

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

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

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

**Others Present Via Zoom:** Andrew Bushnell, Harrison Gray, Rod Parlee, John Pozzato, Alan Picknow – Vice Chair of the Bolton Conservation Commission

The Commission said their professional qualifications.

**1. Approval of Agenda**

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

**2. Public Comment:**

None.

**3. Approval of Minutes**

**3a. February 24, 2026, Regular Meeting**

M. McDonnell MOVED to approve the February 24, 2026, Regular Meeting Minutes as presented. D. Lynn SECONDED the motion. MOTION CARRIED UNANIMOUSLY 4:0:0.

**4. Old Business**

**4a. #IW-26-1: 217 Hebron Rd – Harrison Gray – Construct a Single-Family Residence within Upland Review Area**

A. Bushnell reported he had adjusted the meter line, added silt fences to the westerly side of the driveway, the inlet/outlet drain is functioning and will tie the curtain drain into that, adjusted the curtain drain location slightly to work better, and install a new curtain drain.

M. McDonnell MOVED to approve #IW-26-1 with the conditions be done in accordance with this plan of record dated February 26, 2026, revised and any erosion and sedimentation controls be done in accordance with the current guidelines, and sedimentation fence along the roadway as needed. D. Lynn SECONDED the motion. MOTION CARRIED UNANIMOUSLY 4:0:0.

**5. New Business**

**5a. IW-26-2: Modification of IW-25-3 – 25 Vernon Rd – John Pozzato – Dock, Roof Overhang, Crawlspace**

A. Barroso explained the proposed changes/modification to IW-25-3. John Pozzato recently purchased the property and is requesting a 5' x 12' floating dock, an 8' wide roof overhang over the deck and a 4' crawlspace for utilities. A. Barroso said the footprint will not change, but the roof changes. J. Loersch asked what will happen to the fill after excavation of the crawlspace. J. Pozzato replied it will be live loaded out of the property. M. McDonnell asked that the floating dock be specified on the permit. After discussion on the installation of floating docks, R. Lally asked J. Pozzato to do research on the dock type and decide for next month's meeting.

#### **5b. Jurisdictional Ruling – 25 Vernon Rd – John Pozzato – Fence**

J. Pozzato said it will be a split rail fence to be used as a property boundary to separate the two yards. R. Lally asked J. Pozzato to provide dock specifications and fence plan for the next meeting. The Commission will consider the fence with #IW-26-2: Modification of #IW-25-3.

#### **6. Wetlands Agent Report**

A. Barroso reported things are picking back up and she is back performing regular inspections. A. Barroso said 148 Brandy will be one more inspection to sign off. A. Barroso said she will be performing site visits at 44 Notch, checking vernal pools with Barb Kelly. A. Barroso will be revisiting 65 Shoddy Mill to see the progress. R. Lally asked about 80 Brandy where truck loads of materials are being dumped for fill. A. Barroso said a single-family home is being constructed at this site. R. Lally asked where the salamanders were seen. A. Barroso replied she saw wood frog eggs, etc. at the library.

#### **7. Other**

##### **7a. Letter Dated February 26, 2026, Submitted by Rodney E. Parlee, Chair of the Bolton Conservation Commission Regarding Herrick Park Soccer Field**

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 reviewed the letter that was sent to the Town with several questions and observations:

- 1) Use of Glyphosate and Soil Recommendations – A. Barroso said glyphosate will not be used-using sod cutter
- 2) Canopy Removal Adjacent to a Cold-Water Stream and NDDDB area - R. Lally said the Commission ruled on this with the information provided at the time and this is after the fact and is not hearing any concrete evidence that there is a direct impact on the work. M. McDonnell discussed the jurisdiction of Inland Wetlands review areas and impact. Discussion was held of this item on three meeting agendas and for holding a public hearing
- 3) Stone Wall and Downhill Wetlands – there is no offsite impact to the wetlands and stone wall
- 4) Slope, Grading, and Erosion Controls – cutting into the slope on the east side and use on west side, part of the sediment and erosion control plan
- 5) Parking Lot Runoff and the Bates Memorial Area – this should be addressed with the Selectmen or Planning and Zoning

6) Bates Trail and Potential Erosion – runoff from parking lot is a detailed issue for an engineer to answer, vegetation is established in this area to aid with runoff, cleaning of leaves/debris, designed for peak discharges. Engineers will do inspections during the construction.

R. Parlee thanked the Commission for reviewing the concerns.

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

R. Lally reported there has been no activity on this issue. R. Lally said the plan is to meet with the Town Attorney to decide next steps as work is still being done at this location. R. Lally said he and A. Barroso attended a conference that had CASS companies in attendance that deal with remediation who would talk with the Commission. R. Lally will investigate this option further. R. Lally said the Commission also needs to review the Jurisdictional ruling that was issued years ago. A. Barroso added Planning and Zoning issued a violation approximately 30 days ago and there has been some compliance by the tenant.

