

**BOLTON INLAND WETLANDS COMMISSION  
PUBLIC HEARING/REGULAR MEETING  
6:00 P.M., TUESDAY, JANUARY 27, 2026  
MEETING VIA IN PERSON/ ZOOM**

**Inland Wetlands Commission Members Present in Person:** Chair Ross Lally, Member Michael McDonnell, Member David Lynn, Member Diane DeNunzio, Vice Chair James Loersch (6:58 p.m.)

**Staff Present Via in Person/Zoom:** Wetlands Agent Alyssa Barroso, Board Clerk Mary Johnston, Town Engineer Joseph Dillion

**Others Present Via in Person/Zoom:** None

**R. Lally called the Public Hearing to Order at 6:00 p.m.**

The Commission said their qualifications.

**1. Public Hearing:**

**1a. #IW-25-17: 206 Bolton Center Rd – Town of Bolton – Construct a Subsurface Sewage System to Serve 206, 220, 222, 266 Bolton Center Rd**

**R. Lally closed the Public Hearing at 6:29 p.m.**

**R. Lally called the Regular Meeting to Order at 6:33 p.m.**

**2. Approval of Agenda**

M. McDonnell MOVED to approve the agenda. D. Lynn SECONDED the motion. MOTION CARRIED UNANIMOUSLY 4:0:0.

**3. Public Comment:**

None.

**4. Approval of Minutes**

**4a. December 16, 2025, Regular Meeting**

D. DeNunzio MOVED to approve December 16, 2025, Regular Meeting Minutes as presented. M. McDonnell SECONDED. MOTION CARRIED UNANIMOUSLY 4:0:0.

**5. Old Business**

**5a. Discussion: # IW-25-17: 206 Bolton Center Rd – Town of Bolton – Construct a Subsurface Sewage System to Serve 206, 220, 222, 266 Bolton Center Rd**

M. McDonnell MOVED to approve #IW-25-17 206 Bolton Center Rd with stated conditions. D. Lynn SECONDED the motion. MOTION CARRIED UNANIMOUSLY 4:0:0.

**6. New Business**

**None**

**7. Wetlands Agent Report**

**8. Other**

**8a. Cease and Correct – Alexey Ouzonov & Tenant – 37 Notch Road – Debris in Wetlands**

**8b. Ongoing Discussion & Review of Proposed Updates to Wetlands Regulation**

**9. Adjournment:** D. DeNunzio MOVED to adjourn the meeting at 7:30 p.m. M. McDonnell 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.



### Record No: IW-26-1

Inland Wetlands

Status: Active

Submitted On: 2/10/2026

### Primary Location

217 HEBRON RD  
BOLTON, CT 06043

### Owner

Harrison Gray  
Hebron RD 217 BOLTON, CT  
06043

### Applicant

Harrison Gray  
 860-819-1500  
 hpgraybuilders@gmail.com  
 14 Old Farms Road  
Andover, CT 06232

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## 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

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## Permit Info

**Type of Application\***

New Application

**Permit For\***

Administrative Wetlands

**Occupancy Type\***

Residential (Single Family/Duplex)

**Lots**

1

**Work Description\* ?**

New construction raised ranch on single lot

**Development Title**

**Comments** 

Distance from Inland Wetlands and Watercourses:

**Current Distance**

—

**Proposed Distance**

—

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# Wetland / Watercourses Project Information

<b>Size of Subject Property (acres)</b>	<b>Total area of wetlands to be affected by the activity (acres)</b>
5.1	—
<b>Open water body altered (acres)</b>	<b>Stream alternation (linear feet)</b>
—	—
<b>Buffer/upland area altered (acres)</b>	<b>Area of wetlands/watercourses restored, enhanced, or created (acres)</b>
—	—

**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.**

<b>Is there a Conservation or Preservation Restriction on the Property?</b>	<b>Is this an activity associated with a use for which you intend to apply to the Planning &amp; Zoning Commission?</b>
—	—

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. \*



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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**

