

**BOLTON INLAND WETLANDS COMMISSION**  
**REGULAR MEETING**  
**7:00 P.M., TUESDAY, AUGUST 26, 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 (7:07). Absent was Member Michael McDonnell.

**Staff Present Via Zoom:** Wetlands Agent Alyssa Barroso, Board Clerk Mary Johnston, Town Engineer Joseph Dillon

**Others Present Via Zoom:** Jordan Knight, Pete Parent, Barbara Knight, Noah Ludecke, AJ Golden, Ron Bisson, Paul Toomey,

Each Commission member shared their qualifications.

**1. Approval of Agenda**

J. Loersch MOVED to approve the agenda. D. DeNunzio SECONDED the motion. MOTION CARRIED UNANIMOUSLY 3:0:0.

**2. Public Comment**

None.

**3. Approval of Minutes**

**3a. July 25, 2025, Regular Meeting**

J. Loersch MOVED to approve July 25, 2025, Regular Meeting Minutes. D. DeNunzio SECONDED. MOTION CARRIED 3:0:0.

**4. Old Business**

**4a. IW-25-11: Town of Bolton (AJ Golden) – 87 Brandy St – Removal of Headwall and Installation of Catch Basin and 250 LF Drainage Pipe to Farm Pond**

A. Barroso reported this is for the removal of headwall, installation of a catch basin and 250' length, 15' width HDPE pipe to drain to constructed farm pond and associated grading. J. Dillon explained what changes were made to the project that were requested by the Commission at the July meeting. J. Dillon said there is adequate pipe coverage, replace scour hole, and added straw bales that are staked. This work will begin as soon as possible. The easement will be maintained, and the catch basin will be cleaned annually.

J. Loersch MOVED to approve the application in accordance with the plan of record dated March 2025 and revised July 29, 2025. D. DeNunzio SECONDED the motion. MOTION CARRIED UNANIMOUSLY 4:0:0.

**5a. New Business**

Bolton IWC 8/26/25 Regular Meeting

**5a. IW25-12: Noah Ludecke – 44 Notch Rd – Removal of Invasive Plant Species and Restore Area with Local Grasses and Ground Cover Vegetation**

R. Lally recused himself from discussion due to a conflict of interest. A. Barroso reported this application is for the removal of out of control/invasive plants from top of the slope to front of watercourse with heavy equipment. The area will be seeded with local grasses and ground cover vegetation. The Commission asked how the plants will be removed which will be by hand and stumping out other plants. N. Ludecke stated if that does not work, he will get an excavator. N. Ludecke stated the removed plants/shrubs will be placed on the south side of the property near the shed. The Commission suggested the materials could be used as mulch if shredded. N. Ludecke stated he will use swaddles to manage erosion and sedimentation.

J. Loersch MOVED to delegate this application to the Wetlands Agent to monitor. D. DeNunzio SECONDED the motion. MOTION CARRIED 3:0:1 with one abstention.

**5b. IW-25-14: Ronald Bisson – 139 Vernon Rd – Cut & Remove Select Trees, Stumps & Shrub to Create View Corridor**

A. Barroso reported this applicant is for cutting and removing stumps and trees along water line, approximately 50 feet in from the lake. The area of work is approximately 50 feet wide by 150 feet long. Cutting of scrubs and select trees will create a view corridor. The Commission asked about the size of the trees. R. Bisson replied trees of varying sizes slated to be removed will have tags. R. Bisson said he will use a silt fence or staked down bales/swaddles. R. Bisson stated most trees are 10 – 15 feet from the water. Work will begin in November when the lake level is down. The Commission requested a more delineated map showing the major trees staying/leaving and the location of silt fence/erosion controls. A. Barroso will work with R. Bisson before next month's meeting.

**5c. IW-25-13: Jordan Knight – 51 Loomis Rd – New Construction of a 2-Family Dwelling**

A. Barroso reported this application is for the construction of a new two-family dwelling with four bedrooms. A. Barroso stated there are wetlands flags on the property. J. Loersch asked that the dimensions for flags #5 and #10 showing location to silt fences be added to the plan. J. Knight explained they might re-map the project but will probably move forward with this plan. The Commission requested more information on erosion controls and construction timing.

**6. Wetlands Agent Report**

A. Barroso gave an update on ongoing projects. A. Barroso stated it has been a quiet month. A. Barroso said the following projects are doing well: 148 Brandy, 212 Bolton Center, and 72 Brandy. A. Barroso reported that debris from a ditch on Shady Lane has been removed and water is moving. A. Barroso stated there could be further drainage issues and should be evaluated by the Town Engineer. A. Barroso reported on a drainage easement that was blocked by grass clippings, and the clippings have been removed.

A. Barroso reported shrubs will be planted at 65 Shoddy Mill in September. R. Lally asked A. Barroso to follow up with owner of 1 Notch Road as there has been no activity for some time. A. Barroso stated she will check in with the owner and report back next month.

