

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

Bolton IWC 7/22/25 Regular Meeting

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

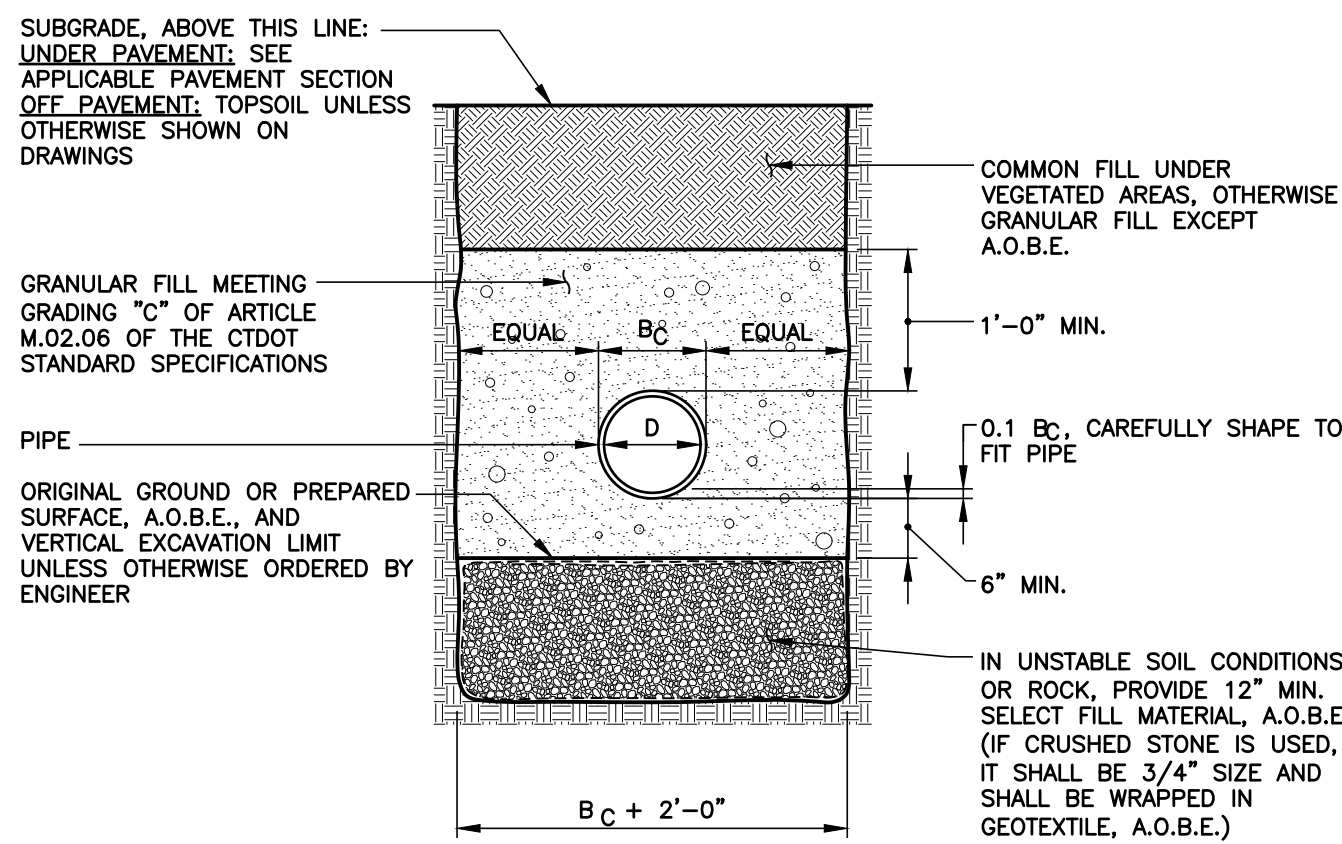
J. Loersch MOVED to elect Ross Lally as Chairman and Michael McDonnell as Vice Chair. D. Lynn SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0.

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

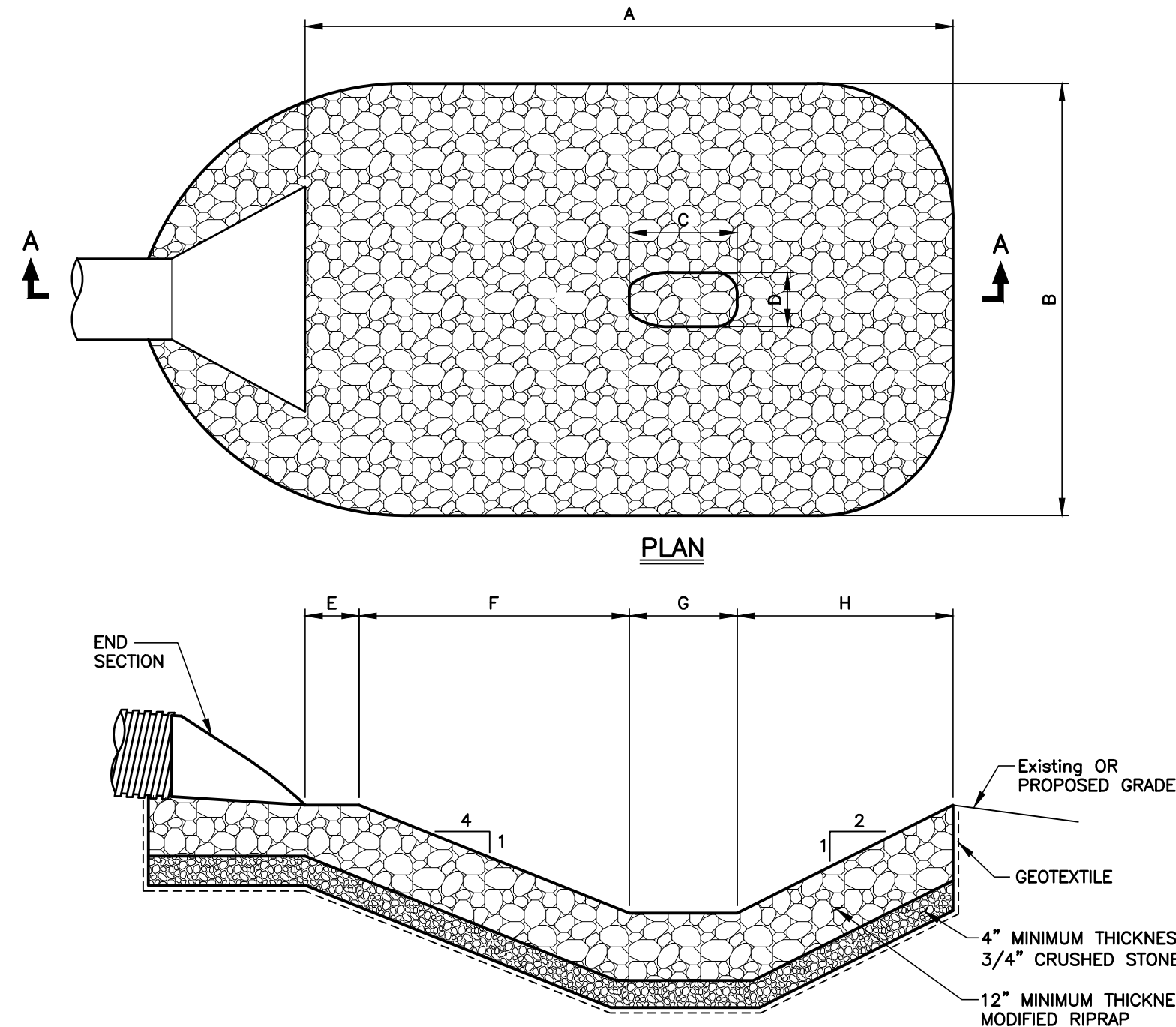
Please see the Minutes of subsequent meetings for corrections to these Minutes and any corrections hereto.



TYPICAL TRENCH SECTION
STORM DRAINAGE PIPE
N.T.S.