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## Additional Project Info

**Date of Receipt** 

**Hearings Commencement Deadline** 

—

—

**Hearings Completion Deadline** 

**Decision Deadline** 

—

—

**Total Acreage**

**Distance to Town Line**

5.1

Extended 

Hearing Not Required 

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## Attachments



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

Abutters List.pdf

Uploaded by Danielle Palazzini on Feb 19, 2026 at 2:33 PM



### **Wetlands Site Plan 217 Hebron Rd Bolton CT.pdf**

Wetlands Site Plan 217 Hebron Rd Bolton CT.pdf

Uploaded by Harrison Gray on Feb 10, 2026 at 2:30 PM

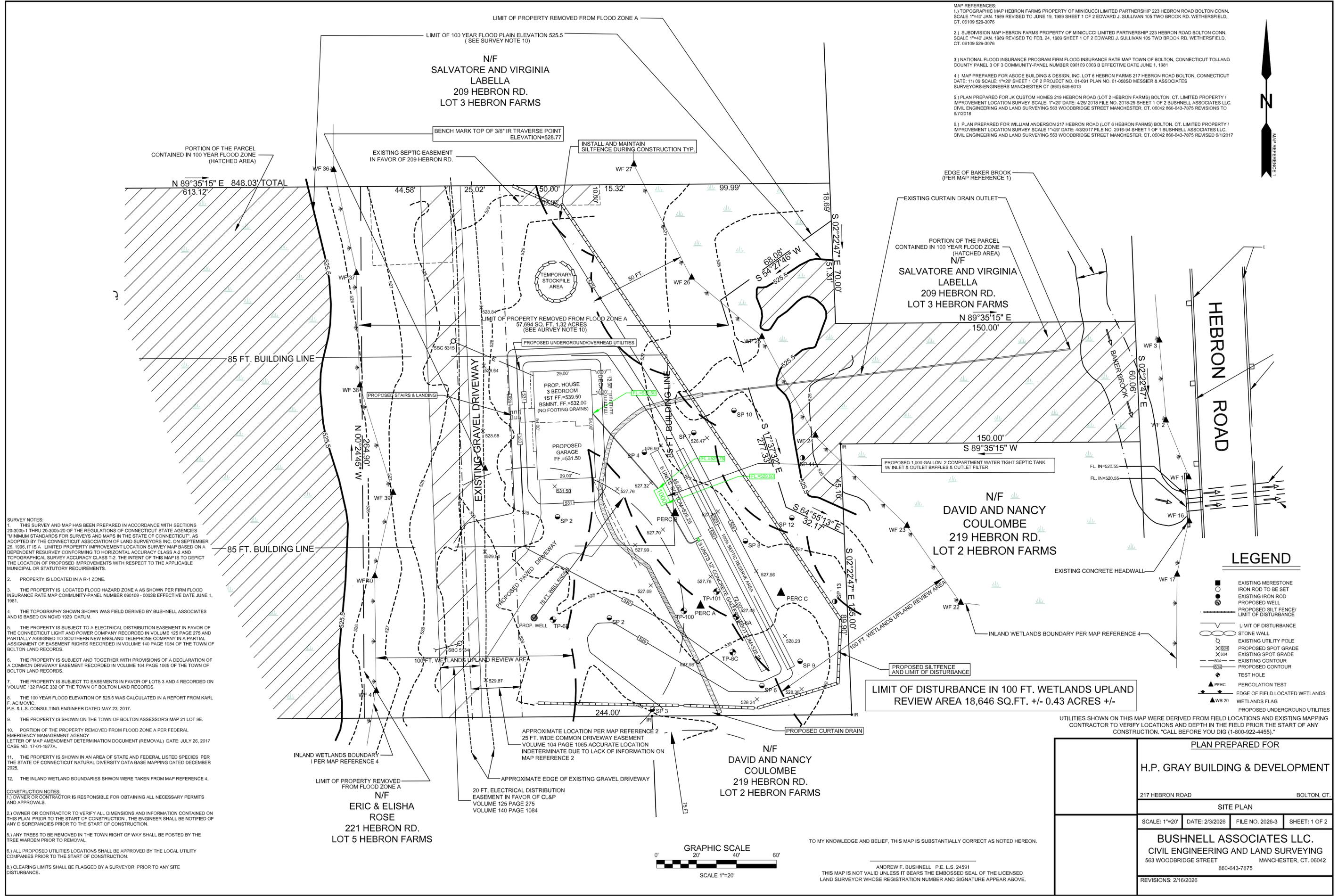


### **UPDATED 217 HEBRON RD BOLTON SITE PLAN REV 2-16-2026.pdf**

UPDATED 217 HEBRON RD BOLTON SITE PLAN REV 2-16-2026.pdf

Uploaded by Harrison Gray on Feb 16, 2026 at 5:03 PM

- MAP REFERENCES:
- 1) TOPOGRAPHIC MAP HEBRON FARMS PROPERTY OF MINICUCCI LIMITED PARTNERSHIP 223 HEBRON ROAD BOLTON CONN. SCALE 1"=40' JAN. 1989 REVISED TO JUNE 19, 1989 SHEET 1 OF 2 EDWARD J. SULLIVAN 105 TWO BROOK RD. WETHERSFIELD, CT. 06109 529-3076
  - 2) SUBDIVISION MAP HEBRON FARMS PROPERTY OF MINICUCCI LIMITED PARTNERSHIP 223 HEBRON ROAD BOLTON CONN. SCALE 1"=40' JAN. 1989 REVISED TO FEB. 24, 1989 SHEET 1 OF 2 EDWARD J. SULLIVAN 105 TWO BROOK RD. WETHERSFIELD, CT. 06109 529-3076
  - 3) NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP TOWN OF BOLTON, CONNECTICUT TOLLAND COUNTY PANEL 3 OF 3 COMMUNITY-PANEL NUMBER 090109 0003 B EFFECTIVE DATE JUNE 1, 1981
  - 4) MAP PREPARED FOR ABODE BUILDING & DESIGN, INC. LOT 6 HEBRON FARMS 217 HEBRON ROAD BOLTON, CONNECTICUT DATE: 11/09 SCALE: 1"=20' SHEET 1 OF 2 PROJECT NO. 01-058SD MESSIER & ASSOCIATES SURVEYORS-ENGINEERS MANCHESTER CT (860) 646-6013
  - 5) PLAN PREPARED FOR JK CUSTOM HOMES 219 HEBRON ROAD (LOT 2 HEBRON FARMS) BOLTON, CT. LIMITED PROPERTY / IMPROVEMENT LOCATION SURVEY SCALE: 1"=20' DATE: 4/25/2018 FILE NO. 2018-25 SHEET 1 OF 2 BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875 REVISIONS TO 6/7/2018
