

BOLTON INLAND WETLANDS COMMISSION
REGULAR MEETING
7:00 P.M., TUESDAY, JULY 22, 2025
VIRTUAL MEETING VIA ZOOM

Inland Wetlands Commission Members Present Via Zoom: Chair Ross Lally, Vice Chair James Loersch (joined at 7:40), 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: Head of School Cailyn Freeman, Attorney Rich Barger, Engineer Joe Dillon, Former applicants Jim Torello and Steve Saucier.

1. Approval of Agenda

D. Lynn MOVED to approve the agenda with the addition of item "Election of Officers" under agenda item "Other". D. DeNunzio 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. New Business

4a. IW-25-10 – Cailyn Freeman – 212 Bolton Center Rd – Construction of Walkway

A. Barroso reported this application is for clearing of vegetation and installation of a walkway made of pavers at the Hans Christian Anderson Montessori School, from the school building to the waste receptacle within 100ft of flagged wetlands. This application proposes no wetland disturbances but proposes 0.01 acres of disturbance within the upland review area. C. Freeman stated that the reason for the shape of the walkway was to avoid the septic leach field in the area. R. Lally asked whether any work would take place within the wetlands, and A. Barroso responded that work would happen at least 20 ft away from the wetlands. R. Lally asked whether professional contractors would be hired to excavate sediment and lay down appropriate base material for the pavers, and C. Freeman stated that the walkway would actually be graded upwards due to the steep drop-off to the leach field.

M. McDonnell MOVED to delegate this application to the Wetlands Agent, according to the plan on record with erosion/sediment controls be added per state requirements. D. DeNunzio SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0.

4b. IW-25-11 – AJ Golden (Town of Bolton) – 87 Brandy St – Roadway Drainage to Farm Pond

A. Barroso reported that an existing headwall on Brandy street would be removed and replaced by a catch basin, with a 250-linear foot HDPE pipe being used to direct water into an existing farm pond with a riprap outlet, and some grading to smooth out the area. J. Dillon confirmed that the purpose of the project was to direct water that currently drains on to the farm fields to the pond instead, to alleviate an existing drainage issue and avoid flooding the fields. R. Lally asked about the status of an easement and J. Dillon stated that an easement will be acquired after in order to maintain the drainage structures. M. McDonnell asked about the grading plan and whether additional E&S controls should be necessary, and stated that he believed there should be further protections to avoid siltation of the pond. R. Lally speculated whether this could be considered as an agricultural exemption and agreed that additional E&S controls should be added to extend beyond the limit of disturbance. M. McDonnell asked about the effect of winter treatments such as road salt and their effect on the health of the pond. J. Dillon explained that most of the drainage would be from the tennis courts and school property across the street, and not solely the road. M. McDonnell asked about whether the property is being used as a farm and whether calculations have been done on the load capacity of the pipe and asked to see the cross-sections and trench excavation detail. R. Barger answered that the Connecticut Farmland Trust has an easement on the property that ensures it will be a farm forever, and stated that there should be some marking to show the existence of the pipe into the future, and that other pipes on the property have held up to farm equipment running over top of them. J. Dillon stated that minimum cover would be maintained over the pipe for its entire length. M. McDonnell stated that the apron detail does not have type and size details, and he would like to see more specifics. J. Dillon said he could provide the specifics, including flow calculations. The Commission will add this item to the August agenda for further discussion.

5. Old Business

5a. Cease and Correct – Alexey Ouzounov and Tenant – 37 Notch Rd – Debris in Wetlands

A. Barroso shared that the delineation for the property has been completed by George Logan, along with a sketch. The report is forthcoming. R. Lally stated that most of the property is within the upland review area, requiring a permit for any activity to occur. A. Barroso stated that some of the fill is historic and some is from the current owner/tenant. R. Lally stated that he is hesitant to have the owner or tenant do remediation activities without a proper plan, due to the extent of fill, and that a professional should be retained to create a restoration plan. R. Lally stated the Commission would have to revisit the agricultural exemption granted for the southeastern corner of the property to grow mushrooms and blueberries. R. Lally stated that the Commission would have to set up an appointment to review the report and findings with the Property Owner and Town Manager. D. Lynn asked

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whether the Commission could benefit from visiting the site, and R. Lally replied that he would like to discuss with town staff first.

6. Wetland Agent Report

A. Barroso reported that she has issued some letters to property owners regarding drainage issues brought up by neighbors. She also reported that the ongoing project at 180 Bolton Center Road has finally been completed and is now 100% stabilized, so she closed out their permit. She also stated that 65 Shoddy Mill looks good and the wetlands have established themselves well, with supplemental planting being planned for the fall. 148 Brandy Street also looks good with work actively continuing. She also stated that she has created a database for active permits that will be included in every packet. 25 Vernon Road is now up for sale as a permitted lot, so work will likely not begin for some time.

7. Other

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

R. Lally reported that the commission still has not been able to get on the Board of Selectmen's Agenda because they are still trying to pass a budget. He stated that in the meantime, A. Barroso could ask the Selectmen and Conservation Commission to review the regulation and fee changes by email.

7b. Election of Officers

J. Loersch MOVED to elect Ross Lally as Chairman and Michael McDonnell as Vice Chair. D. Lynn SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0.

8. Adjournment: D. Lynn MOVED to adjourn the meeting at 8:25 p.m. M. McDonnell SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0.

Respectfully submitted by Alyssa Barroso, Wetlands Agent

Alyssa Barroso

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