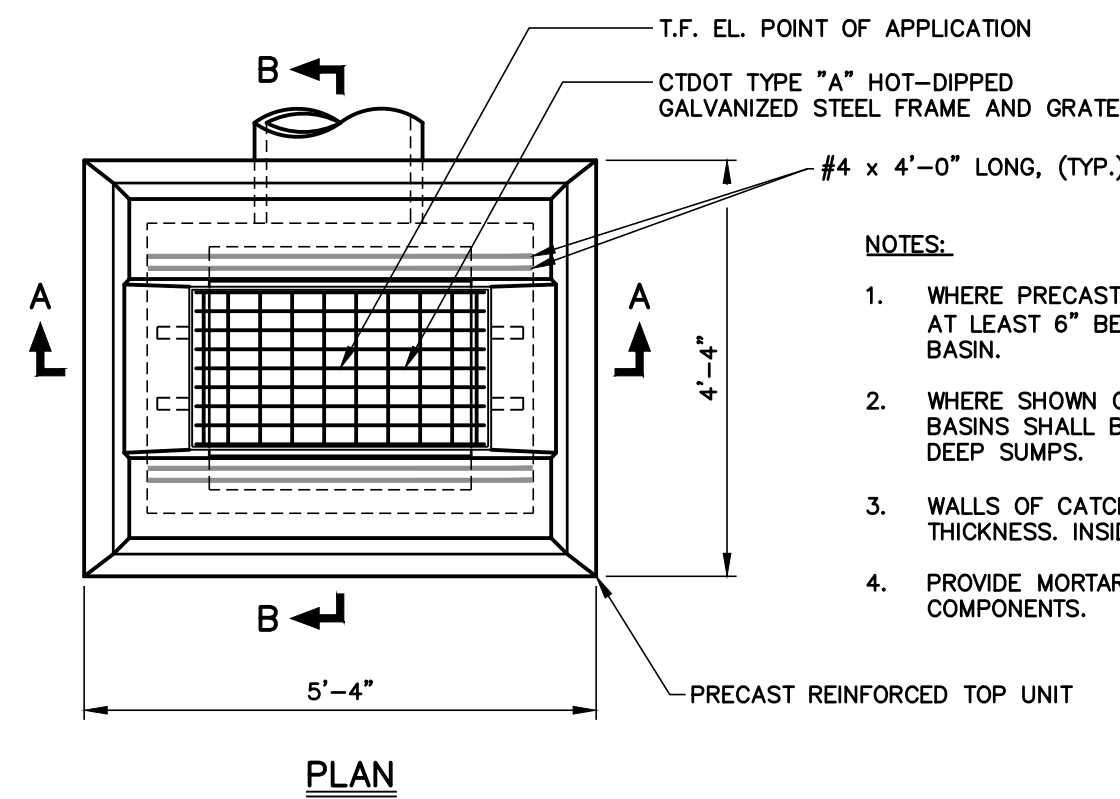
NOTES:

1. CONTRACTOR SHALL PROTECT EXCAVATIONS BY SHORING, BRACING, SHEET PILING, UNDERPINNING OR OTHER METHODS TO PREVENT CAVE-IN OR LOOSE SOIL FROM FALLING INTO THE EXCAVATION AND DAMAGING THE WORK OR ADJACENT STRUCTURES AND UTILITIES.



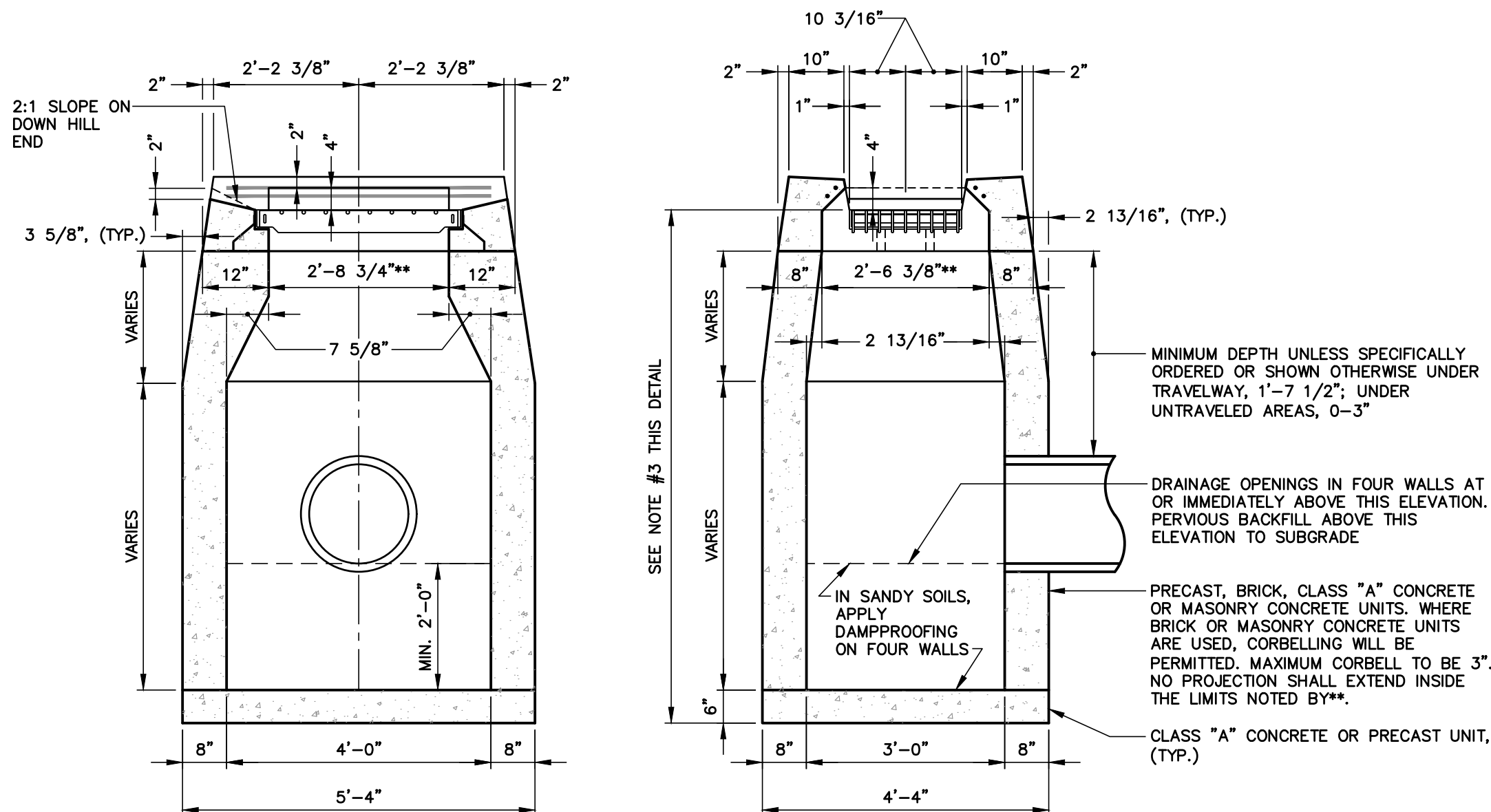
SECTION A-A
PREFORMED SCOUR HOLE
N.T.S.

PIPE SIZE	A	B	C	D	E	F	G	H
15"	10"	7"	1 1/2"	1"	1"	5"	1 1/2"	2 1/2"
18"	12"	8"	2 1/2"	1"	1"	6"	2 1/2"	3 1/2"
21"	14"	9"	2 1/2"	1 1/2"	1"	7"	2 1/2"	3 1/2"
24"	17"	10"	2 1/2"	1 1/2"	1"	9"	2 1/2"	4 1/2"
30"	20"	13"	3"	2"	2"	10"	3"	5"
36"	22"	15"	5"	2"	2"	10"	5"	5"
42"	24"	20"	5 1/2"	2"	2"	11"	5 1/2"	5 1/2"
48"	26"	24"	6"	2 1/2"	2"	11"	6"	5 1/2"



NOTES:

1. WHERE PRECAST UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETING FROM THE CATCH BASIN.
2. WHERE SHOWN ON THE PLANS OR WHERE DIRECTED BY THE ENGINEER, CATCH BASINS SHALL BE CONSTRUCTED WITH PAVED INVERTS AND NO SUMPS, OR DEEP SUMPS.
3. WALLS OF CATCH BASINS OVER 10' DEEP TO BE INCREASED TO 12" THICKNESS. INSIDE DIMENSIONS TO REMAIN THE SAME.
4. PROVIDE MORTAR ON ALL HORIZONTAL SURFACES BETWEEN CATCH BASIN COMPONENTS.



SECTION A-A

SECTION B-B

TYPE "C-G" CATCH BASIN
N.T.S.

BARGER PROPERTY
DRAINAGE

BRANDY STREET AND
LOOMIS ROAD
BOLTON,
CONNECTICUT

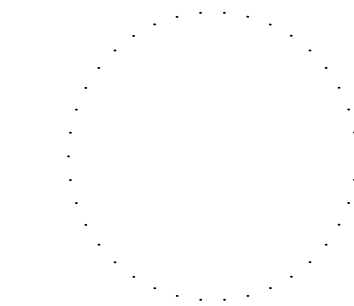
SITE DETAILS

PERMITTING

ANY ALTERATIONS TO THIS DRAWING MADE WITHOUT THE EXPRESSED WRITTEN APPROVAL OF NATHAN L. JACOBSON & ASSOCIATES, INC. WILL BE AT THE SOLE RISK OF THE PERSON OR FIRM MAKING SUCH UNAUTHORIZED ALTERATIONS AND NATHAN L. JACOBSON & ASSOCIATES, INC. WILL NEITHER HAVE NOR ACCEPT ANY LIABILITY OR LEGAL EXPOSURE ARISING FROM SAID UNAUTHORIZED ALTERATIONS.