  - 6) PLAN PREPARED FOR WILLIAM ANDERSON 217 HEBRON ROAD (LOT 6 HEBRON FARMS) BOLTON, CT. LIMITED PROPERTY / IMPROVEMENT LOCATION SURVEY SCALE 1"=20' DATE: 4/30/2017 FILE NO. 2016-94 SHEET 1 OF 1 BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875 REVISED 6/12/2017



- SURVEY NOTES:**
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 29-300a-1 THRU 20-300a-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON SEPTEMBER 26, 1996. IT IS A LIMITED PROPERTY IMPROVEMENT LOCATION SURVEY MAP BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A2 AND TOPOGRAPHICAL SURVEY ACCURACY CLASS T-2. THE INTENT OF THIS MAP IS TO DEPICT THE LOCATION OF PROPOSED IMPROVEMENTS WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.
  2. PROPERTY IS LOCATED IN A R-1 ZONE.
  3. THE PROPERTY IS LOCATED FLOOD HAZARD ZONE A AS SHOWN PER FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 090109 - 0002B EFFECTIVE DATE JUNE 1, 1981.
  4. THE TOPOGRAPHY SHOWN SHOWN WAS FIELD DERIVED BY BUSHNELL ASSOCIATES AND IS BASED ON NGVD 1929 DATUM.
  5. THE PROPERTY IS SUBJECT TO AN ELECTRICAL DISTRIBUTION EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY RECORDED IN VOLUME 125 PAGE 275 AND PARTIALLY ASSIGNED TO SOUTHERN NEW ENGLAND TELEPHONE COMPANY IN A PARTIAL ASSIGNMENT OF EASEMENT RIGHTS RECORDED IN VOLUME 140 PAGE 1084 OF THE TOWN OF BOLTON LAND RECORDS.
  6. THE PROPERTY IS SHOWN TOGETHER WITH PROVISIONS OF A DECLARATION OF A COMMON DRIVEWAY EASEMENT RECORDED IN VOLUME 104 PAGE 1065 OF THE TOWN OF BOLTON LAND RECORDS.
  7. THE PROPERTY IS SUBJECT TO EASEMENTS IN FAVOR OF LOTS 3 AND 4 RECORDED ON VOLUME 132 PAGE 332 OF THE TOWN OF BOLTON LAND RECORDS.
  8. THE 100 YEAR FLOOD ELEVATION OF 525.5 WAS CALCULATED IN A REPORT FROM KARL F. ACIMOVIC, P.E. & L.S. CONSULTING ENGINEER DATED MAY 23, 2017.
  9. THE PROPERTY IS SHOWN ON THE TOWN OF BOLTON ASSESSOR'S MAP 21 LOT 9E.
  10. PORTION OF THE PROPERTY REMOVED FROM FLOOD ZONE A PER FEDERAL EMERGENCY MANAGEMENT AGENCY LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) DATE: JULY 26, 2017 CASE NO. 17-01-1877A.
  11. THE PROPERTY IS SHOWN IN AN AREA OF STATE AND FEDERAL LISTED SPECIES PER THE STATE OF CONNECTICUT NATURAL DIVERSITY DATA BASE MAPPING DATED DECEMBER 2025.
  12. THE INLAND WETLAND BOUNDARIES SHOWN WERE TAKEN FROM MAP REFERENCE 4.

