

BOLTON INLAND WETLANDS COMMISSION
REGULAR MEETING
7:00 P.M., TUESDAY, FEBRUARY 24, 2026
VIRTUAL MEETING VIA ZOOM

Inland Wetlands Commission Members Present Via Zoom: Chair Ross Lally, Member Michael McDonnell, Vice Chair James Loersch, Member Diane DeNunzio, Member David Lynn.

Staff Present Via Zoom: Wetlands Agent Alyssa Barroso, Board Clerk Mary Johnston

Others Present Via Zoom: Andrew Bushnell, Harrison Gray, Rod Parlee, Alex Ouzounov

The Commission said their qualifications.

1. Approval of Agenda

J. Loersch MOVED to approve the agenda. M. McDonnell SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0.

2. Public Comment:

Chair Rod Parlee of Bolton Conservation Commission, discussed the proposed Herrick Memorial Park Soccer Field that was approved recently and expressed concerns with the project. R. Parlee requested the Conservation Commission receive Inland Wetlands Commission meeting agendas in the future. R. Parlee read a letter that was sent to the Town with several questions and observations: 1) Use of Glyphosate and. Soil Recommendations; 2) Canopy Removal Adjacent to a Cold-Water Stream and NDDB area; 3) Stone Wall and Downhill Wetlands; 4) Slope, Grading, and Erosion Controls; 5) Parking Lot Runoff and the Bates Memorial Area; and 6) Bates Trail and Potential Erosion. R. Lally asked the Commission to review this letter and that it be placed on next month's agenda for discussion.

3. Approval of Minutes

3a. January 27, 2026, Regular Meeting

M. McDonnell MOVED to approve the January 27, 2026, Regular Meeting Minutes. D. DeNunzio SECONDED the motion. It was determined that the Action Minutes were distributed in the packet, so M. McDonnell WITHDREW his motion and D. DeNunzio WITHDREW her second. The January meeting Minutes will be added to the March meeting agenda for consideration.

4. New Business

5a. IW-26-1: 217 Hebron Rd. – Harrison Gray – Construct a Single-Family Residence within Upland Review Area

A. Barroso reported this application is for the construction of a three-bedroom raised ranch home with an attached garage and two and half bathrooms. The proposed home will share

the existing driveway with three lots. The Commission had questions regarding the curtain drain that is existing and proposed, erosion, sedimentation, and silt fence installation. J. Loersch would like more information on the curtain drain and pitch. M. McDonnell would also like more detailed information on the curtain drain and confirm they are working properly. After more discussion, the Commission would like more details on the curtain drain, that the outlet works, silt fence installation/maintain during construction and add silt fence at the 529 mark on the map. The Commission will review this application at their next regular meeting.

6. Wetlands Agent Report

A. Barroso reported everything is going well with ongoing projects and she has been receiving requests from people buying properties. A. Barroso said there could be possible new construction activities in the future. A. Barroso said she was able to review Barb Kelly's files.

7. Other

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

R. Lally said still no final report from George Logan has been received. A. Ouzonov said he has been unable to contact Mr. Logan. R. Lally suggested looking at other options to resolve this issue. R. Lally said he will meet with the Town Administrator and will provide mappings to A. Ouzonov.

7b. Ongoing Discussion & Review of Proposed Updates to Wetlands Regulation

R. Lally said he will take the proposed updates to the Wetlands Regulations to the appropriate commissions/Selectmen for review and gather feedback.

The Commission discussed the Proposed Fee Schedule and asked A. Barroso to send a copy to the Commission for discussion at the March meeting. The Commission requested the proposed fee schedule show the current fees and proposed fees. A. Barroso said she will add language to section 22a-42g.