Nathan L. Jacobson & Associates, Inc.
86 Main Street P.O. Box 337
Chester, Connecticut 06412-0337
Tel: (860) 526-9591 Fax: (860) 526-5416
www.nlja.com
Consulting Civil and Environmental Engineers Since 1972

NOT VALID WITHOUT ORIGINAL SEAL



JOSEPH M. DILLON
CT REGISTRATION No. 22903

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REVISIONS

No.	DESCRIPTION	DATE

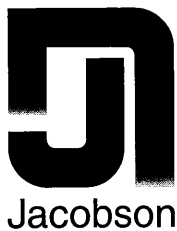
DATE: MARCH 2025	SHEET No.: 3 OF 3
SCALE: NONE	
PROJECT No.: 09630054	
CADD FILE: 09630054ED	
DESIGNED: JMD	
DRAWN: TPH	
CHECKED: -	

Pipe Capacity Report

Barger Property

Solve For: Discharge

Culvert Summary			
Allowable HW Elevation	675.00 ft	Headwater Depth/Height	2.74
Computed Headwater Elev.	675.00 ft	Discharge	7.34 cfs
Inlet Control HW Elev.	673.57 ft	Tailwater Elevation	671.58 ft
Outlet Control HW Elev.	675.00 ft	Control Type	Outlet Control
Grades			
Upstream Invert	671.58 ft	Downstream Invert	668.30 ft
Length	250.00 ft	Constructed Slope	0.013120 ft/ft
Hydraulic Profile			
Profile	Pressure Profile	Depth, Downstream	3.28 ft
Slope Type	N/A	Normal Depth	0.94 ft
Flow Regime	N/A	Critical Depth	1.08 ft
Velocity Downstream	5.98 ft/s	Critical Slope	0.010125 ft/ft
Section			
Section Shape	Circular	Mannings Coefficient	0.012
Section Material HDPE (Smooth Interior)		Span	1.25 ft
Section Size	15 inch	Rise	1.25 ft
Number Sections	1		
Outlet Control Properties			
Outlet Control HW Elev.	675.00 ft	Upstream Velocity Head	0.56 ft
Ke	0.20	Entrance Loss	0.11 ft
Inlet Control Properties			
Inlet Control HW Elev.	673.57 ft	Flow Control	Submerged
Inlet Type	Groove end projecting	Area Full	1.2 ft²
K	0.00450	HDS 5 Chart	1
M	2.00000	HDS 5 Scale	3
C	0.03170	Equation Form	1
Y	0.69000		



BY JMR DATE 8/18/25 SUBJECT Barger Property SHEET NO. 1 OF 1
CHKD. BY DATE Scour Hole Dimensions JOB NO. 0963-0054

PREFORMED SCOUR HOLE - TYPE 1

$$d_{50} = (0.0125 R_p^2 / T_W) (Q / R_p^{2.5})^{1.333}$$

$$d_{50} = (0.0125 (1.25)^2 / 0.88') (7.34 / (1.25)^{2.5})^{1.333}$$

$$d_{50} = 0.150 \text{ ft} \therefore \text{Modified Rip Rap}$$

$$R_p = 1.25'$$

$$T_W = 0.88'$$

$$Q = 7.34 \text{ cfs}$$

DIMENSIONS (Min.)

$$\begin{aligned} D &= (0.5) R_p \\ &= (0.5) 1.25' \\ &= \underline{0.625'} \end{aligned}$$

$$\begin{aligned} L &= 3 R_p + 6 D \\ &= 3(1.25) + 6(0.625') \\ &= \underline{7.50'} \end{aligned}$$

$$\begin{aligned} W &= 2 R_p + 6 D \\ &= 2(1.25) + 6(0.625') \\ &= \underline{6.25'} \end{aligned}$$



IW-25-12

Inland Wetlands

Status: Active

Submitted On: 8/15/2025

Primary Location

44 NOTCH RD
BOLTON, CT 06043

Owner

Noah Ludecke
Notch Road 44 Bolton, CT
06043

Applicant

Noah Ludecke
 860-816-4374
 ludecke.noah@gmail.com
 44 Notch 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*

Administrative Wetlands

Occupancy Type*

Residential (Single Family/Duplex)

Lots

—

Work Description* 

Removal of out of control / invasive plants from top of slope to front of watercourse with heavy equipment. Area to be seeded with local grasses and ground cover vegetation.

Development Title

 Comments

Distance from Inland Wetlands and Watercourses:

Current Distance

—

Proposed Distance

—

Wetland / Watercourses Project Information

Size of Subject Property (acres)

1.15

Total area of wetlands to be affected by the activity (acres)

—

Open water body altered (acres)

0

Stream alternation (linear feet)

0

Buffer/upland area altered (acres)

—

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

—

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

Heavy equipment will be used within 100ft of watercourse to remove nuisance and invasive plants.

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

Straw wattles will be used to prevent intrusion of exposed soil into watercourse. Covering of disturbed areas with grass seed and straw in low slope areas. Wood chips will be used on steep slope to prevent return of invasive plants. Native ground cover plants will be placed atop and trained down steep sloped area. Any exposed soil will be covered as the work progresses to prevent erosion between working periods.