- CONSTRUCTION NOTES:**
- 1) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
  - 2) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
  - 3) ANY TREES TO BE REMOVED IN THE TOWN RIGHT OF WAY SHALL BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.
  - 4) ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.
  - 5) CLEARING LIMITS SHALL BE FLAGGED BY A SURVEYOR PRIOR TO ANY SITE DISTURBANCE.

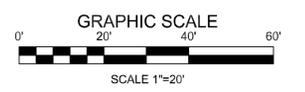
**LEGEND**

- EXISTING MERESTONE IRON ROD TO BE SET
- EXISTING IRON ROD
- PROPOSED WELL
- PROPOSED SILT FENCE / LIMIT OF DISTURBANCE
- LIMIT OF DISTURBANCE
- STONE WALL
- EXISTING UTILITY POLE
- X 504 PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TEST HOLE
- ▲ PERC PERCOLATION TEST
- ▲ WB 20 EDGE OF FIELD LOCATED WETLANDS
- ▲ WETLANDS FLAG
- PROPOSED UNDERGROUND UTILITIES

**LIMIT OF DISTURBANCE IN 100 FT. WETLANDS UPLAND REVIEW AREA 18,646 SQ.FT. +/- 0.43 ACRES +/-**

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

<b>PLAN PREPARED FOR</b>			
<b>H.P. GRAY BUILDING &amp; DEVELOPMENT</b>			
217 HEBRON ROAD		BOLTON, CT.	
<b>SITE PLAN</b>			
SCALE: 1"=20'	DATE: 2/3/2026	FILE NO. 2026-3	SHEET: 1 OF 2
<b>BUSHNELL ASSOCIATES LLC.</b>			
CIVIL ENGINEERING AND LAND SURVEYING		MANCHESTER, CT. 06042	
563 WOODBRIDGE STREET		860-643-7875	
REVISIONS: 2/16/2026			



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ANDREW F. BUSHNELL P.E. L.S. 24591  
 THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

- CONSTRUCTION NOTES:**
- OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
  - OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
  - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL BOUNDARY MARKERS SHALL BE SET BY A LICENSED LAND SURVEYOR.
  - PRESERVE ANY EXISTING STONE WALLS WHEREVER POSSIBLE.
  - ANY TREES TO BE REMOVED IN THE TOWN RIGHT OF WAY SHALL BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.
  - ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.

**SEPTIC SYSTEM DESIGN NOTES AND CRITERIA**

SEPTIC SYSTEM DESIGN AND INSTALLATION TO COMPLY WITH CONNECTICUT PUBLIC HEALTH CODE REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS REVISED JANUARY 1, 2024.

MINIMUM LEACHING SYSTEM SPREAD (MLSS) CALCULATION:  
 NUMBER OF BEDROOMS 3  
 PERCOLATION RATE 10.1-20.0 MIN./INCH  
 RESTRICTIVE LAYER 19" (MOTTLING) TEST PIT 101  
 GROUND SLOPE 1.9-2.0%  
 MLSS: 62 H.F. X 1.5 F.F. X 1.25 P.F. = 116.25 FT. MINIMUM

REQUIRED: 1,000 GALLON TWO-COMPARTMENT SEPTIC TANK AND 675 SQ. FT. OF EFFECTIVE LEACHING AREA.