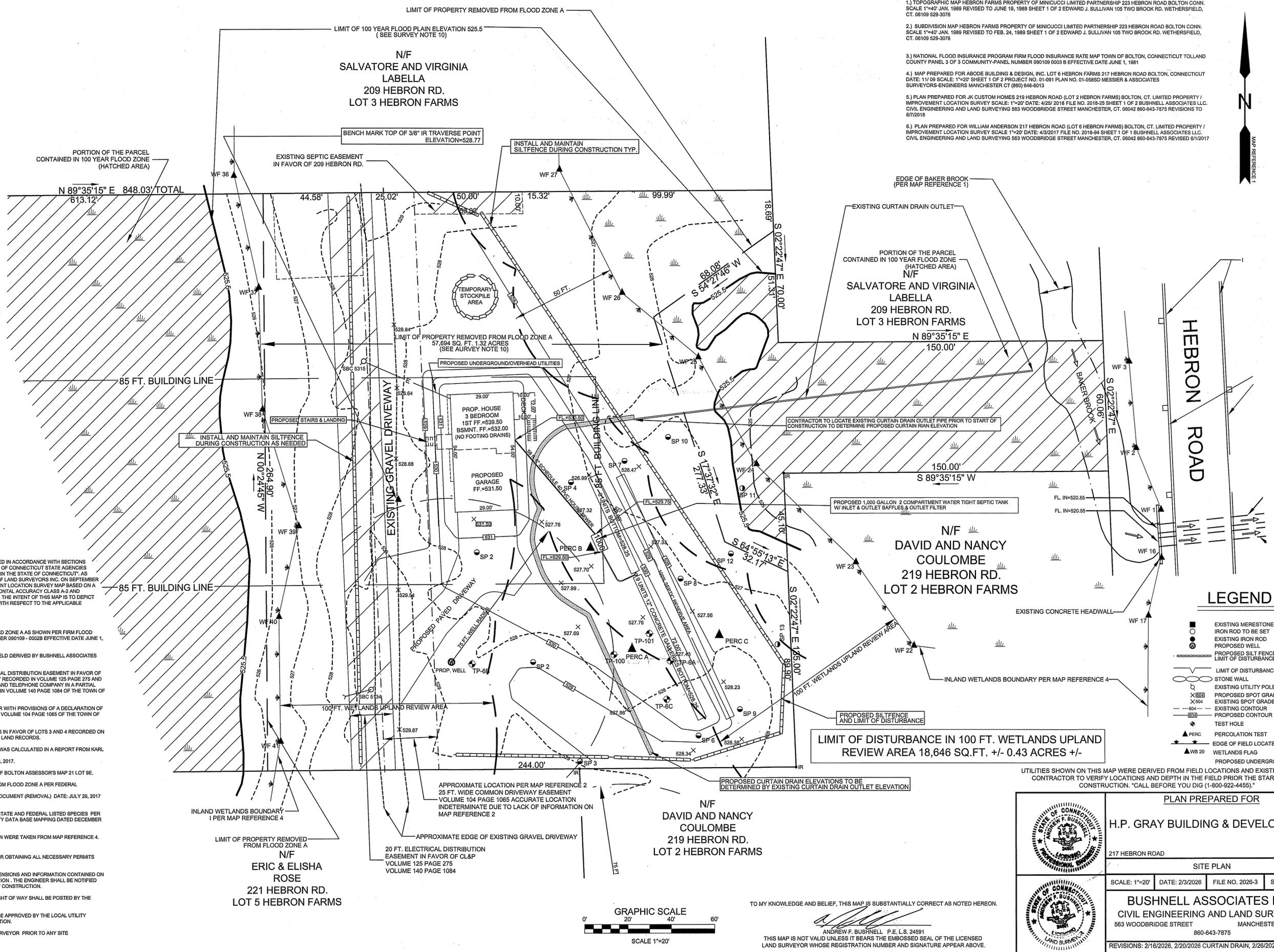
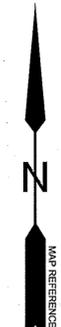
8. Adjournment: M. McDonnell MOVED to adjourn the meeting at 8:14 p.m. J. Loersch SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0.

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.

- 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 528-3076
 - 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 528-3076
 - 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 ASBODE BUILDING & DESIGN, INC. LOT 6 HEBRON FARMS 217 HEBRON ROAD BOLTON, CONNECTICUT DATE: 11/09 SCALE: 1"=20' SHEET 1 OF 2 PROJECT NO. 01-091 PLAN NO. 01-0685D MESSIER & ASSOCIATES SURVEYORS-ENGINEERS MANCHESTER CT (860) 648-6013
 - 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: 4/25/2016 FILE NO. 2018-28 SHEET 1 OF 2 BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875 REVISIONS TO 6/1/2018
 - 6.) PLAN PREPARED FOR WILLIAM ANDERSON 217 HEBRON ROAD (LOT 6 HEBRON FARMS) BOLTON, CT. LIMITED PROPERTY / IMPROVEMENT LOCATION SURVEY SCALE 1"=20' DATE: 4/3/2017 FILE NO. 2018-84 SHEET 1 OF 1 BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875 REVISED 6/1/2017

