOCKING GARAGE			
2	3068	6" V.I.F.				L		CYL. LEVER SET	ENTRY		1 <sup>1</sup> / <sub>2</sub> PAIR	W/ DEADBOLT
3	12'X12'	6" V.I.F.		INSULATED HM		SECTIONAL OH		SECTIONAL HDWRE	LOCKING GARAGE			

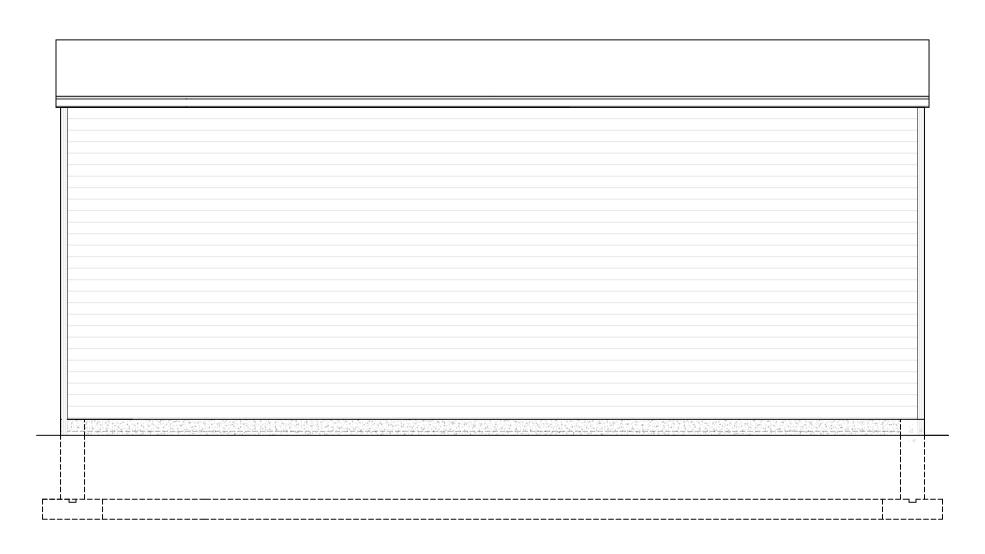