PROVIDED: 1,000 GALLON TWO-COMPARTMENT CONCRETE SEPTIC TANK WITH APPROVED EFFLUENT FILTER, NO GARBAGE DISPOSAL, WATER SOFTENING SYSTEM OR OVERSIZED TUB TO BE INSTALLED IN THE HOUSE. (ACCESS RISERS REQUIRED TO LESS THAN 12" FROM FINAL GRADE RISERS DEEPER THAN 24" BELOW FINISHED GRADE SHALL BE 24" MINIMUM INSIDE DIAMETER ALL TANKS REQUIRING RISERS SHALL MAINTAIN THE ORIGINAL COVERS ON THE TANKS, HAVE RISER COVERS THAT WEIGH AT LEAST 100 LBS. AND/OR INSTALL A SAFETY DEVICE BELOW THE RISER TO PREVENT INDIVIDUALS FROM FALLING INTO A TANK. ALL BELOW GRADE TANK OR RISER COVER HANDLES SHALL CONTAIN OR BE FITTED WITH A MATERIAL THAT CAN BE LOCATED WITH A METAL DETECTOR) AND 120 LINEAL FEET (15 UNITS) OF 12" HIGH CONCRETE GALLERY LEACHING UNITS (EFFECTIVE LEACHING CREDIT 5.9 SQ. FT./FT) WITH AN EFFECTIVE LEACHING AREA OF 708 SQ.FT. MINIMUM SPACING OF 12FT. ON CENTER, WITH HOUSE SEWER PIPE OF 4" DIA. SCHEDULE 40 ASTM D-1785 / ASTM D-2665.

INFILTRATOR BOTTOMS TO BE NO MORE THAN 0" BELOW ORIGINAL GRADE.

**THE SEPTIC SYSTEM AREA SHALL NOT BE DISTURBED PRIOR TO STAKEOUT OF THE SYSTEM BY THE DESIGN ENGINEER.**

THE DESIGN ENGINEER SHALL STAKE OUT THE SEPTIC SYSTEM, SET A LOCAL BENCHMARK AND SUPPLY THE EASTERN HIGHLANDS HEALTH DISTRICT WITH A STAKING VERIFICATION MEMO BEFORE A PERMIT TO INSTALL THE SYSTEM WILL BE ISSUED.

SELECT FILL PLACED WITHIN AND ADJACENT TO LEACHING SYSTEM AREAS SHALL BE COMPRISED OF CLEAN SAND, OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY THE DESIGN ENGINEER: SELECT FILL EXCEEDING 6% PASSING THE #200 SIEVE BASED ON A WET SIEVE TEST CANNOT BE APPROVED BY THE DESIGN ENGINEER.

- THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE THREE (3) INCH SIEVE.
- UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE.
- THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
- THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA.

SIEVE SIZE	PERCENT PASSING	
	WET SIEVE	DRY SIEVE
#4	100	100
#10	70 - 100	70 - 100
#40	10 - 50*	10-75
#100	0 - 20	0 - 5
#200	0 - 5	0 - 2.5

\* PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE # 200 SIEVE DOES NOT EXCEED 5%

SELECT FILL THAT DOES NOT MEET THE DRY SIEVE GRADATION CRITERIA BUT MEETS THE WET SIEVE CRITERIA IS ACCEPTABLE.

THE LICENSED INSTALLER IS RESPONSIBLE FOR PREPARING THE LEACHING AREA WITH REQUIRED SELECT FILL THE TOPSOIL IN THE LEACHING AREA MUST BE COMPLETELY REMOVED AND THE SUBSOIL SCARIFIED PRIOR TO SELECT FILL PLACEMENT. THE INSTALLER SHALL TAKE NECESSARY STEPS TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOIL FROM OVERCOMPACTION, SILTATION OR OTHER DAMAGE. THE INSTALLER IS RESPONSIBLE FOR PROPERLY COMPACTING THE SELECT FILL TO FACILITATE CONSTRUCTION AND TO PREVENT SETTLING. SELECT FILL SHALL EXTEND A MINIMUM OF FIVE (5) FEET DOWN GRADIENT AND (2) FEET LATERALLY IN ALL OTHER DIRECTIONS BEYOND THE OUTER PERIMETER OF THE LEACHING AREA.

**EROSION CONTROL CONSTRUCTION SEQUENCE PLAN HOUSE LOT DEVELOPMENT**

NOTE: ALL EROSION AND SEDIMENT CONTROL ACTIVITIES SHALL CONFORM TO THE METHODS OUTLINED IN THE 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL MANUAL.