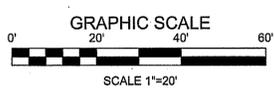


- SURVEY NOTES:**
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON SEPTEMBER 26, 1996. IT IS A LIMITED PROPERTY IMPROVEMENT LOCATION SURVEY MAP BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHICAL SURVEY ACCURACY CLASS 1-2. 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 126 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 SUBJECT 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 6E.
 10. PORTION OF THE PROPERTY REMOVED FROM FLOOD ZONE A PER FEDERAL EMERGENCY MANAGEMENT AGENCY LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) DATE: JULY 28, 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
 - PROPOSED SPOT GRADE
 - EXISTING SPOT GRADE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - TEST HOLE
 - ▲ PERC PERCOLATION TEST
 - ▲ 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)."

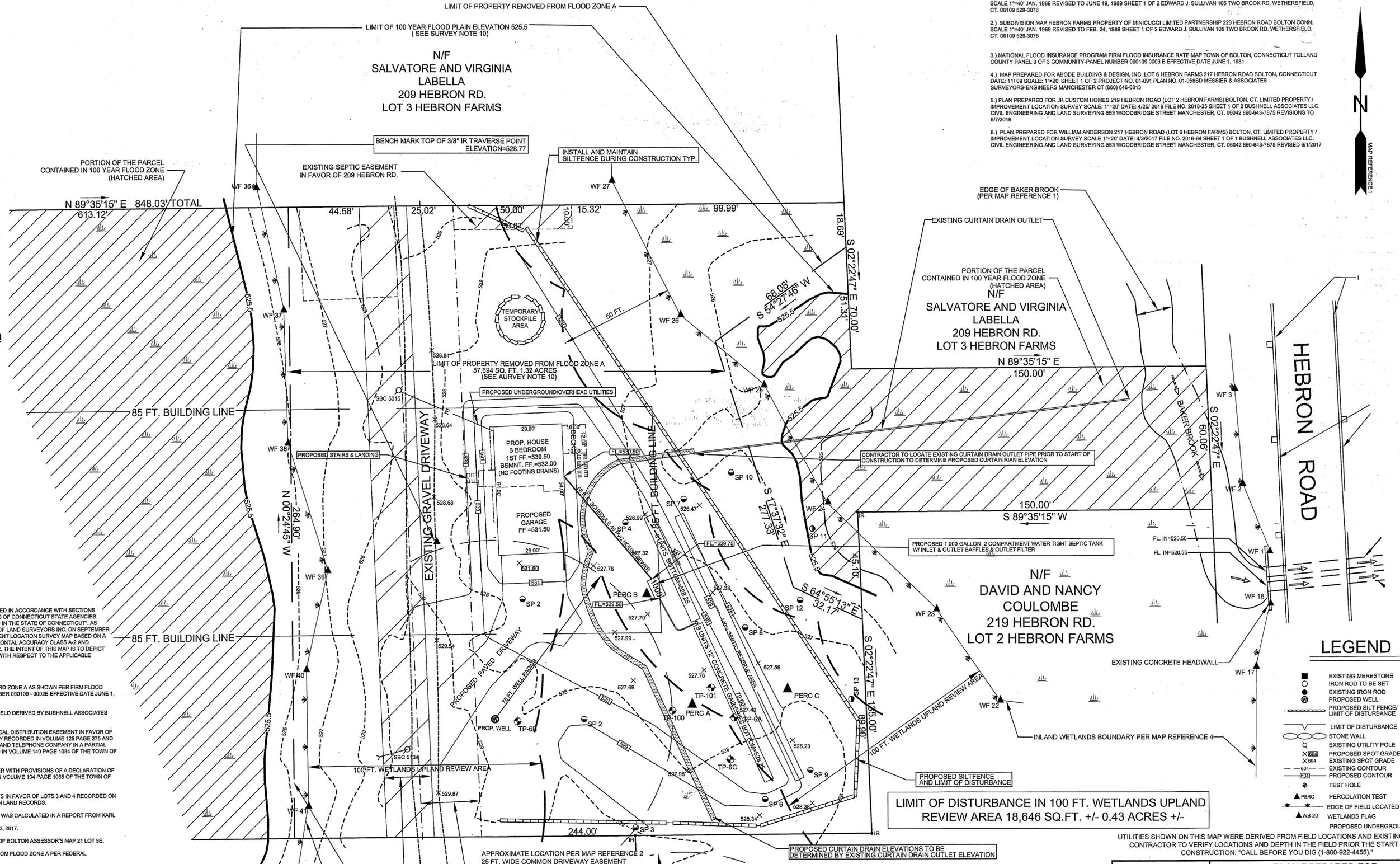


TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ANDREW F. BUSHNELL P.E. L.S. 24691
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	<p>PLAN PREPARED FOR</p> <p>H.P. GRAY BUILDING & DEVELOPMENT</p> <p>217 HEBRON ROAD BOLTON, CT.</p>		
	<p>SITE PLAN</p> <p>SCALE: 1"=20' DATE: 2/3/2026 FILE NO. 2026-3 SHEET: 1 OF 2</p>		
	<p>BUSHNELL ASSOCIATES LLC.</p> <p>CIVIL ENGINEERING AND LAND SURVEYING</p> <p>563 WOODBRIDGE STREET MANCHESTER, CT. 06042</p> <p>860-643-7875</p>		
	<p>REVISIONS: 2/16/2026, 2/20/2026 CURTAIN DRAIN, 2/26/2026</p>		

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 - 6.) PLAN PREPARED FOR WILLIAM ANDERSON 217 HEBRON ROAD (LOT 6 HEBRON FARMS) BOLTON, CT. LIMITED PROPERTY / IMPROVEMENT LOCATION SURVEY SCALE: 1"=20' DATE: 4/3/2017 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 9/12/2017



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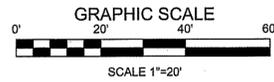
PLAN PREPARED FOR
H.P. GRAY BUILDING & DEVELOPMENT

217 HEBRON ROAD BOLTON, CT.
SITE PLAN

SCALE: 1"=20' DATE: 2/3/2026 FILE NO. 2026-3 SHEET: 1 OF 2