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

R. Lally reported he received the information from M. McDonnell and he will distribute this information to the Selectmen, Town Administrator and Town Attorney. R. Lally will also provide a copy to the Bolton Conversation Commission and the Zoning Commission. R. Lally will ask everyone to provide comments by 30 days.

**8. Adjournment:** M. McDonnell MOVED to adjourn the meeting at 8:30 p.m. D. Lynn SECONDED the motion. MOTION CARRIED UNANIMOUSLY 4:0:0.

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-26-3**

Inland Wetlands

Status: Active

Submitted On: 4/17/2026

**Primary Location**

7 PLYMOUTH LANE  
BOLTON, CT 06043

**Owner**

No owner information

**Applicant**

Debra Russell  
 860-490-5088  
 debralshea@comcast.net  
 7 Plymouth Lane  
Bolton, CT 06043

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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**

—

**Work Description\* ?**

Installation of prebuilt garage on stone pad, removal of select vegetation & stumps, and removal of bituminous driveway and replacement with permeable pavers.

**Development Title**

**Comments** 

Distance from Inland Wetlands and Watercourses:

**Current Distance**

**Proposed Distance**

30

30

### Wetland / Watercourses Project Information

**Size of Subject Property (acres)**

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

0.36

0

**Open water body altered (acres)**

**Stream alternation (linear feet)**

0

0

**Buffer/upland area altered (acres)**

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

0.02

0

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

No impact expected

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

Use of straw wattle as E&S control protection measure

**Is there a Conservation or Preservation Restriction on the Property?**

**Is this an activity associated with a use for which you intend to apply to the Planning & Zoning Commission?**

No

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. \*



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## Attorney Info

Name

Address

City

State

Zip

Phone

Email

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## 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**

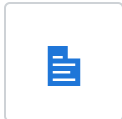
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**Extended** 

**Hearing Not Required** 



## Attachments



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

Abutting Properties.pdf

Uploaded by Danielle Palazzini on Apr 20, 2026 at 1:47 PM







**7 Plymouth plan for wetlands.pdf**

7 Plymouth plan with ES control.pdf

Uploaded by Alyssa Barroso on Apr 17, 2026 at 3:15 PM

## Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Permit Fee	4/17/2026, 2:12:22 PM	4/17/2026, 2:13:51 PM	Debra Russell	-	Completed
 Application Review	4/17/2026, 2:13:52 PM	-	Alyssa Barroso	-	Active
 Inland Wetlands	-	-	-	-	Inactive
 Issue Permit	-	-	-	-	Inactive