- COORDINATE MARKING OF LIMITS OF DISTURBANCE BY A LICENSED LAND SURVEYOR. SUPPLY TOWN EROSION CONTROL OFFICER WITH A LETTER FROM THE SURVEYOR CERTIFYING THE LIMITS OF DISTURBANCE WERE MARKED IN ACCORDANCE WITH THE APPROVED PLAN.
- CLEAR TREES AS REQUIRED.
- PRIOR TO SOIL DISTURBANCE INSTALL EROSION CONTROL MEASURES, SILT FENCE AND ANTI-TRACKING PAD (SEE PLAN DETAILS AND LOCATIONS). ADDITIONAL MEASURES MAY BE REQUIRED AS SITE CONDITIONS REQUIRE. COORDINATE AN INSPECTION OF INSTALLED MEASURES WITH THE EROSION CONTROL OFFICER. SUPPLY THE TOWN EROSION CONTROL OFFICER WITH THE NAME AND PHONE NUMBER OF A CONTACT PERSON RESPONSIBLE FOR THE EROSION CONTROL MEASURES.
- PERIODICALLY AND AFTER LARGE RAIN EVENTS INSPECT EROSION CONTROL MEASURES AND REPAIR AS NECESSARY.
- GRUB AND STRIP TOPSOIL. STOCKPILE TOPSOIL IN AREAS INDICATED ON THE APPROVED PLAN.
- CONSTRUCT AND STABILIZE DRIVEWAY.
- CONSTRUCT HOUSE, WELL, DRIVEWAY, SEPTIC SYSTEM AND OTHER IMPROVEMENTS AS SHOWN.
- SPREAD STOCKPILED TOPSOIL, MACHINE RAKE, FERTILIZE, SEED AND MULCH DISTURBED AREAS. USE GRASS SEED THAT IS ACCEPTABLE FOR THE SITE CONDITIONS (I.E. SUN OR SHADE) AND THE SEASON OF THE YEAR IN WHICH THIS ACTIVITY IS COMPLETED. PROVIDE TEMPORARY STABILIZATION OF THE SITE (I.E. STRAW OR HAY ETC.) IF THE TOPSOIL IS SPREAD DURING A TIME OF YEAR WHEN GRASS SEED WILL NOT GERMINATE. PROVIDE PERMANENT STABILIZATION WHEN WEATHER CONDITIONS ALLOW.
- REMOVE EROSION CONTROL MEASURES AFTER THE SITE HAS BECOME FULLY ESTABLISHED.
- ANY EXISTING DISTURBED AREAS MUST BE SEEDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED BY OCTOBER 15.
- DEWATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE SUMP AND A TEMPORARY OUTLET SILT POOL LOCATED WITHIN THE LIMITS OF DISTURBANCE.

**SITE SEEDING NOTES:**

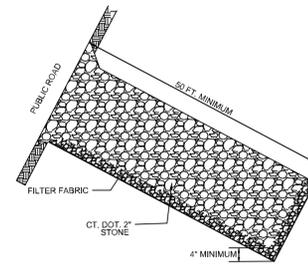
PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 90 LBS./1000 SQ.FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LBS./AC. OR 7.5 LBS. PER 1000 SQ.FT. WORK LIME AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4".

SEED APPLICATION: APPLY SEED MIXTURE FROM THE CHART BELOW BY HAND, CYCLONE SEEDER OR HYDRO SEEDER. INCREASE SEED MIXTURE BY 10% IF HYDRO SEEDER IS USED. LIGHTLY DRAG OR ROLL THE SEEDED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN THE TIMES SHOWN ON THE CHART BELOW. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE.

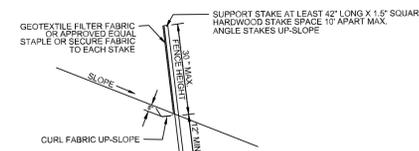
MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 2 TO 3 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH A TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX. USE TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL TO THE SURFACE.