BUSHNELL ASSOCIATES LLC.
CIVIL ENGINEERING AND LAND SURVEYING
563 WOODBRIDGE STREET MANCHESTER, CT. 06042
860-643-7875

REVISIONS: 2/16/2026, 2/20/2026 CURTAIN DRAIN, 2/26/2026



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

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 - 3) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL BOUNDARY MARKERS SHALL BE SET BY A LICENSED LAND SURVEYOR.
 - 4) PRESERVE ANY EXISTING STONE WALLS WHEREVER POSSIBLE.
 - 5) ANY TREES TO BE REMOVED IN THE TOWN RIGHT OF WAY SHALL BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.
 - 6) 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 10-120.0 MIN/INCH
 RESTRICTIVE LAYER 19" (MOTTLING) TEST PIT #101
 GROUND SLOPE 1.0-2.0%
 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-2685.

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.

- 1) THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE THREE (3) INCH SIEVE.
- 2) UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE.
- 3) THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
- 4) 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.
- 1) 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.
 - 2) CLEAR TREES AS REQUIRED.
 - 3) 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.
 - 3) PERIODICALLY AND AFTER LARGE RAIN EVENTS INSPECT EROSION CONTROL MEASURES AND REPAIR AS NECESSARY.
 - 4) GRUB AND STRIP TOPSOIL. STOCKPILE TOPSOIL IN AREAS INDICATED ON THE APPROVED PLAN.
 - 5) CONSTRUCT AND STABILIZE DRIVEWAY.
 - 6) CONSTRUCT HOUSE, WELL, DRIVEWAY, SEPTIC SYSTEM AND OTHER IMPROVEMENTS AS SHOWN.
 - 7) 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.
 - 8) REMOVE EROSION CONTROL MEASURES AFTER THE SITE HAS BECOME FULLY ESTABLISHED.
 - 9) ANY EXISTING DISTURBED AREAS MUST BE SEEDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED BY OCTOBER 15.
 - 10) DEWATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE BUMP AND A TEMPORARY OUTLET SILT POOL LOCATED WITHIN THE LIMITS OF DISTURBANCE.