88 TOLLAND ROAD  
MAP 03 / LOT 40  
N/F  
DAVID J. ARVIDSON

MONUMENT FOUND

1 PLYMOUTH LANE  
MAP 03 / LOT 77  
N/F  
ROBERT D. &  
SARA BLOMSTRANN PRESTON

7 PLYMOUTH LANE  
MAP 03 / LOT 56  
N/F  
DEBRA RUSSELL  
AREA = 16,078 S.F.  
0.369 ACRES

Approximate wetlands start line

Wetlands

Straw wattle placed in front of PVC fence

~30ft

PROPOSED STRUCTURE AREAS

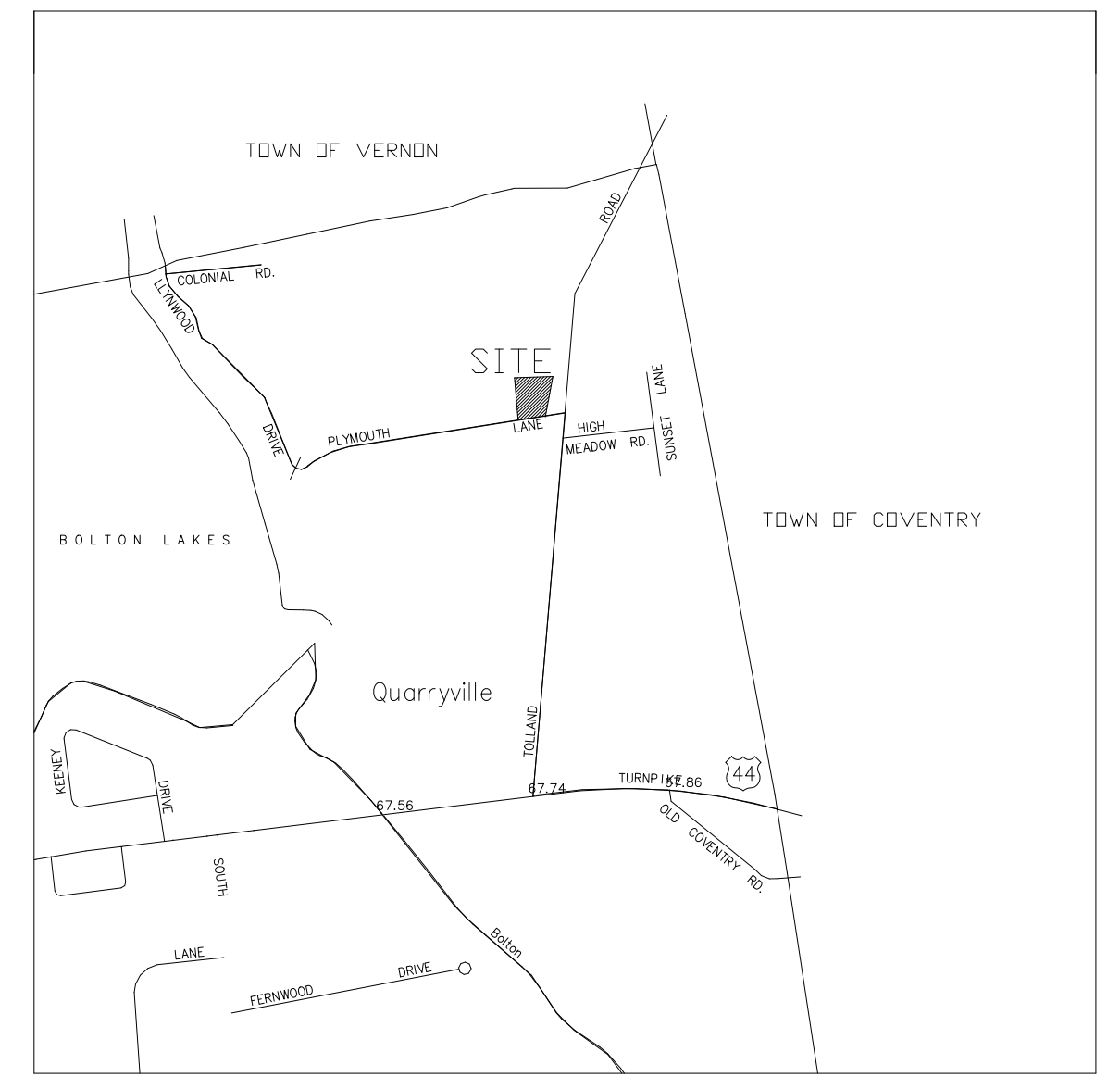
DESCRIPTION	LOT COVERAGE	IMPERVIOUS
HOUSE	1,046 S.F.	1,046 S.F.
GAZEBO	100 S.F.	100 S.F.
SHED	292 S.F.	292 S.F.
IMPERVIOUS SURFACES		1,110 S.F.
GARAGE (PROPOSED)	576 S.F.	576 S.F.
TOTAL	2,014 S.F.	3,124 S.F.

EXISTING STRUCTURE AREAS

DESCRIPTION	LOT COVERAGE	IMPERVIOUS
HOUSE	1,046 S.F.	1,046 S.F.
GAZEBO	100 S.F.	100 S.F.
SHED	292 S.F.	292 S.F.
IMPERVIOUS SURFACES		1,900 S.F.
TOTAL	1,438 S.F.	3,338 S.F.

ZONING INFORMATION TABLE

	R-3 DISTRICT		
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	22,500 S.F.	16,078 S.F.	16,078 S.F.
MAXIMUM LOT COVERAGE AREA (S.F.)	2,412 S.F.	1,438 S.F.	2,014 S.F.
MAXIMUM LOT COVERAGE AREA (%)	15%	8.9 %	12.5 %
MAXIMUM IMPERVIOUS COVERAGE (S.F.)	3,216 S.F.	3,338 S.F.	3,124 S.F.
MAXIMUM IMPERVIOUS COVERAGE (%)	20%	20.8 %	19.4 %
MINIMUM LOT FRONTAGE	150 FEET	110.37 FEET	110.37 FEET
STREET SETBACK - PLYMOUTH LANE	35 FEET	40.2 FEET	40.2 FEET
SIDE YARD SETBACK - EAST BOUNDARY	10 FEET	25.3 FEET	25.3 FEET
SIDE YARD SETBACK - WEST BOUNDARY	10 FEET	47.6 FEET	47.6 FEET
REAR YARD SETBACK - NORTH BOUNDARY	30 FEET	52.9 FEET	52.9 FEET
MAXIMUM BUILDING HEIGHT	30 FEET	24'± FEET	24'± FEET
SIDE YARD SETBACK - WEST (PROPOSED GARAGE)	10 FEET	0 FEET	11.0 FEET
REAR YARD SETBACK - NORTH (PROPOSED GARAGE)	30 FEET	0 FEET	36.9 FEET



