

**BOLTON INLAND WETLANDS COMMISSION**  
**7:00 P.M.**  
**TUESDAY, APRIL 28, 2026**  
**VIRTUAL MEETING VIA ZOOM**

**Inland Wetlands Commission Members Present Via Zoom:** Vice Chair, Michael McDonnell, Vice Chair James Loersch, Member David Lynn, Member Diane DeNunzio (8:00 p.m.). Absent was Ross Lally.

**Staff Present Via Zoom:** Wetlands Agent Alyssa Barroso

**Others Present Via Zoom:** John Pozzato, Bob Russell, Debbie Russell

**1. Approval of Agenda**

J. Loersch MOVED to approve the agenda. D. Lynn SECONDED the motion. MOTION CARRIED UNANIMOUSLY 3:0:0.

**2. Public Comment:**

None.

**3. Approval of Minutes**

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

D. Lynn MOVED to approve the March 24, 2026, Regular Meeting Minutes as presented. J. Loersch SECONDED the motion. J. Loersch asked about the meter line reference in Item #4 and was not sure what that meant. A. Barroso said BCC Vice Chair Alan Bicknell's name was misspelled. D. Lynn MOVED to amend the Minutes with the corrections. J. Loersch SECONDED the motion. MOTION CARRIED UNANIMOUSLY 3:0:0.

**4. Old Business**

**4a. #IW-26-2: Modification of IW-25-3 – 25 Vernon Rd – John Pozzato – Dock, Roof, Overhang, Crawlspace, Fence**

J. Pozzato explained how the 25 ft. dock will be connected to the shore with posts close to the water/shore. M. McDonnell asked J. Pozzato to modify the plan with notes and references along with a sketch of the dock dimension details and posts/installation. J. Pozzato said he will install the dock and that it can be removed if necessary. J. Loersch MOVED to approve IW-25-3, 25 Vernon Rd, with the conditions set forth in the meeting. D. Lynn SECONDED the motion. MOTION CARRIED UNANIMOUSLY 3:0:0.

**5. New Business**

**5a. IW-26-3: 7 Plymouth Ln – Debra Russell – Installation of a 24' x 24' Prebuilt Garage, Conversion of Asphalt Driveway to Pavers, Removal of Vegetation**

D. Russell said this request is for a prebuilt garage on a stone pad, removal of select vegetation and stumps, and removal of bituminous driveway and replacement with permeable pavers. D. Russell said straw as an E&S control protection measure. M.

McDonnell asked about the location of wetlands on the road and if waste will be stockpiled or removed as it is excavated. D. Russell replied they would like it removed as soon as possible and will have that is part of the contract. J. Loersch asked if the stump from the tree removal will be removed at the same time. D. Russell replied it will be removed immediately. D. Lynn asked about the stump extended to the wetlands area. D. Russell replied no, they are at the inner edge of the driveway. M. McDonnell said the following items be included for conditional approval: waddle details, waste hauled away at once and if stockpiled then resubmit plan showing stockpile and sedimentation control around it. J. Loersch MOVED for conditional approval. D. Lynn SECONDED the motion. MOTION CARRIED UNANIMOUSLY 3:0:0.

## **6. Wetlands Agent Report**

A. Barroso reported there has been a lot of activity this month. A. Barroso reported on a known violation at 142 Brandy St. A. Barroso said wood chips in the wetland is clearly visible from the road and that she will issue a violation. A. Barroso reported on potential violations at the following: 11 Goodwin – cars parked close to a stream base; activities near a stream next to the Valero gas station on Route 44; work on the left side of the high school showing several loads of fill brought in and is unsure how to proceed. The Commission suggested A. Barroso seek the owner's name before continuing. M. McDonnell would like to do a site visit with A. Barroso.

## **7. Other**

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

A. Barroso had no update on this issue, and the Commission should develop a strategy before continuing. A. Barroso mentioned that R. Lally did gather some names who could help with this situation.

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

M. McDonnell said he nothing to add and he will send the cover sheet with the changes to A. Barroso.

**8. Adjournment:** J. Loersch MOVED to adjourn the meeting at 8:04 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-26-4

Inland Wetlands

Status: Active

Submitted On: 6/17/2026

### Primary Location

40 BRANDY ST  
BOLTON, CT 06043

### Owner

Bolton Land Trust  
Brandy Street 40 Bolton, CT  
06043

### Applicant

Gwen Marrion  
 860-643-9302  
 gmarrion@snet.net  
 38 Maple Valley Road  
Bolton, Connecticut 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?

—

## Parcels Included in Project

**MBL / Parcel ID**

40 Brandy Street

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## Additional Applicant Info

**Applicant Type\***

Owner

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## Permit Info

**Type of Application\***

New Application

**Permit For\***

Administrative Wetlands

**Occupancy Type\***

Non-Profit Organization 501(c)(3)

**Lots**

—

**Work Description\*** 

The proposed project is to clear cut existing trees (except for some mature hardwoods) for the purpose of turning the area into either a meadow or early successional forest. The size of the cut is about 100 square feet in a wetland and about 200 square feet in the upland review area. The trees to be cut are about 30 years old, having re-grown from a logging operation on the property in 1995. The map submitte with that wetlands permit shows the logging road going through the wetland, so the area was disturbed at that time. The trees are all about the same size and type, there is no forest diversity and the canopy blocks any understory for native vegetation to grow, so the proposed cut will improve the area by creating better wildlife habitat and promoting native vegetation. This is not a timber harvest as there is no saleable timber. The Bolton Land Trust has contracted with and will compensate a forester to do the cut and the land trust will not receive any monetary benefit from the cut.