SEED SELECTION:	USE	LB/1000 SQ. FT.	SEED MIXTURE	RECOMMENDED SEEDING DATES
PERMANENT LAWN	0.45		KENTUCKY BLUEGRASS	4/1-6/15
	0.45		CREeping RED FESCUE	8/15-10/1
	0.10		PERENNIAL RYEGRASS	
SLOPES & COARSE LAWN	0.45		CREeping RED FESCUE	4/1-6/15
	0.05		RED TOP	8/15-10/1
	0.45		TALL FESCUE	
SLOPES (NO MOWING)	1.8		CREeping RED FESCUE	4/1-6/15
	0.2		RED TOP	8/15-10/1
TEMPORARY COVER	3.0		WINTER RYE	4/15-6/15, 8/15-10/15
	1.0		ANNUAL RYEGRASS	3/1-6/15, 8/1-10/15

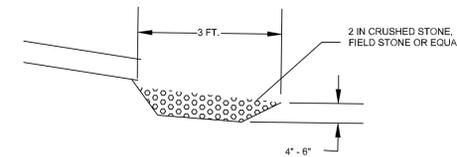
IF SEED IS PLANTED OUTSIDE THE RECOMMENDED SEEDING DATES IRRIGATION MAYBE REQUIRED AT A UNIFORM APPLICATION RATE OF 1" TO 2 INCHES OF WATER APPLIED PER APPLICATION, SOAKING THE GROUND TO A DEPTH OF 4 INCHES.



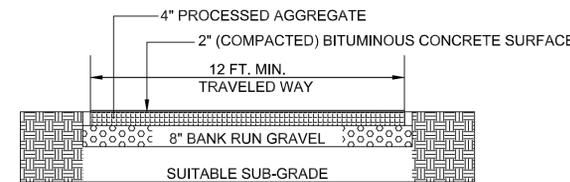
**ANTI-TRACKING CONSTRUCTION ENTRANCE**  
NOT TO SCALE



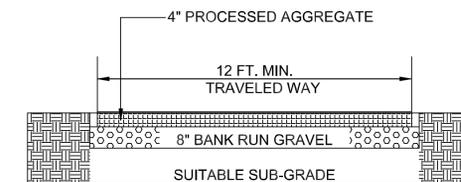
**SILT FENCE DETAIL**  
NOT TO SCALE



**FOOTING DRAIN OUTLET DETAIL**  
NOT TO SCALE



**PAVED DRIVEWAY DETAIL (12% MAX GRADE)**  
NOT TO SCALE



**GRAVEL DRIVEWAY DETAIL (10% MAX. GRADE)**  
NOT TO SCALE

**TEST PIT RESULTS**  
PER SUBDIVISION PLANS:

TEST PIT 6A  
0-4" LOAM  
8-96" SAND, SILT AND TRACE OF CLAY  
NO GROUNDWATER  
NO LEDGE  
MOTTLING 35"

TEST PIT 6B  
0-4" LOAM  
8-96" SAND, SILT AND TRACE OF CLAY  
MOTTLING 35"  
NO GROUNDWATER  
NO LEDGE  
MOTTLING 35"

TEST PIT 6C  
0-4" LOAM  
8-96" SAND, SILT AND TRACE OF CLAY  
NO GROUNDWATER  
NO LEDGE  
MOTTLING 37"

TEST PIT RESULTS  
OBSERVED BY RAYMOND NELSON JR. PE  
MESSIER & ASSOCIATES INC. &  
HOLLY HOOD R.S. SANITARIAN  
EASTERN HIGHLANDS HEALTH DISTRICT  
OCTOBER 13, 2009

TEST PIT 100  
0-4" BLACK TOPSOIL  
8-24" ORANGE BROWN SANDY LOAM  
24-84" VERY COMPACT SANDY TILL, VERY MOTTLED, GRADING TO SAND & GRAVEL WITH DEPTH  
GROUNDWATER 59"  
NO LEDGE  
MOTTLING 20"

TEST PIT 101  
0-7" BLACK TOPSOIL  
7-25" ORANGE BROWN SANDY LOAM  
25-90" VERY COMPACT SANDY TILL, VERY MOTTLED  
GROUNDWATER 58"  
NO LEDGE  
MOTTLING 19"

**PERCOLATION TEST RESULTS**  
PERFORMED BY - MESSIER ASSOCIATES INC.

PERC A  
10/13/2004  
PRE-SOAK 12:00 P.M.  
DEPTH=18 INCHES BELOW GROUND SURFACE

TIME	READING
2:48 P.M.	5 5/8"
2:58 P.M.	10 7/8"
3:08 P.M.	13 1/2"
3:18 P.M.	15 3/4"
3:28 P.M.	17 7/8"
3:38 P.M.	DRY

MINIMUM UNIFORM PERCOLATION RATE= 4.7 MIN./IN.

