

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

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

Staff Present Via Zoom: Wetlands Agent Alyssa Barroso. Board Clerk Mary Johnston was absent.

Others Present Via Zoom: Steve Saucier

1. Approval of Agenda

D. DeNunzio MOVED to approve the agenda. J. Loersch SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0.

2. Public Comment

None.

3. Approval of Minutes

3a. June 30, 2025, Special Meeting

D. DeNunzio MOVED to approve June 30, 2025, Special Meeting Minutes. M. McDonnell SECONDED. MOTION CARRIED 5:0:0.

4. Old Business

4a. 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, after further review following the last meeting, the Commission could have acted on this application.

J. Loersch MOVED to approve IW-25-7, 61 Vernon Rd, according to the plan on record and erosion/sediment controls be done per state requirements. D. DeNunzio SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0.

5a. New Business

5a. IW25-9 – Steve Saucier – 72 Brandy St (Municipal Project – Bolton High School) Remove Existing Foundation, Install New 36 x 24 Foundation & Outbuilding for Garage/Cold Storage Use

A. Barroso reported this application is for the construction for a cold storage shed at Bolton High School. There is currently an existing foundation which will be demolished and rebuild a 36 x 24 outbuilding on a new foundation. A. Barroso said there are delineated wetlands nearby, but consideration should be given since there is already an impervious addition. S. Saucier explained the construction project regarding the foundation and placement of new structure. S. Saucier said the excavated material will be trucked out of the site. A. Barroso will work with the applicant on erosion controls and will meet with the applicant at the construction site. R. Lally stated he would like to see a simple outline of the footprint of the new building. The Commission agreed with this request.

M. McDonnell MOVED to delegate this application to the Wetlands Agent. J. Loersch SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0.

6. Other

6a. Ongoing Discussion & Review of Proposed Updates to Wetlands Regulations

A. Barroso reported she is working on getting this item on the Selectmen's agenda and she is hoping it will appear on the Selectmen's agenda in early August.

7. Adjournment: J. Loersch MOVED to adjourn the meeting at 7:23 p.m. D. DeNunzio SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0.

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-25-10

Inland Wetlands

Status: Active

Submitted On: 7/16/2025




Primary Location

212 BOLTON CENTER RD
BOLTON, CT 06043

Owner

Cailyn Freeman: Hans Christian
Andersen Montessori School
BOLTON CENTER RD 212
BOLTON, CT 06043

Applicant

 Cailyn Freeman
 860-646-5727
 admin@hcams.org
 212 Bolton Center 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*

New Application

Permit For*

Application by Town of Bolton or Non-profit group

Occupancy Type*

Non-Profit Organization 501(c)(3)

Lots

—

Work Description* 

Installing walkway (pavers) along woods around septic area; remove overgrown vegetation along property line

Development Title

 Comments

Distance from Inland Wetlands and Watercourses:

Current Distance

25

Proposed Distance

25

Wetland / Watercourses Project Information

Size of Subject Property (acres)

0

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)

0.1

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

0

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

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

barriers to be put in place to avoid runoff should it rain during installation process.
(straw wattles)

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

Contractors

Name

Address

Thompson Landscape Improvement
INC

55B Village Place

City

State

Glastonbury

CT

Zip

06033

Phone No


860-659-1438

Email

david@thompsonlandscapct.com

DBA**Mobile Phone No**

Additional Project Info

 Date of Receipt

—

 Hearings Commencement Deadline

—

 Hearings Completion Deadline

—

 Decision Deadline

—

Total Acreage

—

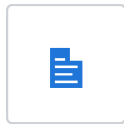
Distance to Town Line** Extended**☐** Hearing Not Required**☐

Attachments

**List of Names and Addresses of Abutting Property Owners**

Abutting Properties.pdf

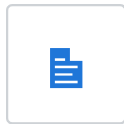
Uploaded by Danielle Palazzini on Jul 17, 2025 at 9:20 AM