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

Additional Project Info

 Date of Receipt

 Hearings Commencement Deadline

—

—

 **Hearings Completion Deadline**

—

 **Decision Deadline**

—

Total Acreage

—

Distance to Town Line

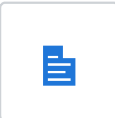
 **Extended**

☐

 **Hearing Not Required**

☐

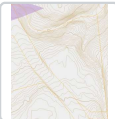
Attachments



List of Names and Addresses of Abutting Property Owners

Abutting Properties.pdf

Uploaded by Danielle Palazzini on Aug 18, 2025 at 8:52 AM



44 Notch - contour blank.jpg

44 Notch - contour blank.jpg

Uploaded by Noah Ludecke on Aug 15, 2025 at 9:18 PM



44 Notch - satelite acres.jpg

44 Notch - satelite acres.jpg

Uploaded by Noah Ludecke on Aug 15, 2025 at 9:19 PM



44 Notch - distance max.jpg

44 Notch - distance max.jpg

Uploaded by Noah Ludecke on Aug 15, 2025 at 9:20 PM



44 Notch - width.jpg

44 Notch - width.jpg

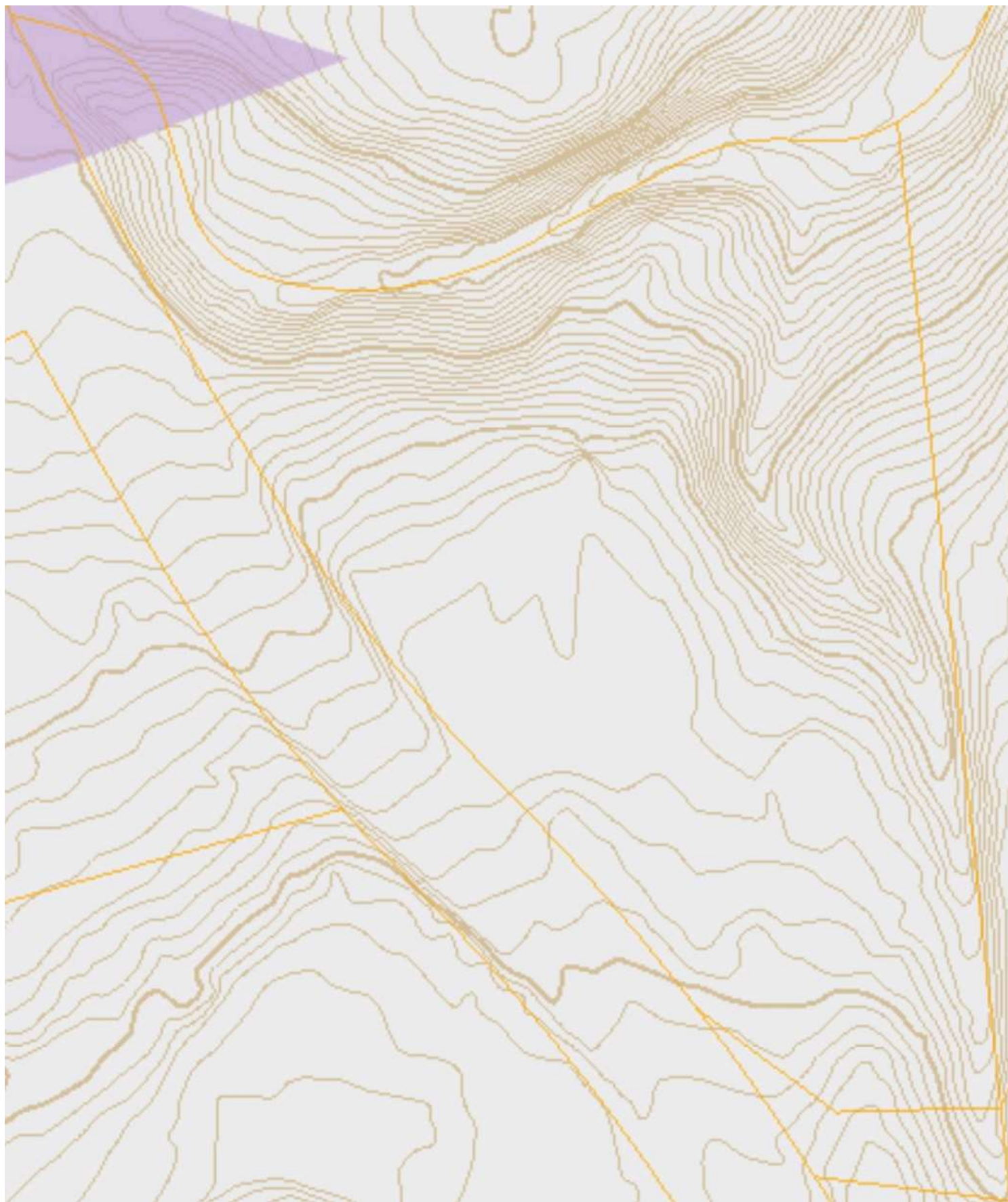
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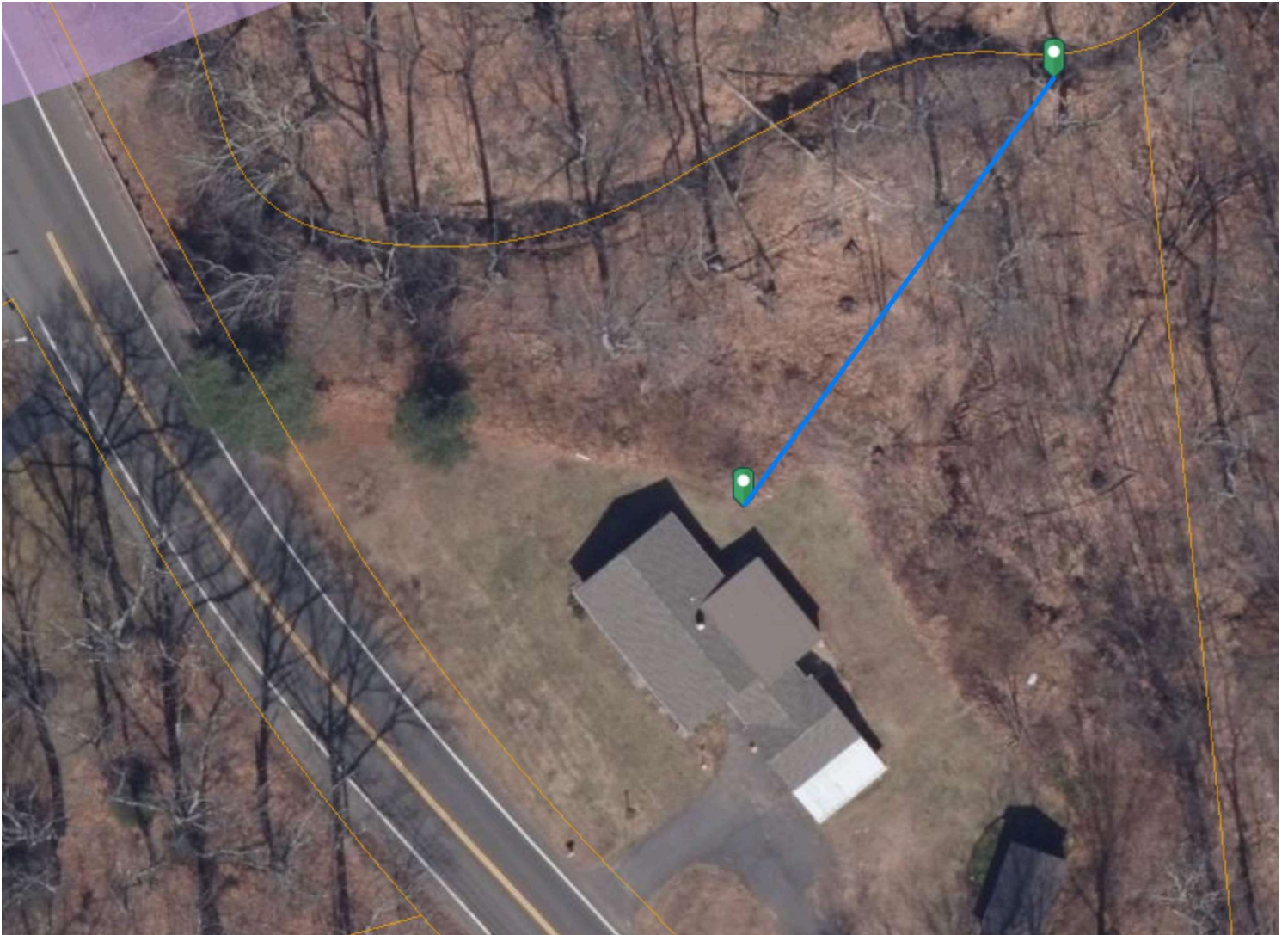
44 Notch - water 2.jpg