## **7. Other**

### **7a. Cease and Correct – Alexey Ouzonov & Tenant – 37 Notch Road – Debris in Wetlands**

A. Barroso said she is still waiting for the delineation report at 37 Notch Road. R. Lally suggested having the Town Administrator or Town Attorney request the report. A. Barroso stated she will follow up on this item.

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

A. Barroso reported she is still waiting to get on the Selectmen's agenda for consideration of the Wetlands Regulations updates. A. Barroso is hopeful the Selectmen will discuss this in September. A. Barroso stated the Wetlands Brochure is ready to be printed and distributed after some revisions which she shared with the Commission. A. Barroso stated she can also print the Brochure in poster format to be displayed. A. Barroso will send a copy of the brochure to the Commission members.

**8. Adjournment:** D. Lynn MOVED to adjourn the meeting at 8:22 p.m. J. Loersch SECONDED the motion. MOTION CARRIED UNANIMOUSLY 4:0:0.

Respectfully submitted by Mary J. Johnston

*Mary J. Johnston*

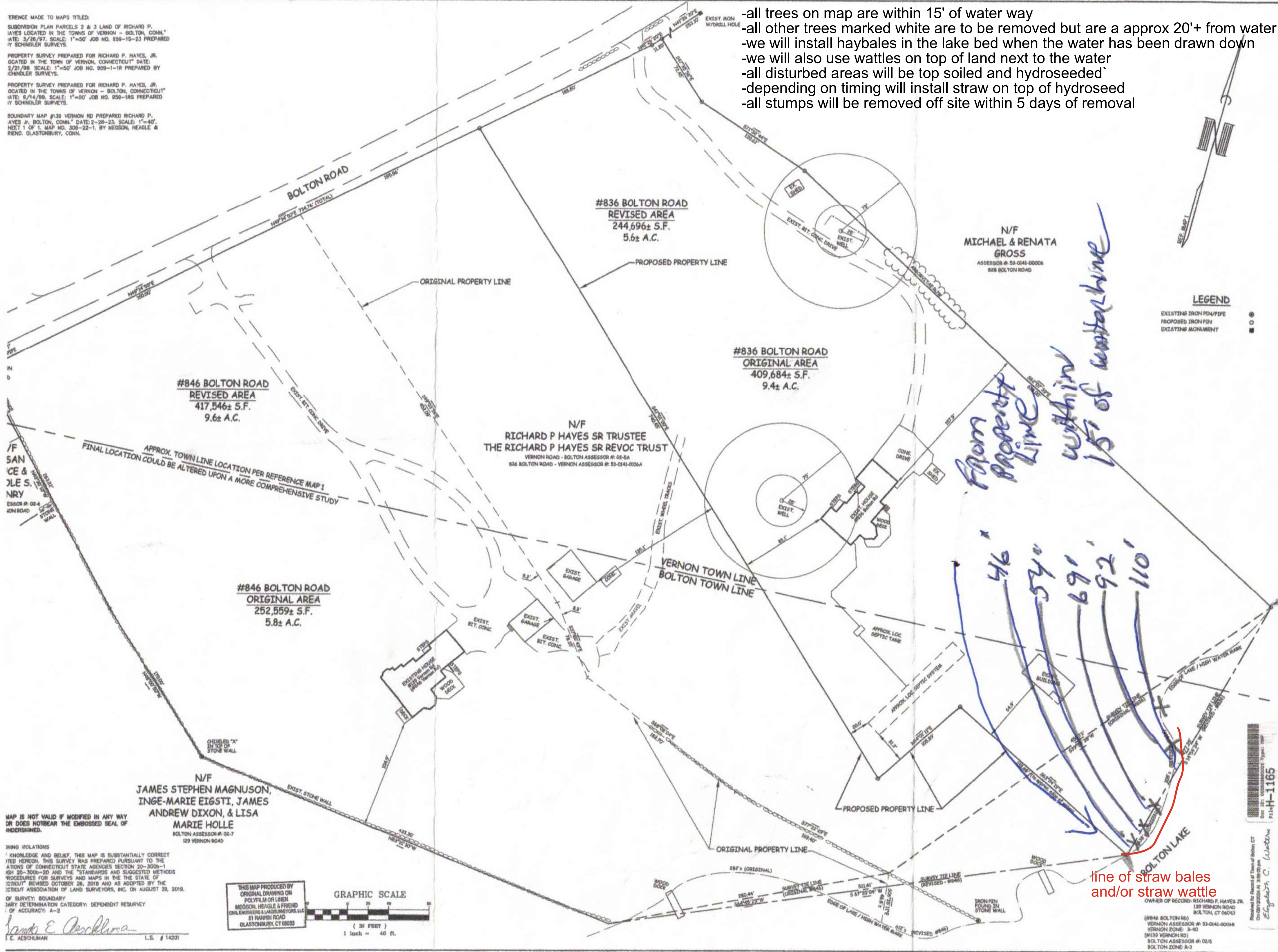
Please see the Minutes of subsequent meetings for corrections to these Minutes and any corrections hereto.