ROOF FRAMING PLAN SCALE:  $\frac{1}{4}$  = 1

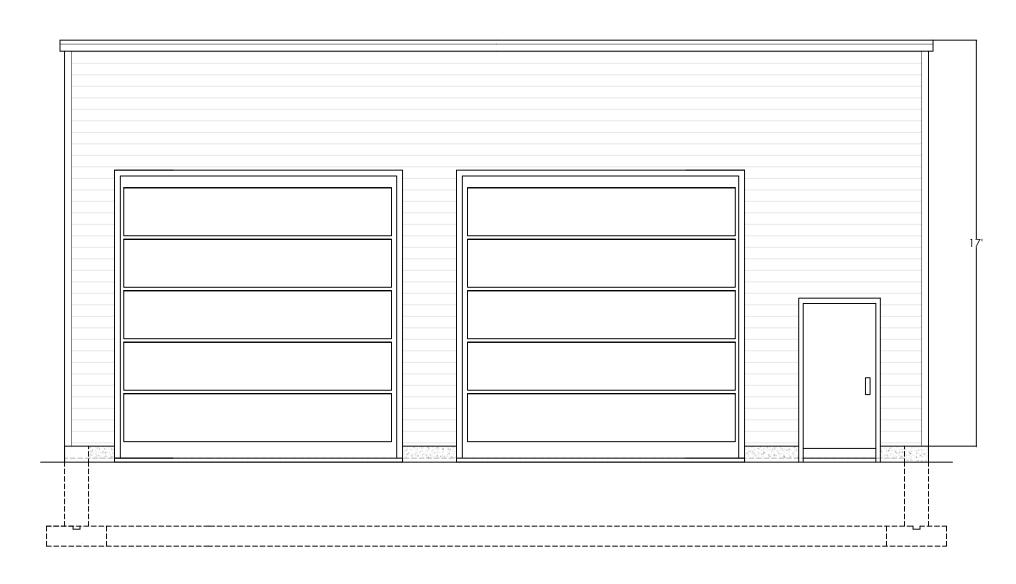




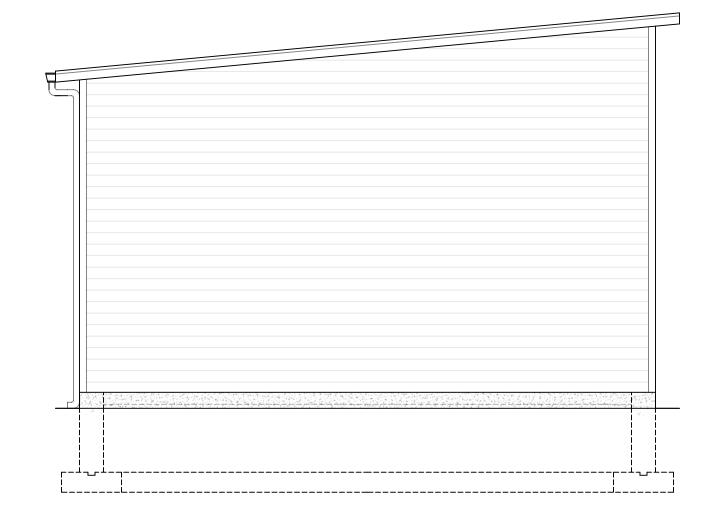




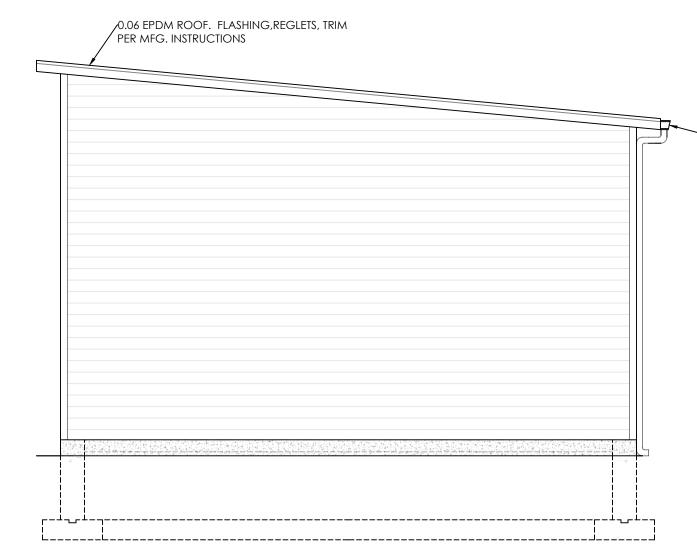
REAR ELEVATION



FRONT ELEVATION



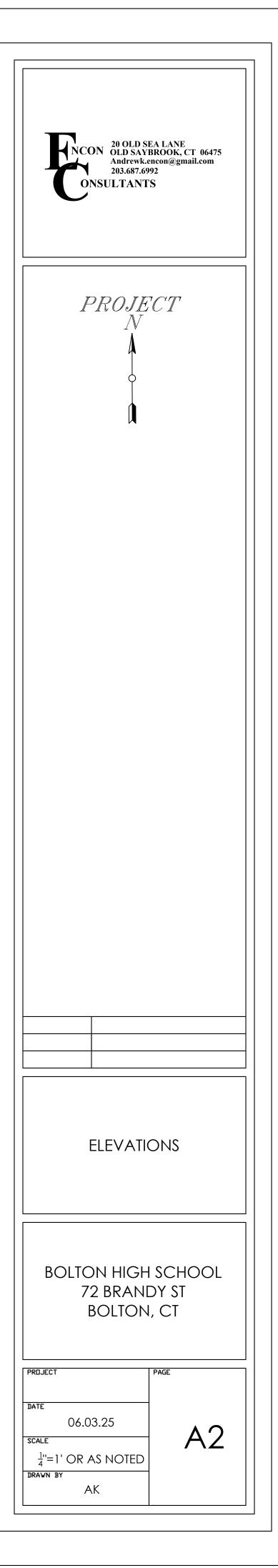