PERC B  
8/13/2009  
PRE-SOAK 12:30 P.M.  
DEPTH=18 INCHES BELOW GROUND SURFACE

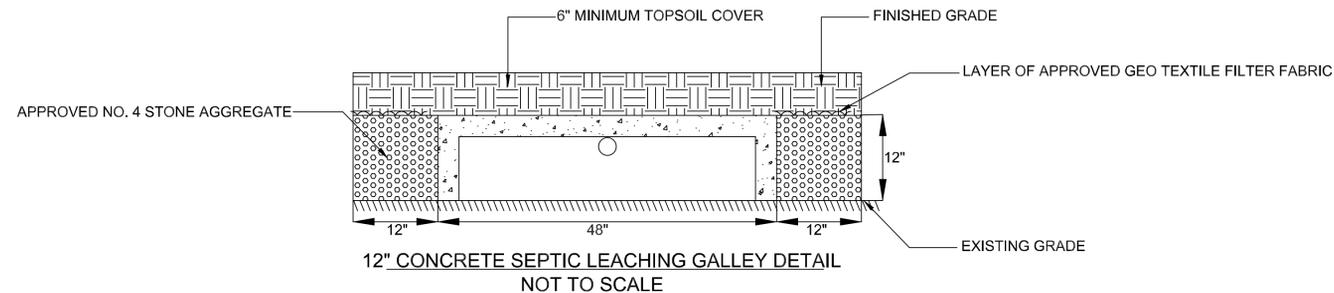
TIME	READING
1:45 P.M.	7"
1:55 P.M.	8 1/8"
2:05 P.M.	9 1/8"
2:15 P.M.	10"
2:25 P.M.	10 7/8"
2:35 P.M.	11 3/4"
2:45 P.M.	12 1/2"
2:55 P.M.	13 1/4"
3:05 P.M.	14 1/8"

MINIMUM UNIFORM PERCOLATION RATE= 13.3 MIN./IN.

PERC C  
8/13/2009  
PRE-SOAK 12:45 P.M.  
DEPTH=18 INCHES BELOW GROUND SURFACE

TIME	READING
1:40 P.M.	6 1/2"
1:50 P.M.	9 1/2"
2:00 P.M.	11 1/4"
2:10 P.M.	12 7/8"
2:20 P.M.	14"
2:30 P.M.	15 1/8"
2:40 P.M.	16 1/4"
2:50 P.M.	17 1/4"
3:00 P.M.	DRY

MINIMUM UNIFORM PERCOLATION RATE= 10.0 MIN./IN.



**12" CONCRETE SEPTIC LEACHING GALLEY DETAIL**  
NOT TO SCALE

PLAN PREPARED FOR			
GREY BUILDERS			
217 HEBRON ROAD		BOLTON, CT.	
CONSTRUCTION / E&S/ SEPTIC DETAILS			
SCALE: NONE	DATE: 2/3/2026	FILE NO. 2026-3	SHEET: 2 OF 2
<b>BUSHNELL ASSOCIATES LLC.</b> CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET      MANCHESTER, CT. 06042 860-643-7875			
REVISIONS:			



# 0 feet Abutters List Report

Bolton, CT  
February 19, 2026

## Subject Property:

Parcel Number: 21-9E  
CAMA Number: 21-9E  
Property Address: 217 HEBRON RD

Mailing Address: ANDERSON WILLIAM H  
77 FRENCH RD  
BOLTON, CT 06043

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## Abutters:

Parcel Number: 20-95  
CAMA Number: 20-95  
Property Address: 284 WEST ST

Mailing Address: C & M FARMS & EQUESTRIAN CENTER  
LLC  
284 WEST ST  
BOLTON, CT 06043

Parcel Number: 21-9A  
CAMA Number: 21-9A  
Property Address: 219 HEBRON RD

Mailing Address: SHAUGHNESSY KERRI & BARANOV  
VLADIMIR  
219 HEBRON RD  
BOLTON, CT 06043

Parcel Number: 21-9B  
CAMA Number: 21-9B  
Property Address: 209 HEBRON RD

Mailing Address: LABELLA VIRGINIA  
209 HEBRON RD  
BOLTON, CT 06043

Parcel Number: 21-9D  
CAMA Number: 21-9D  
Property Address: 221 HEBRON RD

Mailing Address: ROSE ERIC W & ELISHA B  
221 HEBRON RD  
BOLTON, CT 06043



[www.cai-tech.com](http://www.cai-tech.com)

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