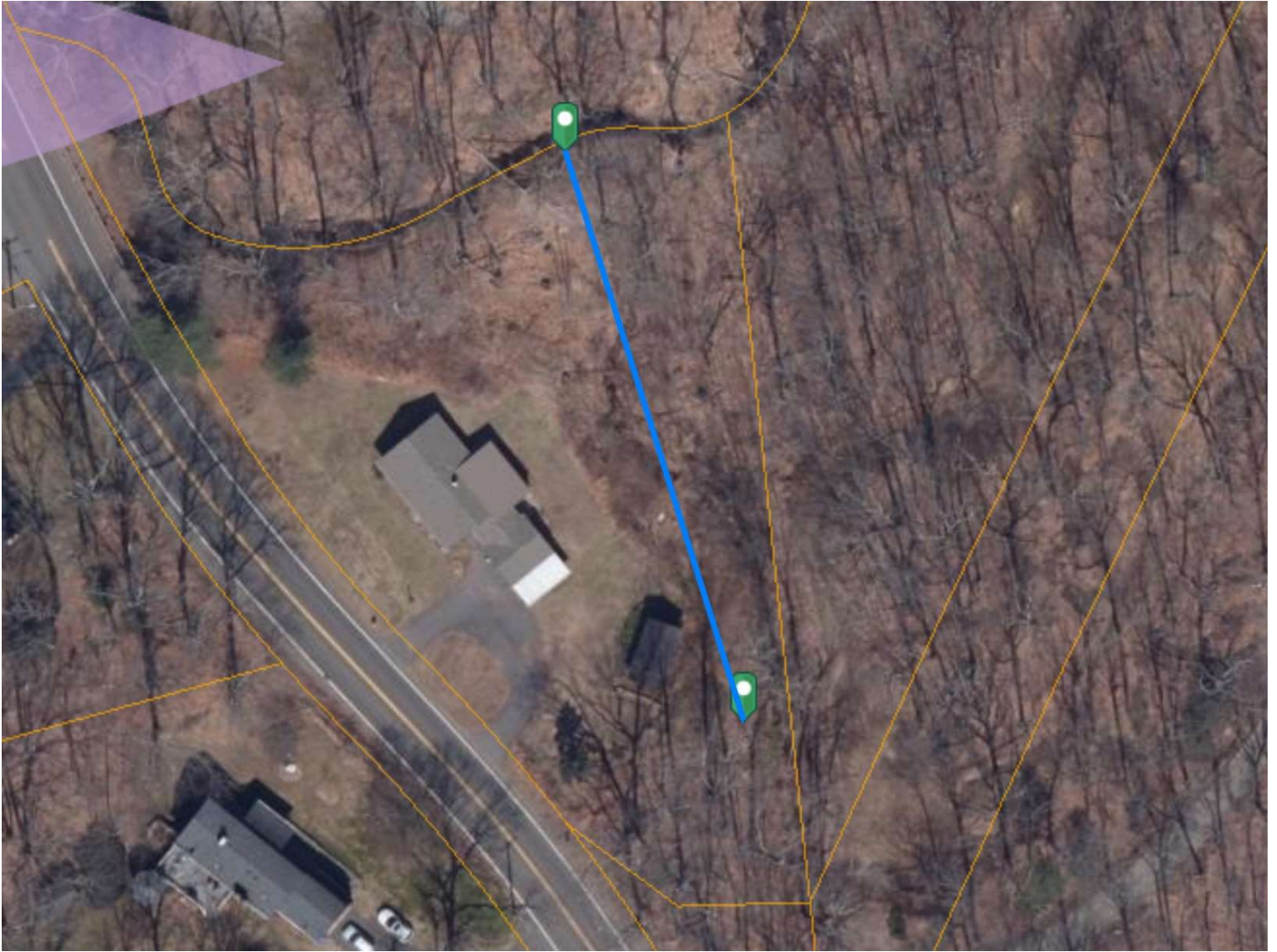
44 Notch - water 2.jpg

Uploaded by Noah Ludecke on Aug 15, 2025 at 9:26 PM

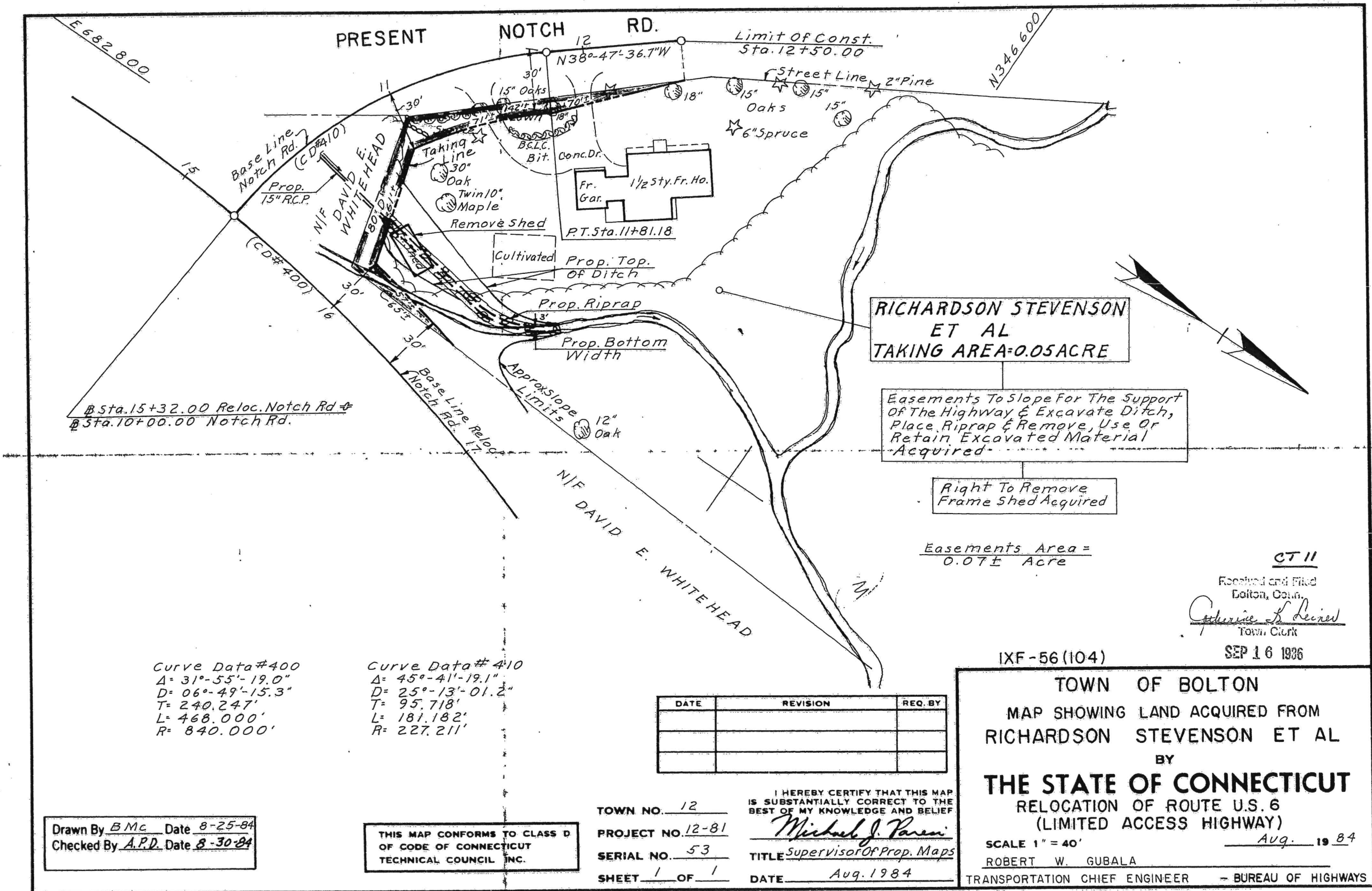












Curve Data #400
 $\Delta = 31^\circ - 55' - 19.0''$
 $D = 06^\circ - 49' - 15.3''$
 $T = 240.247'$
 $L = 468.000'$
 $R = 840.000'$

Curve Data #410
 $\Delta = 45^\circ - 41' - 19.1''$
 $D = 25^\circ - 13' - 01.2''$
 $T = 95.718'$
 $L = 181.182'$
 $R = 227.211'$

Drawn By BMC Date 8-25-84
 Checked By A.P.D. Date 8-30-84

THIS MAP CONFORMS TO CLASS D
 OF CODE OF CONNECTICUT
 TECHNICAL COUNCIL INC.

TOWN NO. 12
 PROJECT NO. 12-81
 SERIAL NO. 53
 SHEET 1 OF 1

I HEREBY CERTIFY THAT THIS MAP
 IS SUBSTANTIALLY CORRECT TO THE
 BEST OF MY KNOWLEDGE AND BELIEF

Michael J. Parni
 TITLE Supervisor Of Prop. Maps
 DATE Aug. 1984

IXF-56(104)

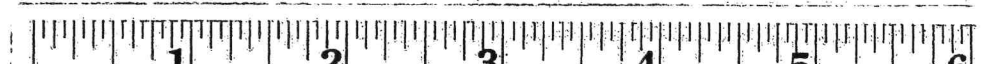
TOWN OF BOLTON
 MAP SHOWING LAND ACQUIRED FROM
 RICHARDSON STEVENSON ET AL
 BY

THE STATE OF CONNECTICUT
 RELOCATION OF ROUTE U.S. 6
 (LIMITED ACCESS HIGHWAY)

SCALE 1" = 40' Aug. 1984
 ROBERT W. GUBALA
 TRANSPORTATION CHIEF ENGINEER - BUREAU OF HIGHWAYS

CT 11
 Received and Filed
 Bolton, Conn.
Catherine L. Leinen
 Town Clerk

SEP 16 1986



Abutting Properties		
SARGENT NICOLE E	48 NOTCH RD	BOLTON, CT 06043
MITCHELL NANCY ANN	36 NOTCH RD	BOLTON, CT 06043
BOLTON TOWN OF	222 BOLTON CENTER RD	BOLTON, CT 06043



IW-25-14

Inland Wetlands

Status: Active

Submitted On: 8/22/2025

Primary Location

139 VERNON RD
BOLTON, CT 06043

Owner

Diane Toomey
139 VERNON ROAD
BOLTON, CT 06043

Applicant

ronald Bisson
 860-883-2001
 squeekysfarm@comcast.net
 129 BEAR SWAMP RD
ANDOVER, CT 06232

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*

New Application

Permit For*

Administrative Wetlands

Occupancy Type*

Residential (Single Family/Duplex)

Lots

—

Work Description* ?

cutting and removing of stumps and trees along water line, approximately 50 feet in from the lake. Area of work is approx. 50 ft wide x 150 ft long. Cutting scrub and select trees to create view corridor.