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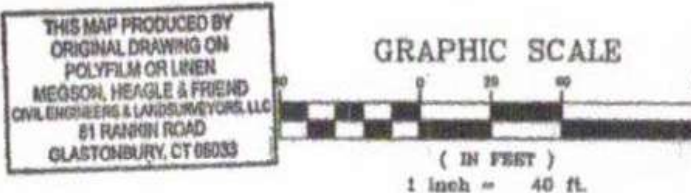
TERENCE MADE TO MAPS TITLED:  
SUBDIVISION PLAN PARCELS 2 & 3 LAND OF RICHARD P. HAYES LOCATED IN THE TOWNS OF VERNON - BOLTON, CONN.  
DATE: 3/26/97, SCALE: 1"=50' JOB NO. 959-15-23 PREPARED BY SCHINDLER SURVEYS.  
PROPERTY SURVEY PREPARED FOR RICHARD P. HAYES, JR. LOCATED IN THE TOWNS OF VERNON, CONNECTICUT DATE: 2/21/98 SCALE: 1"=50' JOB NO. 959-1-1R PREPARED BY SCHINDLER SURVEYS.  
PROPERTY SURVEY PREPARED FOR RICHARD P. HAYES, JR. LOCATED IN THE TOWNS OF VERNON - BOLTON, CONNECTICUT DATE: 6/14/99, SCALE: 1"=50' JOB NO. 959-1RS PREPARED BY SCHINDLER SURVEYS.  
BOUNDARY MAP #139 VERNON RD PREPARED RICHARD P. HAYES JR. BOLTON, CONN. DATE: 2-28-23, SCALE: 1"=40', NEXT 1 OF 1, MAP NO. 306-22-1, BY MEGSON, HEAGLE & FRIEND, GLASTONBURY, CONN.

- all trees on map are within 15' of water way
- all other trees marked white are to be removed but are approx 20'+ from water
- we will install haybales in the lake bed when the water has been drawn down
- we will also use wattles on top of land next to the water
- all disturbed areas will be top soiled and hydroseeded
- depending on timing will install straw on top of hydroseed
- all stumps will be removed off site within 5 days of removal



<b>MEGSON, HEAGLE &amp; FRIEND</b> CIVIL ENGINEERS & LAND SURVEYORS, LLC 81 BARKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0557	
<b>LOT LINE RECONFIGURATION MAP</b> #139 VERNON ROAD #846 BOLTON ROAD, VERNON, CONN. (a.k.a. RICHARD P. HAYES JR. BOLTON, CONN.)	
CK. BY:	SEA
DRW. BY:	SPA
DATE:	4-11-24
SCALE:	1"=40'
SHEET	1 OF 1
MAP NO.	306-22-1

