

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

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

Update