Development Title

 Comments

Distance from Inland Wetlands and Watercourses:

Current Distance

50

Proposed Distance

—

Wetland / Watercourses Project Information

Size of Subject Property (acres)

5

**Total area of wetlands to be affected by the activity
(acres)**

6500

Open water body altered (acres)

0

Stream alternation (linear feet)

0

Buffer/upland area altered (acres)

0.6

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

0.6

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

removal of tree stumps

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

silt fencing installed, new top soil and hydroseeds, and straw

**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. *



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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

Additional Project Info

 Date of Receipt

 Hearings Commencement Deadline

—

—

 Hearings Completion Deadline

 Decision Deadline

—

—

Total Acreage

Distance to Town Line

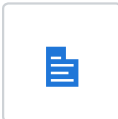
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 Extended

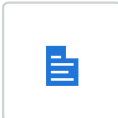
 Hearing Not Required

☐☐

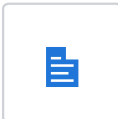
Attachments



Key Map of Property
H-1165 Site Plan.pdf
Uploaded by Danielle Palazzini on Aug 22, 2025 at 9:11 AM

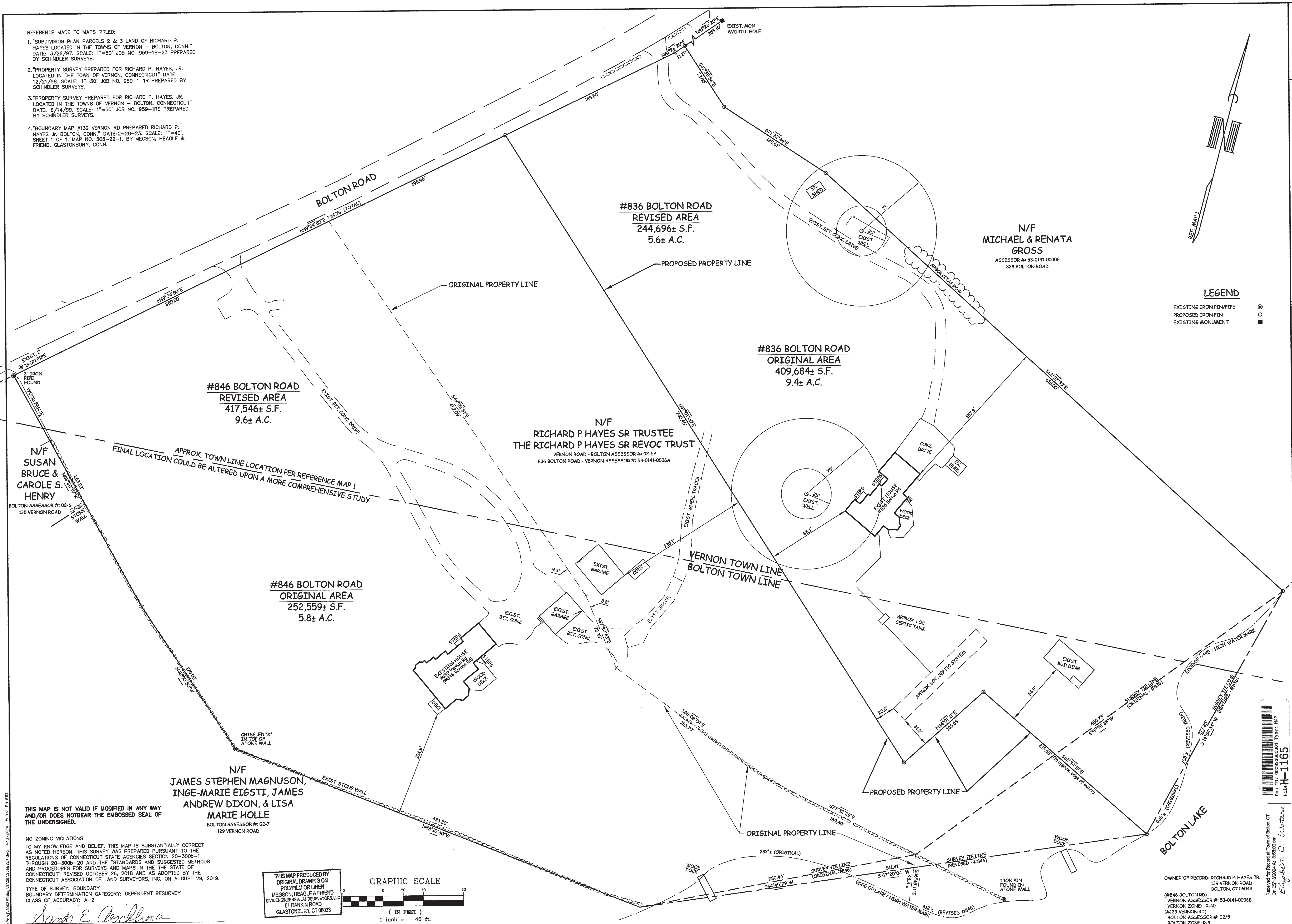


139 Vernon_site plan.pdf
139 Vernon_site plan.pdf
Uploaded by Danielle Palazzini on Aug 22, 2025 at 9:12 AM



Abutting Properties.pdf
Abutting Properties.pdf
Uploaded by Danielle Palazzini on Aug 22, 2025 at 9:51 AM

- REFERENCE 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. 959-1S-23 PREPARED BY SCHINDLER SURVEYS.
 - "PROPERTY SURVEY PREPARED FOR RICHARD P. HAYES, JR. LOCATED IN THE TOWN OF VERNON, CONNECTICUT" DATE: 12/21/98. 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'. SHEET 1 OF 1. MAP NO. 306-22-1. BY MEGSON, HEAGLE & FRIEND. GLASTONBURY, CONN.



THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND/OR DOES NOT BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED.

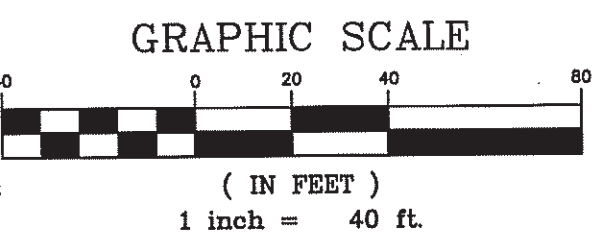
NO ZONING VIOLATIONS

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" REVISED OCTOBER 26, 2018 AND AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

TYPE OF SURVEY: BOUNDARY
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
CLASS OF ACCURACY: A-2

Sands E. Aeschliman
SANDS E. AESCHLIMAN L.S. # 14201

THIS MAP PRODUCED BY ORIGINAL DRAWING ON POLYFILM OR LINEN
MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CT 06033



OWNER OF RECORD: RICHARD P. HAYES JR.
135 VERNON ROAD
BOLTON, CT 06043

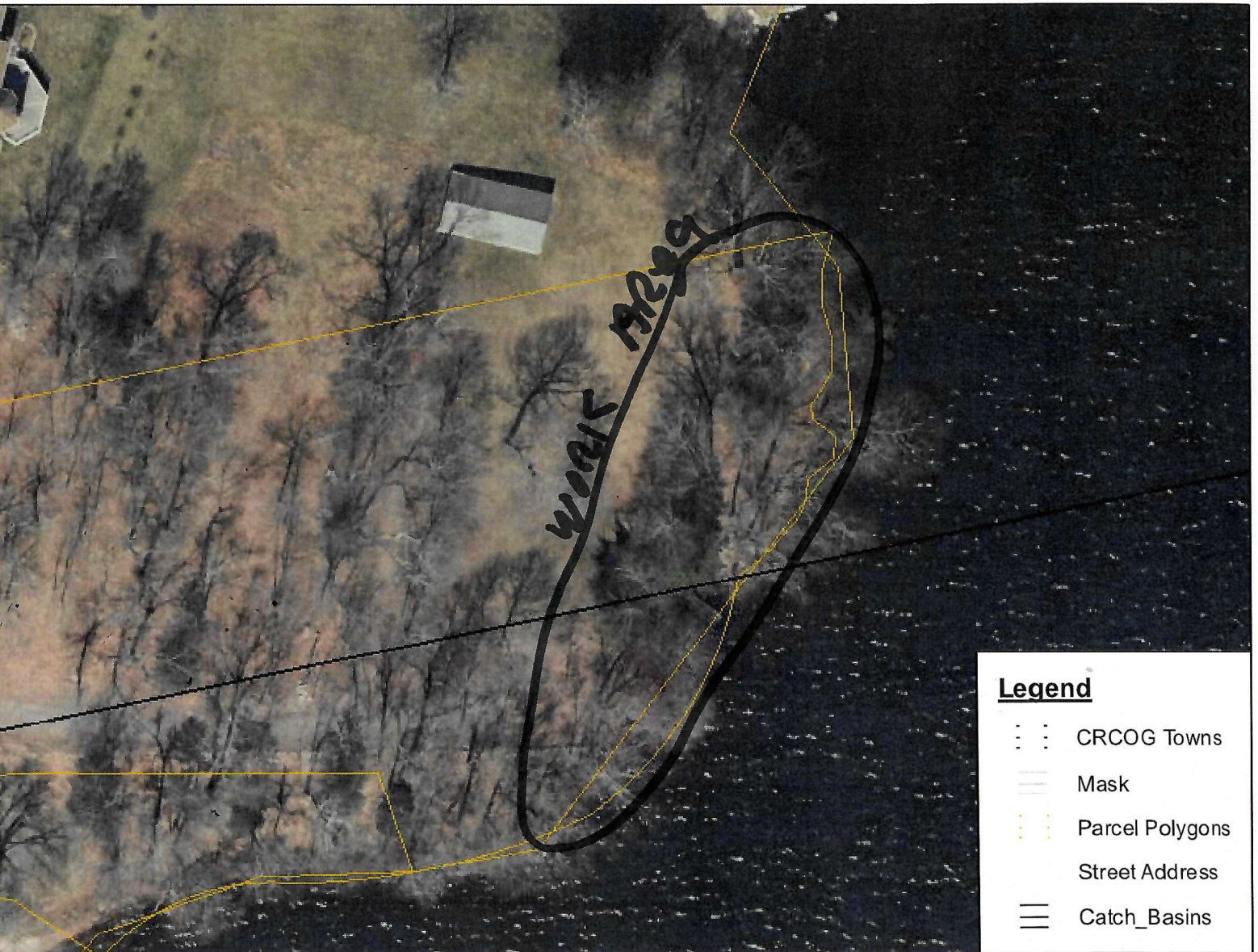
(#846 BOLTON RD)
VERNON ASSESSOR #: 53-0141-00068
VERNON ZONE: R-40
(#139 VERNON RD)
BOLTON ASSESSOR #: 02/5
BOLTON ZONE: R-3