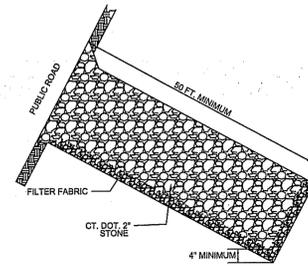
SITE SEEDING NOTES:
 PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 90 LBS./1000 SQ.FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300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

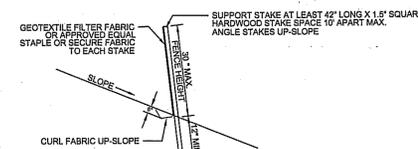
MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 2 TO 3 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH A TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX USE TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL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

SEED SELECTION:	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	OR ANNUAL RYEGRASS	3/1-6/15, 8/1-10/15

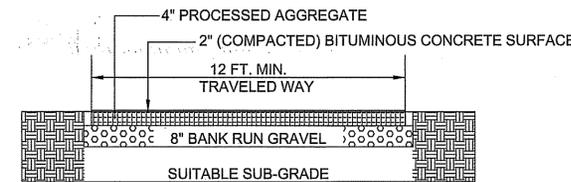
IF SEED IS PLANTED OUTSIDE THE RECOMMENDED SEEDING DATES IRRIGATION MAYBE REQUIRED AT A UNIFORM APPLICATION RATE OF 1 TO 2 INCHES OF WATER APPLIED PER APPLICATION, SOAKING THE GROUND TO A DEPTH OF 4 INCHES.



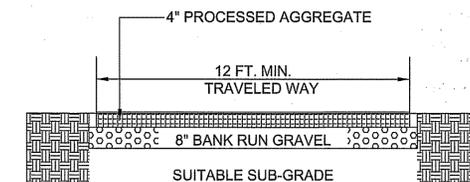
ANTI-TRACKING CONSTRUCTION ENTRANCE
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



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
0-8" LOAM
8-86" SAND, SILT AND TRACE OF CLAY
NO GROUNDWATER
NO LEDGE
MOTTLING 35"

TEST PIT 6B
0-8" LOAM
8-86" SAND, SILT AND TRACE OF CLAY
MOTTLING 35"
NO GROUNDWATER
NO LEDGE
MOTTLING 35"

TEST PIT 6C
0-8" LOAM
8-86" 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
0-8" 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
25-50" VERY COMPACT SANDY TILL, VERY MOTTLED
GROUNDWATER 55"
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

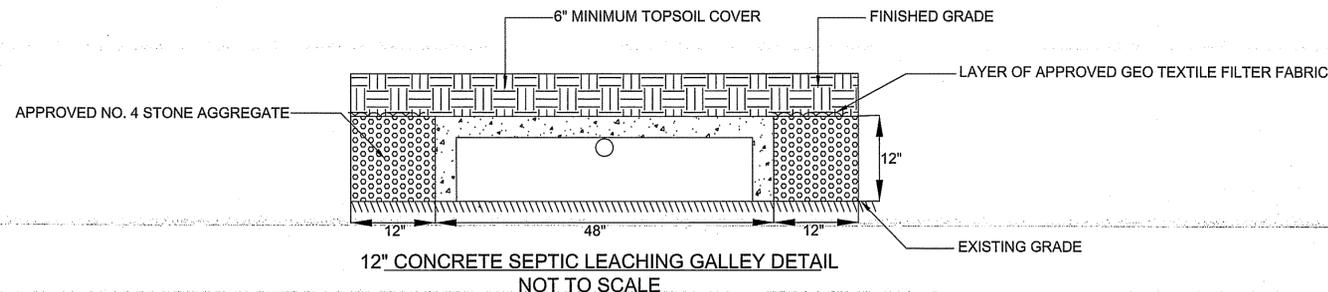
TIME	READING
1:45 P.M.	7"
1:55 P.M.	8 1/8"
2:05 P.M.	9 1/8"
2:15 P.M.	10"
2:25 P.M.	10 7/8"
2:35 P.M.	11 3/4"
2:45 P.M.	12 1/2"
2:55 P.M.	13 1/4"
3:05 P.M.	14 1/8"

MINIMUM UNIFORM PERCOLATION RATE= 13.3 MIN./IN.

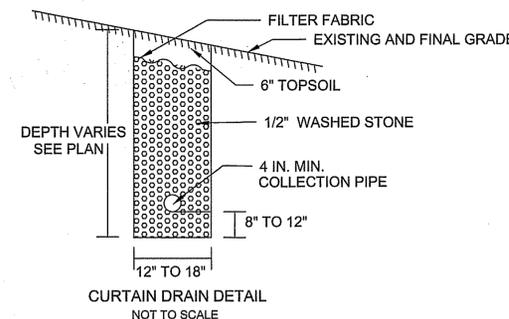
PERC C
8/13/2009
PRE-SOAK 12:45 P.M.
DEPTH=18 INCHES BELOW GROUND SURFACE

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



CURTAIN DRAIN 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
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875		
REVISIONS:		



Record No: IW-26-2

Inland Wetlands

Status: Active

Submitted On: 3/20/2026

Primary Location

25 VERNON RD
BOLTON, CT 06043

Owner

John Pozzato
41 Box Mountain Rd Bolton,
CT 06043

Applicant

JOHN POZZATO
 860-268-4697
 jpozzato@yahoo.com
 41 BOX MOUNTAIN 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*

Modification

Permit For*

Permit Renewal, Extension or Modification

Occupancy Type*

Residential (Single Family/Duplex)

Lots

1

Work Description* ?