- NOTES:
- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
  - THIS MAP SHOWS AN IMPROVEMENT LOCATION SURVEY-PROPOSED DEPICTING PROPOSED GARAGE IN RELATION TO THE EXISTING PROPERTY LINES UNDER THE LIMITED PROPERTY/BOUNDARY SURVEY CATEGORY.
  - BOUNDARY DETERMINATION/OPINION IS A DEPENDENT RESURVEY AS NOTED, SEE NOTE 9.
  - THIS SURVEY CONFORMS TO A CLASS A-2.
  - THE HORIZONTAL DATUM IS NAD 83 WITH 1996 ADJUSTMENTS. THE VERTICAL DATUM IS NAVD 88.
  - THIS PROPERTY IS IN AN "R-3" ZONE.
  - THE LOT AREA = 16,078 S.F. / 0.369 ACRES.
  - THIS PROPERTY IS NOT WITHIN ANY FLOOD ZONE.
  - REFERENCE IS MADE TO THE FOLLOWING MAPS:
    - A. REVISED PORTION OF BOLTON SECTION MAP OF ROSEDALE BOLTON & VERNON, CONN. PROPERTY OF HOLL INVESTMENT CO. SCALE: 1"=50' DATED: JAN. 1953 PREPARED BY: HAYDEN GRISWOLD MAP #1A-5 ON FILE AT THE BOLTON TOWN CLERKS OFFICE.
  - THE STONEWALLS AND/OR THE WIRE FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN THE PRINCIPAL POINTS OF COURSE INDICATED.

NO.	DATE	DESCRIPTION	BY
1	01/22/26	LOT MERGER & AREAS	KP

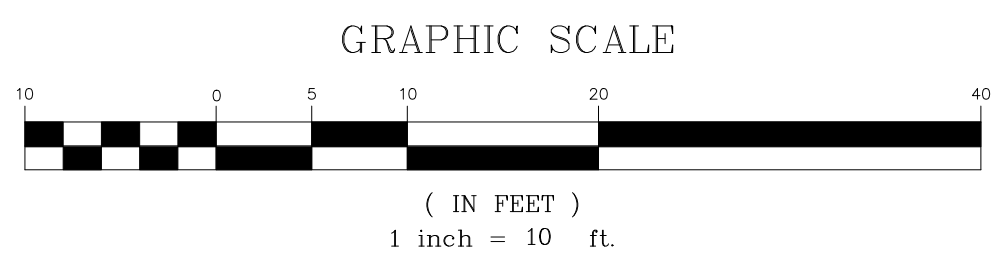
IMPROVEMENT LOCATION SURVEY-PROPOSED  
MAP SHOWING THE PROPOSED GARAGE

PREPARED FOR  
DEBRA RUSSELL  
7 PLYMOUTH LANE  
BOLTON, CONNECTICUT  
ASSESSOR'S MAP 3 / LOT 56

DRAWN BY: K.J.P.  
SCALE: 1 INCH = 10 FEET  
DATE: SEPTEMBER 15, 2025  
PROPOSED IMPROVEMENTS SHEET: 1 OF 1

UNDERGROUND FEATURES DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART FROM RECORD MAPPING, PAROL TESTIMONY, FIELD INVESTIGATIONS, AND OTHER SOURCES. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND KENNETH J. PICARD DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT. THE LOCATIONS OF ALL UNDERGROUND UTILITIES, STRUCTURES, AND FACILITIES SHOULD, THEREFORE, BE CONSIDERED APPROXIMATE IN NATURE AND ALL SUCH FEATURES MAY NOT BE SHOWN. CALL BEFORE YOU DIG 1-800-922-4455.

- LEGEND:
- I.P. FOUND
  - LOT CORNER
  - × SPOT ELEVATIONS
  - MONUMENT
  - MONUMENT FOUND
  - BOUNDARY LINE
  - - - SETBACK LINE



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

THIS MAP VALID ONLY WITH A LIVE SIGNATURE AND AN EMBOSSED SEAL.

KENNETH J. PICARD L.S. 18143  
PICARD LAND SURVEYING, LLC  
459 JONES HOLLOW ROAD  
MARLBOROUGH, CT 06447

**7 Plymouth Ln - Abutting Properties**

Parcel Number	GIS Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
03-39	03-39	1 PLYMOUTH LANE	PRESTON SARA BLOMSTRANN & ROBERT D	1 PLYMOUTH LANE	BOLTON	CT	06043
03-40	03-40	88 TOLLAND RD	ARVIDSON DAVID J	88 TOLLAND RD	BOLTON	CT	06043