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

LOT LINE RECONFIGURATION MAP
#139 VERNON ROAD
(a.k.a. #846 BOLTON ROAD, VERNON, CONN.)
PREPARED FOR
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

ArcGIS Web Map



Abutting Property Owners			
HAYES RICHARD P SR REVOC TRUST 1/18/12	1471 PLEASANT VALLEY RD	MANCHESTER, CT 06042	
HAYES RICHARD P SR TRUSTEE	1471 PLEASANT VALLEY RD	MANCHESTER, CT 06040	
HAYES RICHARD P JR TRUSTEE	1471 PLEASANT VALLEY RD	MANCHESTER, CT 06042	
HAYES RICHARD P JR TRUSTEE	1471 PLEASANT VALLEY RD	MANCHESTER, CT 06042	

IW-25-13

Inland Wetlands
Status: Active
Submitted On: 8/18/2025

Primary Location

51 LOOMIS RD
BOLTON, CT 06043

Owner

Jordan Knight
37 Shoddy Mill Rd. Andover,
CT 06232

Applicant

 Jordan Knight
 860-680-9568
 hirejordan@yahoo.com
 37 Shoddy Mill Rd.
Andover , CT 06232

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*	Permit For*
New Application	Administrative Wetlands

Occupancy Type*	Lots
Residential (Single Family/Duplex)	1

Work Description* 
new construction 2 family dwelling 4 beds 2 bath 1536 ft2

Development Title
51 Loomis

 **Comments**

Distance from Inland Wetlands and Watercourses:

Current Distance	Proposed Distance
—	—

Wetland / Watercourses Project Information

Size of Subject Property (acres)	Total area of wetlands to be affected by the activity (acres)
2.26	—

Open water body altered (acres)

—

Stream alternation (linear feet)

—

Buffer/upland area altered (acres)

—

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

—

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

The reserve septic capacity is within the 100' wetlands setback

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

silt fence. minimal tree clearing

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?

Yes

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

Additional Project Info

 Date of Receipt

 Hearings Commencement Deadline

—

—

 Hearings Completion Deadline

 Decision Deadline

—

—

Total Acreage

Distance to Town Line

2.26

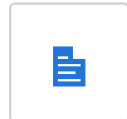
 Extended

☐

 Hearing Not Required

☐

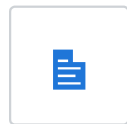
Attachments



List of Names and Addresses of Abutting Property Owners

51 Loomis abutting properties.pdf

Uploaded by Jordan Knight on Aug 18, 2025 at 11:17 PM



Key Map of Property

51 loomis CHA plan.pdf

Uploaded by Jordan Knight on Aug 18, 2025 at 11:18 PM

TEST HOLE DATA
02/23/2021
INVESTIGATED BY: THAO KING, MPH, RSHS (EHD)

TH #1
TOTAL DEPTH=84"
0-5" TOPSOIL
5"-27" BROWN FINE SILTY LOAM
27"-84" GRAY/BROWN FINE SILTY SAND (COMPACT)

NO LEDGE ENCOUNTERED
GROUNDWATER ENCOUNTERED @ 31"
MOTTLING @ 22"

TH #2
TOTAL DEPTH=82"
0-6" TOPSOIL
6"-27" BROWN FINE SILTY LOAM
27"-82" GRAY/BROWN FINE SILTY LOAM WITH ROCKS (COMPACT)

NO LEDGE ENCOUNTERED
GROUNDWATER ENCOUNTERED @ 52"
MOTTLING @ 22"

TH #3
TOTAL DEPTH=75"
0-10" TOPSOIL
10"-33" BROWN FINE SILTY LOAM
33"-75" GRAY/BROWN FINE SILTY SAND (FIRM)

NO LEDGE ENCOUNTERED
GROUNDWATER ENCOUNTERED @ 42"
MOTTLING @ 24"

TH #4
TOTAL DEPTH=89"
0-12" TOPSOIL
12"-33" BROWN FINE SILTY LOAM
33"-89" GRAY/BROWN FINE SILTY SAND WITH ROCKS & COBBLES

NO LEDGE ENCOUNTERED
GROUNDWATER ENCOUNTERED @ 33"
MOTTLING @ 33"

TH #5
TOTAL DEPTH=70"
0-8" TOPSOIL
8"-28" BROWN FINE SILTY LOAM
28"-70" GRAY/BROWN FINE SILTY LOAM WITH ROCKS (COMPACT)

NO LEDGE ENCOUNTERED
GROUNDWATER ENCOUNTERED @ 28"
MOTTLING @ 28"

MINIMUM LEACHING SYSTEM SPREAD - MASS
FLOW FACTOR = 1.92 (4 BEDROOM TWO FAMILY HOUSE)
PERC FACTOR = 1.12 (0.0-10.0 MIN/IN)
DEPTH TO RESTRICTIVE LAYER = 27" (TH 1 & 2)
SLOPE = 0.85%
HYDRAULIC FACTOR = 58"
MASS = $PF \times FF \times HF$
LENGTH PROVIDED = 58"

DESCRIPTION OF PROPOSED CONSTRUCTION
PERCOLATION RATE = 0-10.0 MIN/IN/IN
4 BEDROOM TWO FAMILY RESIDENCE REQUIRES 632.5 SF OF LEACHING AREA
PROVIDE 1.5' LONG ROW OF MANTIS DOUBLE WIDE 58 UNITS
EFFECTIVE LEACHING AREA = 632.0 SF
PROVIDE A 1,250 GALLON 2-COMPARTMENT TANK (4 BEDROOMS)

SEPTIC SYSTEM CONSTRUCTION SCHEDULE
1.) REMOVE AND STOCKPILE TOPSOIL.
2.) PLACE MANUFACTURER APPROVED SAND FILL ACCORDING TO CT STATE HEALTH CODE REQUIREMENTS.
3.) EXCAVATE TRENCHES AND PREPARE SURFACE.
4.) PLACE LEACHING UNITS IN TRENCH & BACKFILL WITH APPROVED SAND AS RECOMMENDED BY THE MANUFACTURER.
5.) PLACE FILTER FABRIC ON TOP OF THE ENTIRE LENGTH OF THE SYSTEM, AND BACKFILL WITH NATIVE MATERIAL.
6.) REPLACE TOPSOIL, SEED & MULCH.

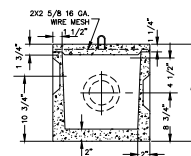
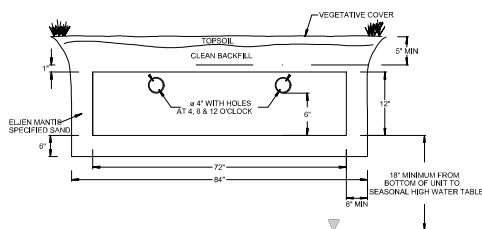
CONSTRUCTION NOTES
1.) BOTTOM OF LEACHING SYSTEM SHALL BE LEVEL THROUGHOUT. UNDER NO CIRCUMSTANCES SHALL ANY LEACHING ROW HAVE A RITCH EXCEEDING 1" PER 50'.
2.) PIPE BETWEEN THE HOUSE AND THE SEPTIC TANK SHALL BE SCH. 40 ASTM D 1785 PVC-115 PIPE SHALL HAVE A MINIMUM SLOPE OF 0.25% PER 1'.
3.) ALL DISTRIBUTION PIPES TO BE 4" SDR 35 PVC OR POLYETHYLENE PIPE AS SPECIFIED IN SEC. 19-13-11B OF THE CT. STATE HEALTH CODE.
4.) ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH CT. STATE HEALTH CODE.
5.) ALL TOPSOIL IN THE LOCATION OF THE PROPOSED SYSTEM SHALL BE REMOVED AND STOCKPILED PRIOR TO EXCAVATION.
6.) FILL MATERIAL FOR SEPTIC AREA IS TO BE SELECT FILL PER CT. STATE HEALTH CODE SPECIFICATIONS.
7.) SEPTIC TANKS AND DISTRIBUTION BOXES SHALL BE PLACED ON 6" COMPACTED GRAVEL BASE.