Key Map of Property

HCA.pdf

Uploaded by Cailyn Freeman on Jul 16, 2025 at 2:35 PM



212 Bolton Center _Site Plan (for reference).pdf

212 Bolton Center _Site Plan.pdf

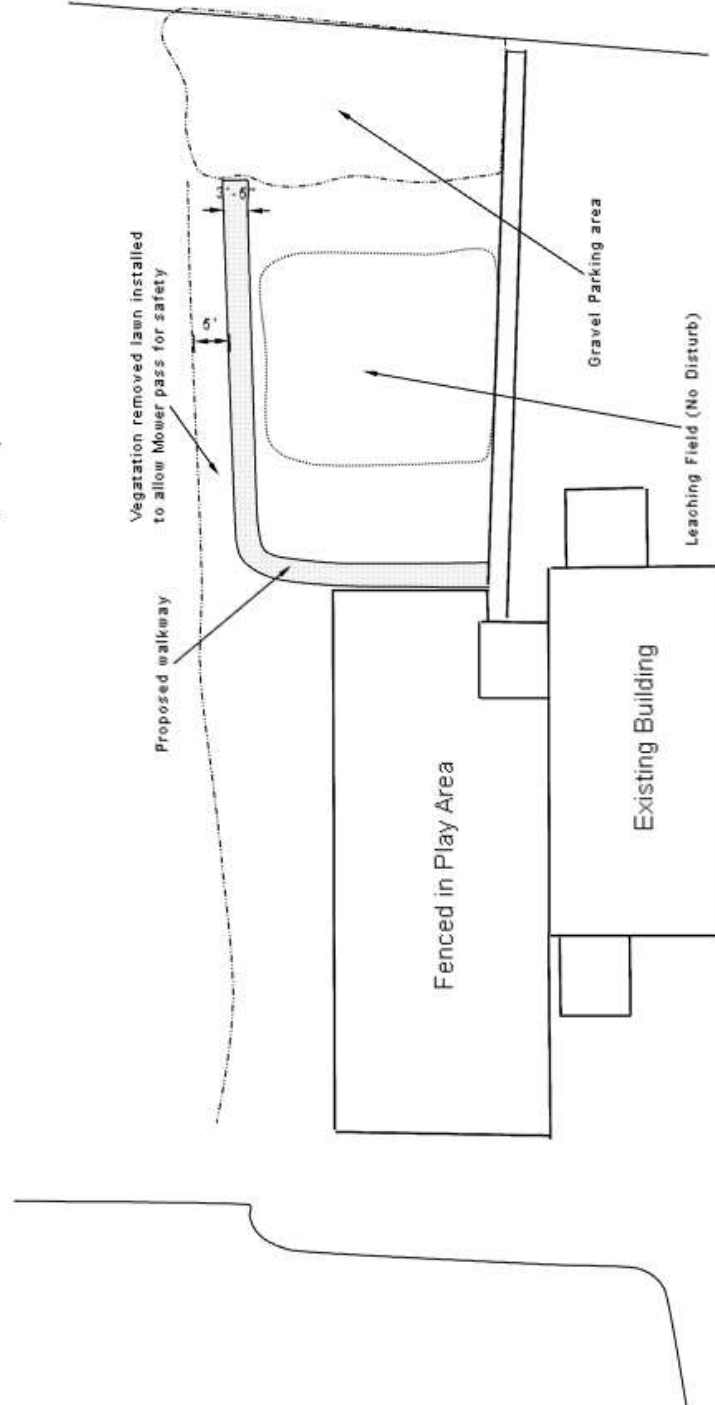
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