Modification of IW-25-3 to include: dock, roof overhang, crawl space

Development Title

Comments 

Distance from Inland Wetlands and Watercourses:

Current Distance

0

Proposed Distance

0

Wetland / Watercourses Project Information

Size of Subject Property (acres)

0.16

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

0.02

Open water body altered (acres)

0.02

Stream alternation (linear feet)

0

Buffer/upland area altered (acres)

0.12

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

0

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

Typical dock installation. Additional digging and impervious beyond permitted in IW-25-3.

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

Pervious pavers, silt fence, other E&S

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

Contractors

Name	Address
City	State
Zip	Phone No
Email	DBA

Mobile Phone No

Additional Project Info

Date of Receipt 

—

Hearings Commencement Deadline 

—

Hearings Completion Deadline 

—

Decision Deadline 

—

Total Acreage

0.16

Distance to Town Line

500+

Extended 

Hearing Not Required 

Attachments



Key Map of Property

IW-25-3 mod summary of changes.pdf

Uploaded by JOHN POZZATO on Mar 20, 2026 at 10:30 AM

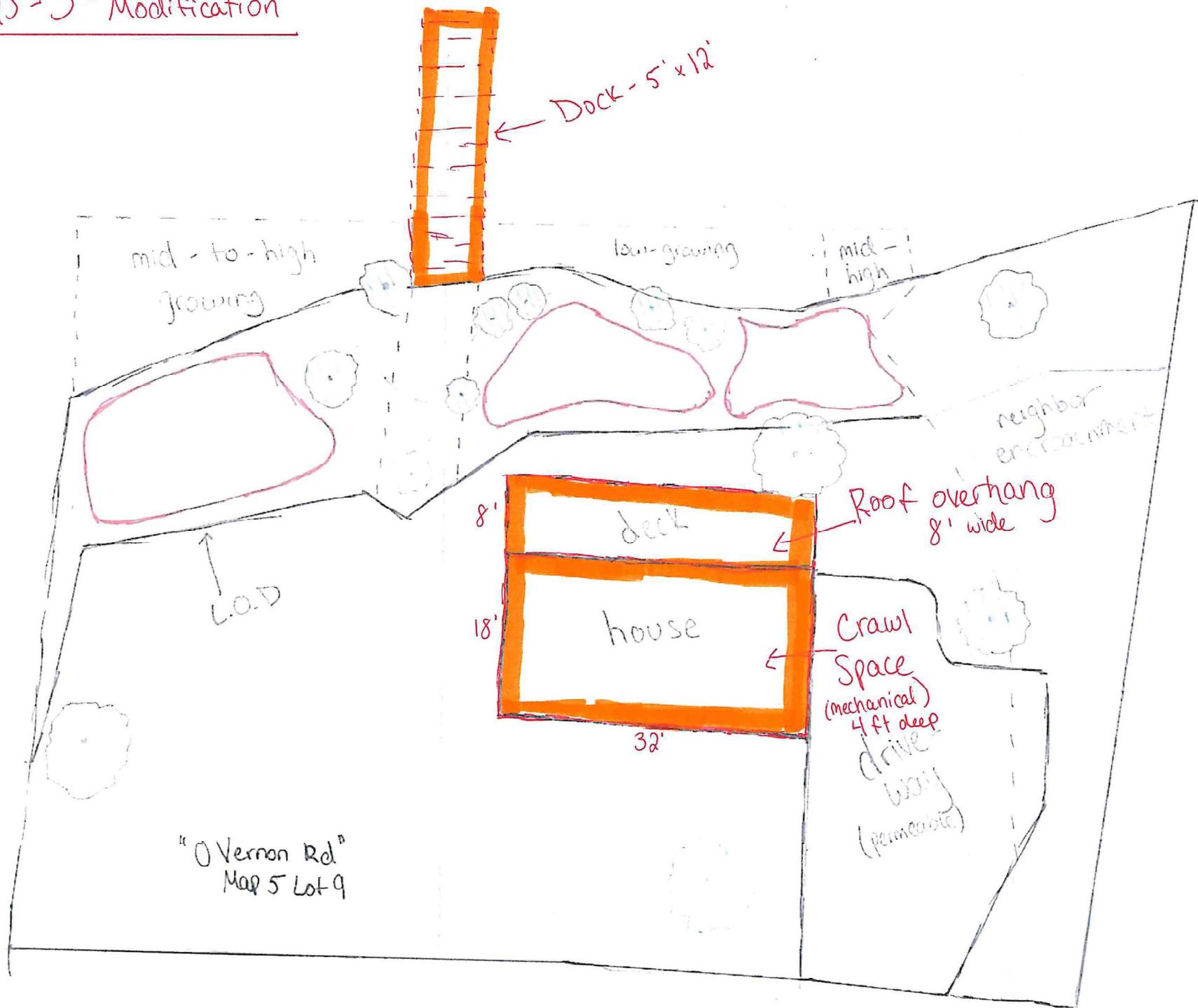


Changes- modification IW-25-3.pdf

Changes- modification IW-25-3.pdf

Uploaded by JOHN POZZATO on Mar 20, 2026 at 10:31 AM

1W-25-3 - Modification





Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

Conservation Commission
Phone (860) 649-8066 Extension 6110
E-mail: RParlee@boltonct.gov

February 24, 2026

Jim Rupert
Town Administrator

Rodney Fournier
First Selectman

Town of Bolton
222 Bolton Center Rd,
Bolton, CT 06043

Re: Proposed Herrick Memorial Park Soccer Field

Dear Jim and Rodney,

As Chair of the Conservation Commission, I have been working to gain a clearer understanding of the internal process associated with the proposed improvements at Herrick Park. Our Commission was not aware of the opportunity to comment at the Inland Wetlands Commission meeting held on December 16, 2025, and therefore missed the brief window in which public input could have been offered. Given the scale of the proposed work within an established, publicly owned park, this appears to be the type of project that would ordinarily involve both a Public Hearing and a Site Walk. We were disappointed that neither occurred.