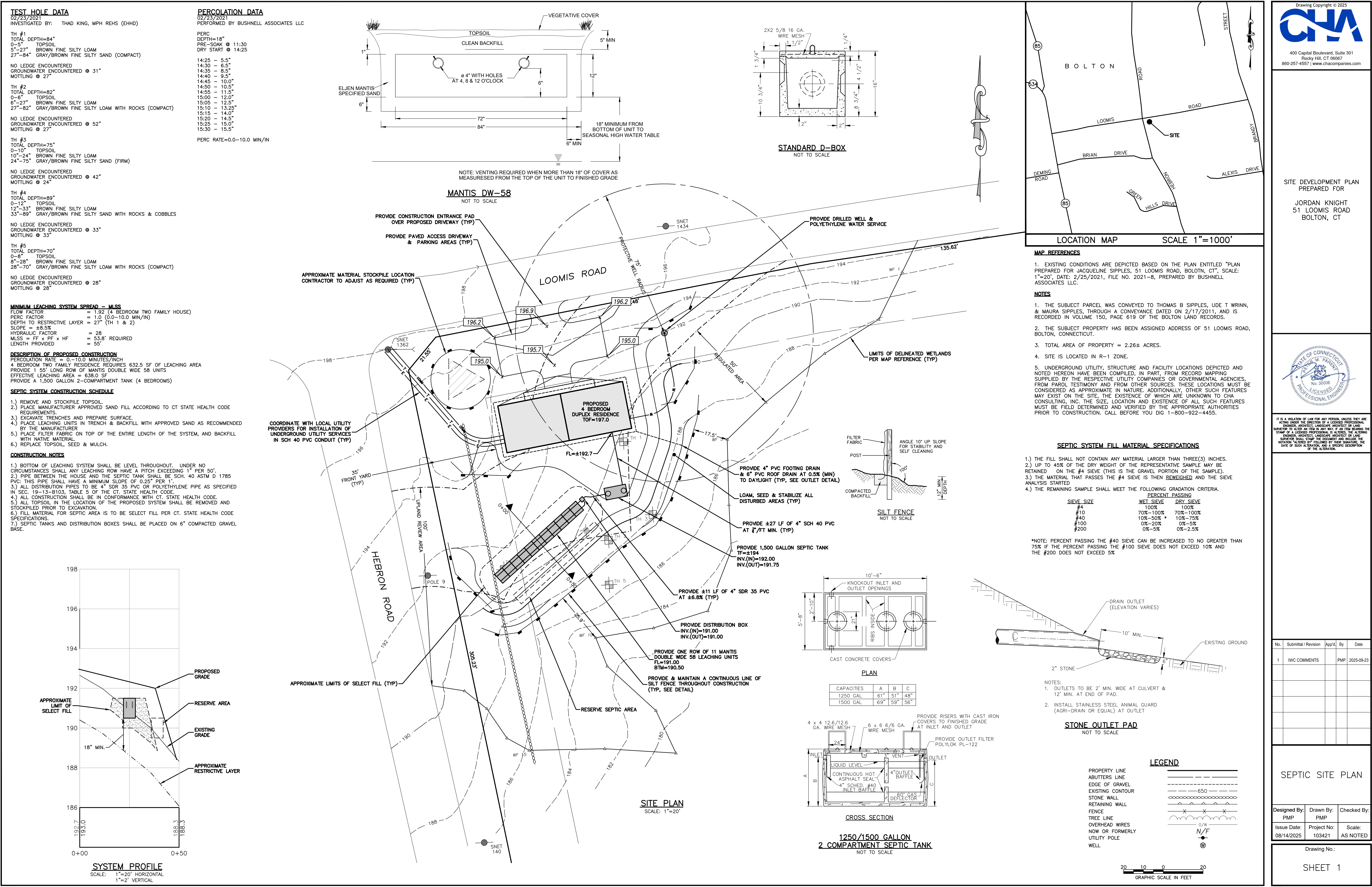
MAP IS NOT VALID IF MODIFIED IN ANY WAY OR DOES NOT BEAR THE EMBOSSED SEAL OF REGISTERED.  
KIND VIOLATIONS  
I KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT  
YED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE  
CTIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1  
HPI 20-300b-20 AND THE STANDARDS AND SUGGESTED METHODS  
ROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF  
CTICUT' REVISED OCTOBER 26, 2018 AND AS ADOPTED BY THE  
CTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.  
OF SURVEY: BOUNDARY  
ARY DETERMINATION CATEGORY: DEPENDENT RESURVEY  
OF ACCURACY: A-2  
L.S. # 14201



FILED H-1165

Richard P. Hayes Jr.  
OWNER OF RECORD: RICHARD P. HAYES JR.  
139 VERNON ROAD  
BOLTON, CT 06043  
(#846 BOLTON RD)  
VERNON ASSESSOR # 53-0141-00048  
VERNON ZONE: B-40  
(#139 VERNON RD)  
BOLTON ASSESSOR # 02/5  
BOLTON ZONE: B-3







Report: All unexpired permits for which the permitted activities have not been completed

Record #	Applicant Name	Address	Expiration Date	Work started?	Active work?	Fully stabilized?	Brief Project Description	Agent Permit?
IW-25-15	Brian Werhle	74 Cider Mill	9/12/2027	Yes	Yes	No	ADU and driveway extension	Yes
IW-25-12	Noah Ludecke	44 Notch	8/28/2027	No	No	Yes	Removal of invasives	Yes
IW-25-11	Town of Bolton	87 Brandy St	8/28/2027	Yes	Yes	No	Installation of drainage pipe	No
IW-25-7	Eric Peterson	61 VERNON RD, BOLTON, CT 06043	7/8/2027	No	No	Yes	Single-family home construction	No
IW-25-6	Edith Bodman	45 VERNON RD, BOLTON, CT 06043	5/30/2027	Yes	Yes	Yes	Single-family home on existing foundation	Yes
IW-25-4	Bryan Fairclough	148 BRANDY ST, BOLTON, CT 06043	5/8/2027	Yes	Yes	No	In-ground heated pool and sport court	Yes
IW-25-3	James Read	0 VERNON RD, BOLTON, CT 06043	3/4/2027	No	No	Yes	Single-family cottage construction	No
IW-20-5	Fabio Koellmer	1 Notch Rd	7/30/2034	Yes	No	Yes	Quarry property	No

Not started

Active

Recently completed:

79 Hatfield Drive - above-ground pool and patio  
 212 Bolton Center Road- Montessori School walkway  
 72 Brandy Street - BHS outbuilding