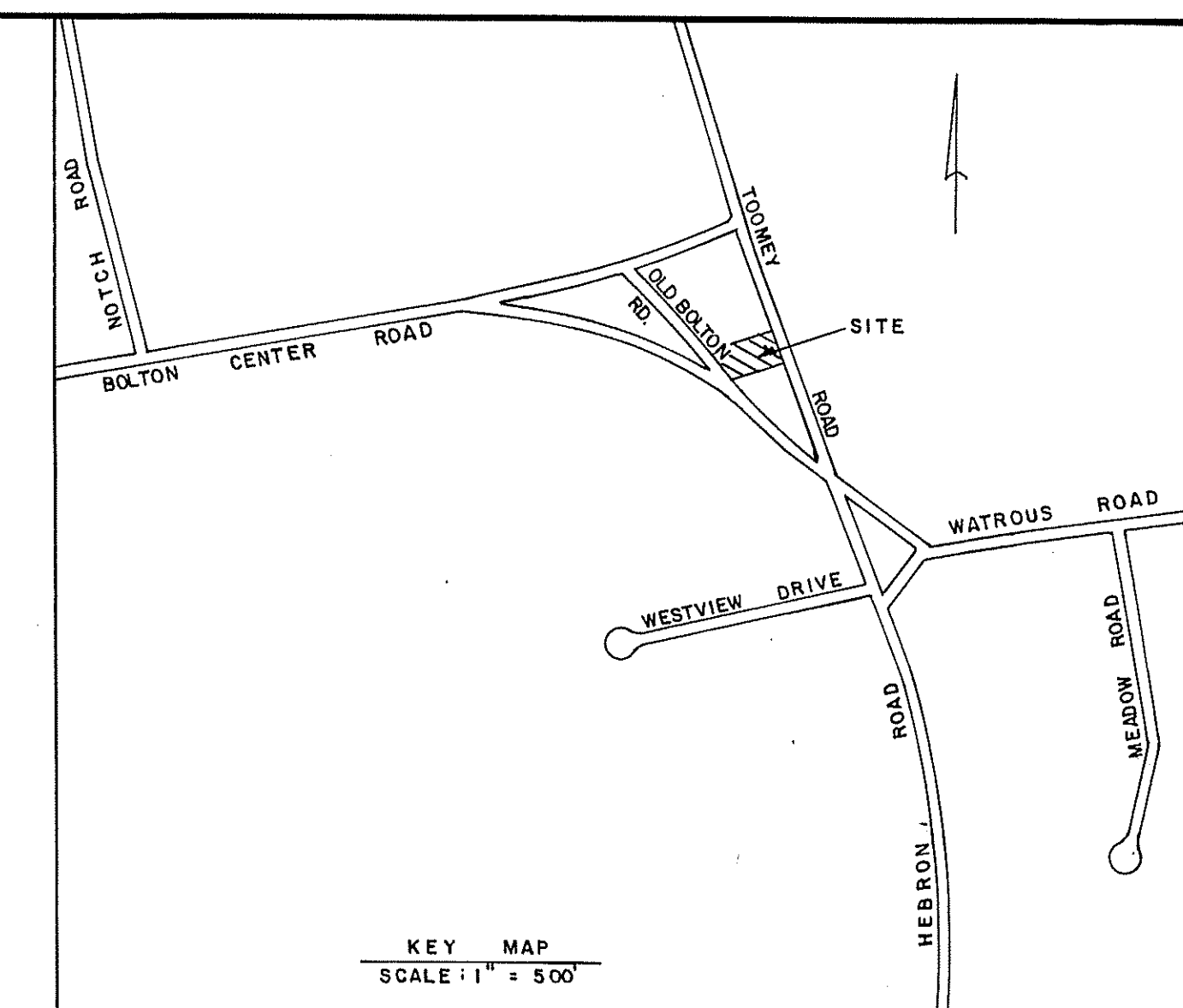
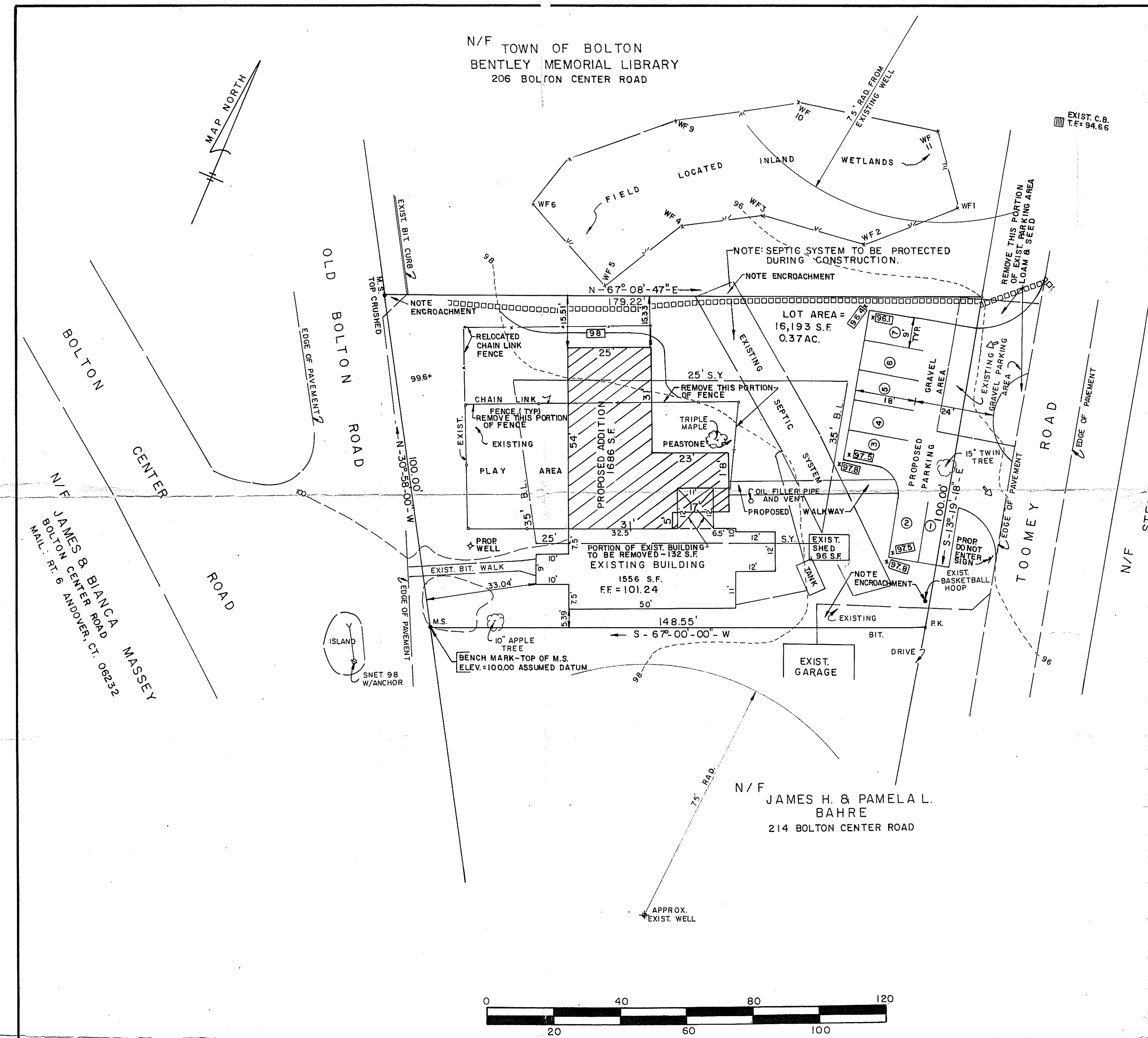
Walkway Design Plan