To better understand the proposal and its potential impacts we conducted three informal site walks this month with a majority of our members on snowshoes, to evaluate existing conditions. Based on these visits and discussion at our last meeting on February 2, 2026, the Commission has several questions and observations:

1. Use of Glyphosate and Soil Recommendations

The Inland Wetlands Commission's decision packet included a June 24, 2013 letter from Dr. William Dest, Agronomist/Soil Scientist, to Joseph Dillon, P.E., recommending (1) killing the existing sod with glyphosate and (2) adding compost prior to stripping topsoil. These

recommendations appear to have been considered during the approval process. However, we understand from Administrative Assistant Jim Rupert that the engineering firm did not consider glyphosate a viable option. Clarification on how these recommendations factored into the review would be appreciated.

2. Canopy Removal Adjacent to a Cold-Water Stream and NDDDB Area

The Commission is concerned about the proposed canopy removal (clearcut) upgradient of a cold-water stream and wetland complex identified in the CTDEEP Natural Diversity Database. During our site walks, we observed a healthy, mature forest containing several Chestnut trees and unusually healthy Ash trees, free from the Emerald Ash Borer. We would appreciate understanding how potential impacts to this high-value habitat were evaluated.

3. Stone Wall and Downhill Wetlands

Questions were raised regarding the preservation of the historic stone wall and the protection of wetlands located within approximately 50 feet downslope of the clearcut. We also noted several pocket wetlands and would like to know whether any were evaluated for vernal pool characteristics.

4. Slope, Grading, and Erosion Controls

The site includes approximately 38 feet of elevation change from east to west, which may require substantial fill. We would like to understand what erosion and sedimentation controls are anticipated, and how and when monitoring will be conducted during construction. We recognize that your Commission and staff routinely apply appropriate BMPs; our intent is simply to underscore their importance given the scale of grading. We also understand that the soccer field will be pitched to the west, potentially directing runoff toward wetlands, and that space constraints may preclude the installation of bleachers.