PERCOLATION DATA
02/23/2021
PERFORMED BY BUSHNELL ASSOCIATES LLC

PERC
DEPTH=14"
PNE-SOAK @ 11:30
DRY START @ 14:25

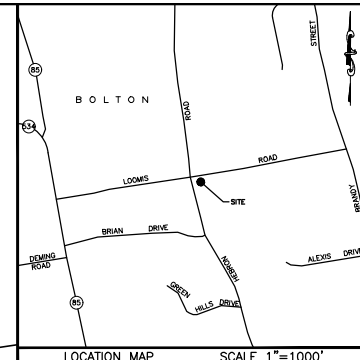
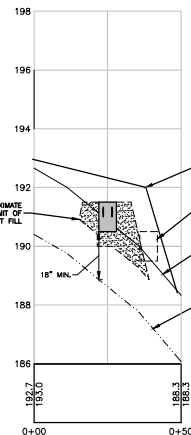
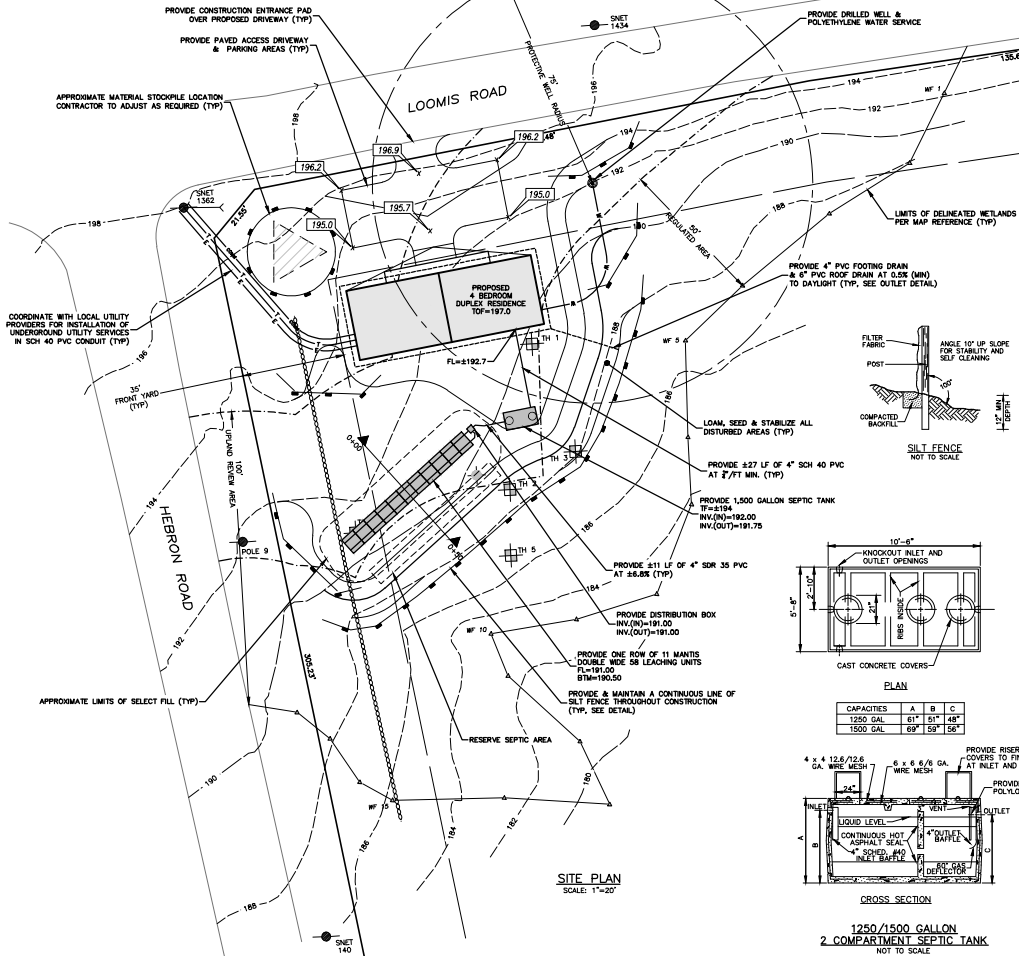
14:25 - 5.5"
14:30 - 6.5"
14:35 - 8.5"
14:40 - 9.5"
14:45 - 10.5"
14:50 - 11.5"
14:55 - 12.5"
15:00 - 13.5"
15:05 - 14.5"
15:10 - 15.5"
15:15 - 16.5"
15:20 - 17.5"
15:25 - 18.5"
15:30 - 19.5"

PERC RATE=0.0-10.0 MIN/IN



STANDARD D-BOX
NOT TO SCALE

MANTIS DW-58
NOT TO SCALE



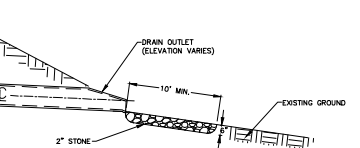
MAP REFERENCES
1. EXISTING CONDITIONS ARE DEPICTED BASED ON THE PLAN ENTITLED "PLAN PREPARED FOR JACQUELINE SIPPLES, 51 LOOMIS ROAD, BOLTON, CT. SCALE: 1"=20', DATE: 2/23/2021, FILE NO. 2021-8, PREPARED BY BUSHNELL ASSOCIATES LLC.

NOTES
1. THE SUBJECT PARCEL WAS CONVEYED TO THOMAS B. SIPPLES, UDE T. WIRN, & MAURA SIPPLES, THROUGH A CONVEYANCE DATED ON 2/17/2011, AND IS RECORDED IN VOLUME 140, PAGE 619 OF THE BOLTON LAND RECORDS.
2. THE SUBJECT PROPERTY HAS BEEN ASSIGNED ADDRESS OF 51 LOOMIS ROAD, BOLTON, CONNECTICUT.
3. TOTAL AREA OF PROPERTY = 2.264 ACRES.
4. SITE IS LOCATED IN R-1 ZONE.
5. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PARCELS TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO CHA CONSULTING, INC. THE SIZE, LOCATION AND EXTENT OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

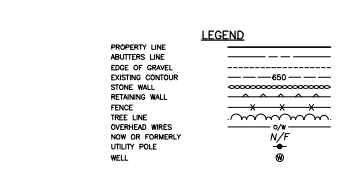
SEPTIC SYSTEM FILL MATERIAL SPECIFICATIONS

SIEVE #	PERCENT PASSING	
	NET SIEVE	GRI SIEVE
#4	100%	100%
#10	100%	100%
#40	100%	100%
#100	100%	100%
#200	100%	100%

*NOTE: PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 70% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 DOES NOT EXCEED 5%.



NOTES:
1. OUTLETS TO BE 12" MIN. WIDE AT CULVERT & 12" MIN. AT END OF PAD.
2. INSTALL STAINLESS STEEL ANIMAL GUARD (AGR-DRAIN OR EQUAL) AT OUTLET



LEGEND
PROPERTY LINE
BUTTERS LINE
EDGE OF GRAVEL
EXISTING CONTOUR
STONE WALL
RETAINING WALL
FENCE
TREE LINE
OVERHEAD WIRES
NOW OR FORMERLY
UTILITY POLE
WELL

SITE DEVELOPMENT PLAN
PREPARED FOR
JORDAN KNIGHT
51 LOOMIS ROAD
BOLTON, CT

PRELIMINARY

IT IS A CONDITION OF THE CONTRACT FOR THE PREPARED PLAN THAT THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NO.	REVISION / NOTES	DATE

SEPTIC SITE PLAN

Designed By: PMP
Drawn By: PMP
Checked By: PMP
Issue Date: 08/14/2025
Project No: 103421
Scale: AS NOTED

Drawing No.:
SHEET 1

Properties that Directly Border 51 Loomis St

Corneliouson, Chelsea 53 Loomis Rd.

Gregory and Julie Smith 92 Hebron Rd.

Properties that are across Loomis Rd

Brian And Linda Lemire 80 Hebron Rd.

Properties that are across Hebron Rd.

Richard Matus 43 Loomis Rd.

Edward and Jean Cassala 93 Hebron Rd.

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-25-10	Cailyn Freeman (HCAMS)	212 Bolton Center Rd	7/25/2027	Yes	Yes	Yes	Walkway at Montessori School	Yes
IW-25-9	Steve Saucier	72 BRANDY ST, BOLTON, CT 06043	7/8/2027	Yes	Yes	No	Outbuilding at Bolton High School	Yes
IW-25-8	Edward Cooper	79 HATFIELD DR, BOLTON, CT 06043	7/3/2027	No	No	Yes	Above-ground pool/deck	Yes
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	No	No	Yes	Single-family home on existing foundation	Yes
IW-25-4	Brayn 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	Yes	No	Yes	Single-family cottage construction	No

Not started

Active