HCA Montessori School
212 Bolton Center
Bolton, CT

Thompson Landscape Improvements
55 Village Place
Glastonbury, CT 06033

1"=10'





- NOTES
1. PROPERTY IS LOCATED IN A R - 1 ZONE.
 2. PROPERTY LINES WERE ESTABLISHED BY BOUNDARY LINE AGREEMENT VOLUME 29 PAGE 250.
 3. PROPERTY IS TOGETHER WITH WELL RIGHTS (WELL IS LOCATED AT 214 BOLTON CENTER RD.) VOLUME 66 PAGE 439.
 4. PROPERTY IS TOGETHER WITH DRAINAGE RIGHTS VOLUME 23 PAGE 150.
 5. FRONT AND SIDE YARD OF EXISTING BUILDING AND FRONT YARD OF EXISTING SHED ARE NONCONFORMING TO PRESENT ZONING REGULATIONS.
 6. CONTOURS SHOWN WERE FIELD DERIVED BY HOLMES & HENRY ASSOC. AND BASED ON ASSUMED DATUM.
 7. LOCATION OF EXISTING SEPTIC SYSTEM WAS FIELD LOCATED.
 8. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS.

LOT COVERAGE =

EXISTING	PROPOSED
1662 S.F. ÷ 16193 S.F. = 10.26 %	3216 S.F. ÷ 16193 S.F. = 19.86 %

PARKING SCHEDULE

EXISTING EMPLOYEES - 5	SPACES - 5
PROPOSED EMPLOYEES - 7	SPACES - 7
VARIANCE REQUESTED FOR SEC.14D, 14G & 14I OF ZONING REGULATIONS	

ZONING TABLE

MIN. LOT AREA	40,000 S.F.
MIN. LOT FRONTAGE	200'
MIN. FRONT YARD	35'
MIN. SIDE YARD *	25'
MIN. REAR YARD **	40'
MAX. BUILDING HEIGHT	35' OR 2 1/2 STORIES
MAX. LOT COVERAGE	15 %
MAX. IMPERV. COVERAGE	20 %
* ACCESSORY BLDG.	20'
** ACCESSORY BLDG.	10' SIDE & REAR

BOLTON LAND USE DEPT
APR 16 1997

SCHEDULE OF OPERATIONS - LOT DEVELOPMENT

1. REVIEW PROPOSED OPERATIONS WITH EROSION CONTROL OFFICER TO ENSURE COMPLETENESS.
2. INSTALL E&S CONTROLS AS SHOWN OR WHERE OTHERWISE NEEDED PRIOR TO STARTING CONSTRUCTION.

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING. CONTRACTOR TO VERIFY LOCATION AND DEPTH IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."

REFERENCE MADE TO THE FOLLOWING MAPS :

1. MAP SHOWING PROPERTY OF ST. JAMES CHURCH CORPORATION OLD NORWICH TURNPIKE BOLTON, CONN. E. L. DAVIS JR. CIVIL ENG. & SURVEYOR MANCHESTER, CONN. SCALE 1"=50' JULY 21, 1952.
2. PROPERTY OF HAROLD F. & BARBARA L. SMITH 214 BOLTON CENTER RD. BOLTON, CONN. JAMES P. MURPHY REG. LAND SURVEYOR SOMERS, CONN. SCALE : 1"=30' DATE : FEB., 1975.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HERON

THIS SURVEY AND MAP HAS BEEN PREPARED FOR IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPERTY SURVEY/SITE PLAN MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

APPROVED BY THE BOLTON INLAND WETLANDS COMMISSION	
CHAIRMAN	DATE
APPROVED BY THE BOLTON ZONING BOARD OF APPEALS	
CHAIRMAN	DATE
APPROVED BY THE BOLTON PLANNING AND ZONING COMMISSION	
CHAIRMAN	DATE

THE WETLAND SOILS ON THIS MAP WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CT PA 72-155 AS AMENDED BY PA 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

JOHN P. IANNI
CERTIFIED SOIL SCIENTIST

DATE

PLAN PREPARED FOR

HANS CHRISTIAN ANDERSON
MONTESSORI SCHOOL, INC.

212 BOLTON CENTER ROAD BOLTON, CT.

PROPERTY SURVEY/ SITE PLAN

SCALE: 1"=20' DATE: 4/8/97 FILE NO. 97020 SHEET 1 OF 1

HOLMES & HENRY
ASSOCIATES LLC

CONSULTING ENGINEERS
LAND SURVEYORS · LAND PLANNERS
2179 BOSTON TPKE. COVENTRY, CT. 06238
(860) 742-0340

REVISIONS:

Abutting Properties

PARKER PHILIP G & KRISTEN
BOLTON TOWN OF

214 BOLTON CENTER RD
206 BOLTON CENTER RD

BOLTON, CT 06043
BOLTON, CT 06043