5. Parking Lot Runoff and the Bates Memorial Area

The proposed 35-space parking lot on the north side is pitched to the east, but runoff will ultimately flow west toward a “Preformed Scour Hole” adjacent to the Bates Memorial, established by the Town in 1994. An intermittent stream and defined channel already exist in this location. The memorial area includes a picnic space honoring Stan Bates, with a bench, table, boulder plaque, and three state trees representing his service as a National Park Ranger, Bolton Park Director, and Conservation Commission Chair. We respectfully ask whether this area is expected to be affected by the project, and whether a protective buffer can be incorporated.

6. Bates Trail and Potential Erosion

The Commission has expanded and helped maintain the Bates Trail, which runs from the kiosk at the Memorial to a pristine stream and field. Additional runoff could exacerbate erosion on this already saturated trail segment. We ask whether applying stone dust to this section could be considered as a mitigation measure.

Finally, we understand from Jim Rupert that the Planning & Zoning Commission does not conduct technical review for this type of project and that an 8-24 referral is being sought. We also understand that the Town Engineer is finalizing specifications and intends to meet with us to ensure that the project does not adversely affect the memorial area. We appreciate this coordination.

Thank you for any clarification you can provide. We recognize the significant effort required to coordinate projects of this nature and are simply seeking a clearer understanding of the procedural steps from an Inland Wetlands regulatory perspective. To ensure that the Conservation Commission does not miss future opportunities to provide timely comment, we respectfully offer the following motion for consideration:

Motion: To request that the Conservation Commission be formally notified of all Inland Wetlands Commission meetings at which applications involving Town-owned land, public parks, open space, or environmentally sensitive areas are scheduled for discussion or action, so that the Commission may have the opportunity to provide timely comment consistent with its advisory role.

Thank you for your consideration and for all that you do as volunteers in service to the town

Sincerely,

Rodney E. Parlee

Rodney E. Parlee, Chair

-attached June 24, 2013 letter from Dr. William Dest, Agronomist/Soil Scientist, to Joseph Dillon, P.E and maps showing approximate location of Bates Memorial

**William M. Dest, Ph.D.
Agronomist/Soil Scientist
53 McMullen Avenue
Wethersfield, CT 06109**

June 24, 2013

Joseph M. Dillon, P.E.
Associate
Nathan L. Jacobson & Associates
86 Main Street
P.O. Box 337
Chester, CT 06412-0337

Dear Mr. Dillon,

The report summarizes our examination of the soils on May 6 and 7, 2013 at Herrick Park for the proposed ball fields and soccer field for the Town of Bolton. Included in the report are the soil test results of soil samples collected on the days the site visits were made.

Six test pits were excavated with a backhoe from between a 46 to 54 inch depth to examine the soil profile. The soils were assessed for their permeability (ability to conduct water) by examining soil color, soil texture by the tactile method, soil structure, aggregate stability of the topsoil, visible pores that include channels, direction of natural lines of breakage, and horizons that may impede drainage. Direction of natural breakage is observed by removing a vertical slice of soil with a spade and then tamping the spade on a firm surface and noting the direction of breakage. Root structure of the vegetation was examined and earthworm activity was noted. The need for subsurface drainage was assessed by noting the presence of soil mottles and/or a water table. Results are reported in table 1 except for a 7th pit dug in the woods east of the site. See text below.

Soil samples from the topsoil and subsoil were collected to determine particle size. Particle sizes were determined by the Soil and Plant Nutrient Testing Laboratory at the University of Massachusetts using the hydrometer method for silt and clay after removal of the sand fraction. See textural analysis results dated May 15, 2013. The organic matter content of the topsoil and its available nutrient content is also reported. Organic matter was determined upon loss of weight by ignition. Nutrients were determined by the Morgan Extraction method. Soil ID numbers in the reports refer to:

Sample ID	Description
BA	Topsoil (Ap horizon)
B-B	Samples taken between 11 to 32 inches, depth samples collected from depending on test pit (B horizon)
B-C	Samples taken below 32 inches (C horizon)

Recommendations 1. Kill the existing sod on the present site with glyphosate. Till the sod once completely dead to pulverize it before stripping the topsoil. The intent is to accelerate its decomposition once the topsoil is stripped and stockpiled. Use a bog harrow followed by a reverse tiller to pulverize the vegetation. **5 2. Add compost to the topsoil before stripping to increase its organic matter content to at least 5% by weight.** The organic matter is presently 2.9% by weight. Incorporate the organic matter throughout the top 8 inches of topsoil. This will save having to mix the compost with the topsoil off site. This same method should be applied to the topsoil in the wooded area if feasible once the trees are cut and the stumps and understory are

Herrick Park Soccer Field 2/10/2026