LEFT SIDE ELEVATION

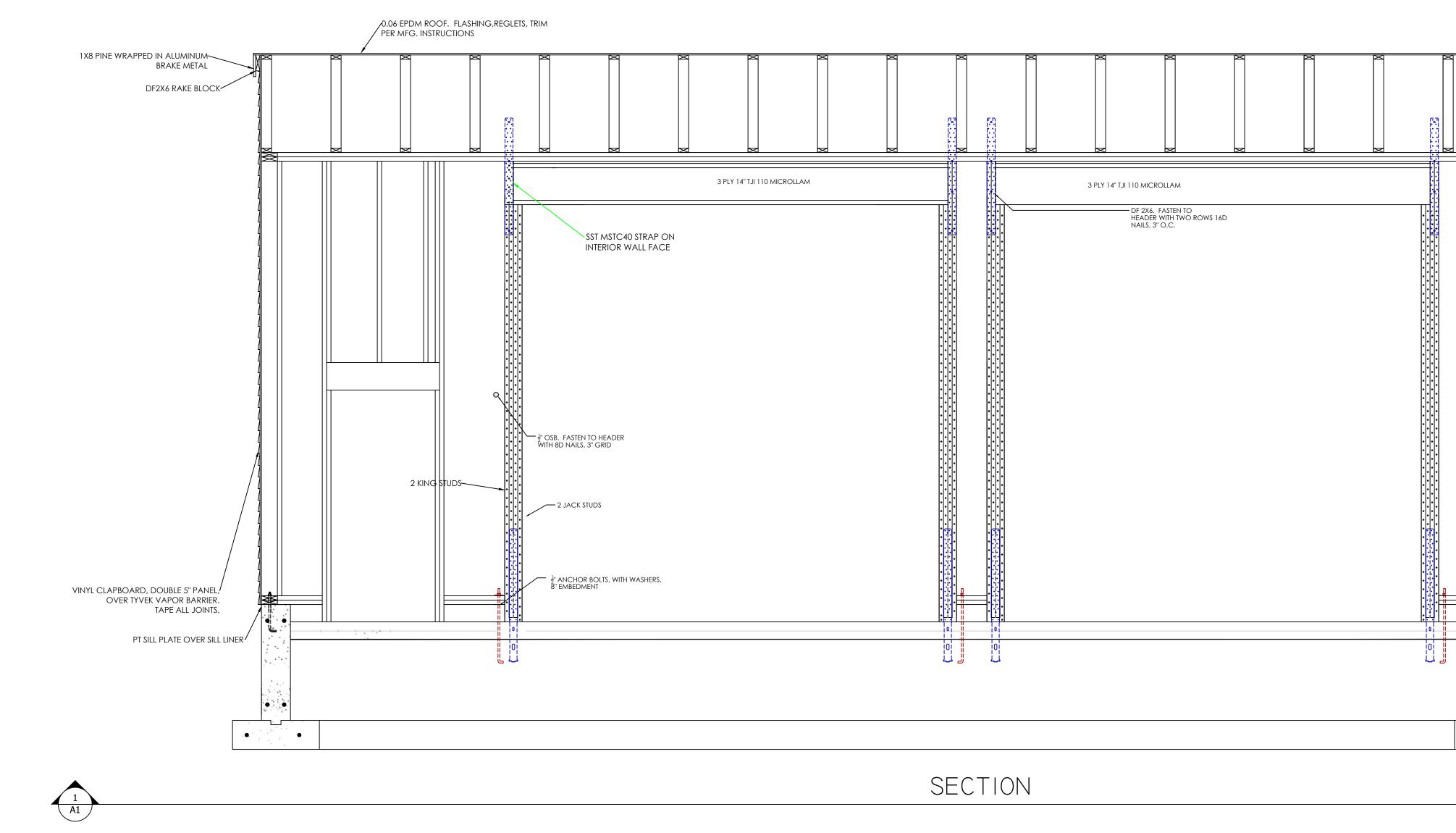


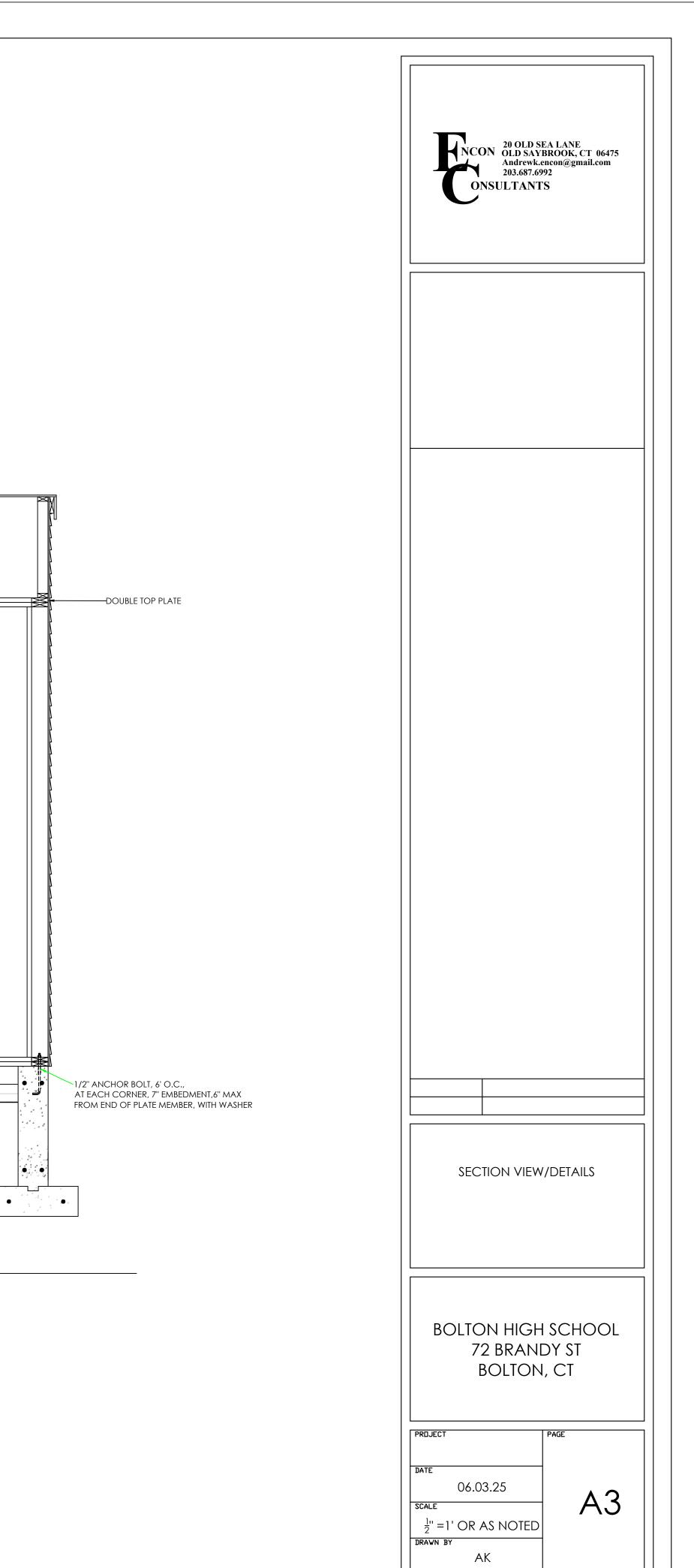
**RIGHT SIDE ELEVATION** 











## Adjacent Land Owners

GOLDEN-DAVIES DEIRDRE	66 BRANDY ST	BOLTON, CT 06043
POTTERTON RUSSELL L & ROBERT S JR & GLENN R & KAMA	41 BRENDA LN	COVENTRY, CT 06238
SPELLMAN MICHAEL P	3 ROCCO RD	BOLTON, CT 06043
BOLTON TOWN OF	222 BOLTON CENTER RD	BOLTON, CT 06043
TYROL CATHERINE E	70 BRANDY ST	BOLTON, CT 06043
BOLTON TOWN OF	222 BOLTON CENTER RD	BOLTON, CT 06043