**Development Title**

Proposed tree cut

**Comments** 

Distance from Inland Wetlands and Watercourses:

**Current Distance**

—

**Proposed Distance**

—

## Wetland / Watercourses Project Information

<b>Size of Subject Property (acres)</b>	<b>Total area of wetlands to be affected by the activity (acres)</b>
58.6	0.69
<b>Open water body altered (acres)</b>	<b>Stream alternation (linear feet)</b>
0	0
<b>Buffer/upland area altered (acres)</b>	<b>Area of wetlands/watercourses restored, enhanced, or created (acres)</b>
0.46	0.69

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

Approximately a quarter acre of the cut will occur in the wetland. About a half acre of the cut will occur in the upland review area.

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

The Bolton Land Trust will discuss with the forester best management practices for him to employ while working in the wetland and the upland review area.

**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. \*



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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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## Contractors

**Name**

**Address**

Don Bunce

109 James Road

**City**

**State**

Ashford

CT

<b>Zip</b>	<b>Phone No</b>
06278	860-982-5215
<b>Email</b>	<b>DBA</b>
	DR Bunce & Company
<b>Mobile Phone No</b>	

### Additional Project Info

**Date of Receipt**

—

**Hearings Commencement Deadline**

—

**Hearings Completion Deadline**

—

**Decision Deadline**

—

**Total Acreage**

0.69

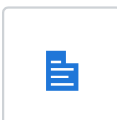
**Distance to Town Line**

5,550

**Extended**

**Hearing Not Required**

### Attachments



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

Abutters.docx

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**Key Map of Property**

Wetlands application sketch.jpg

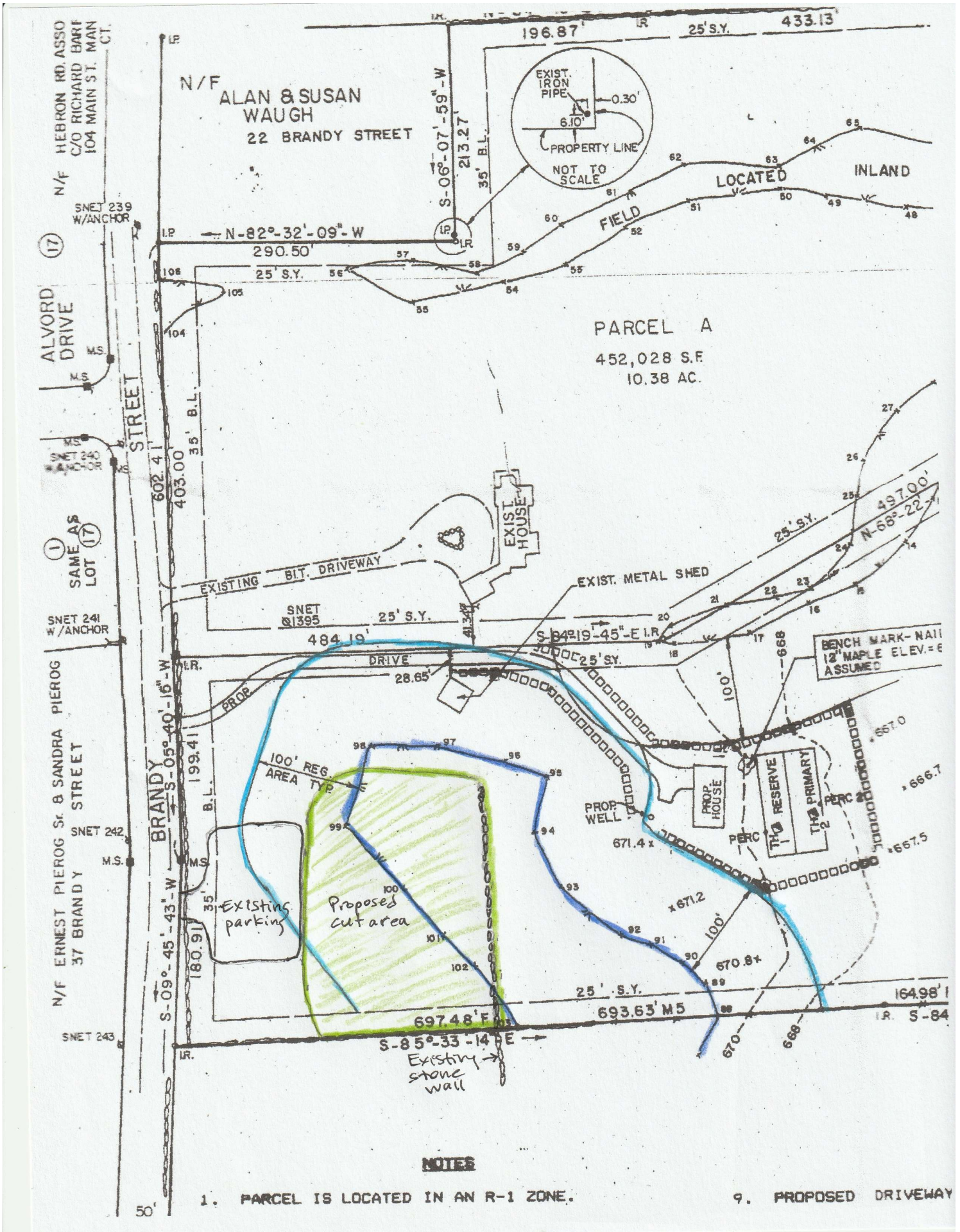
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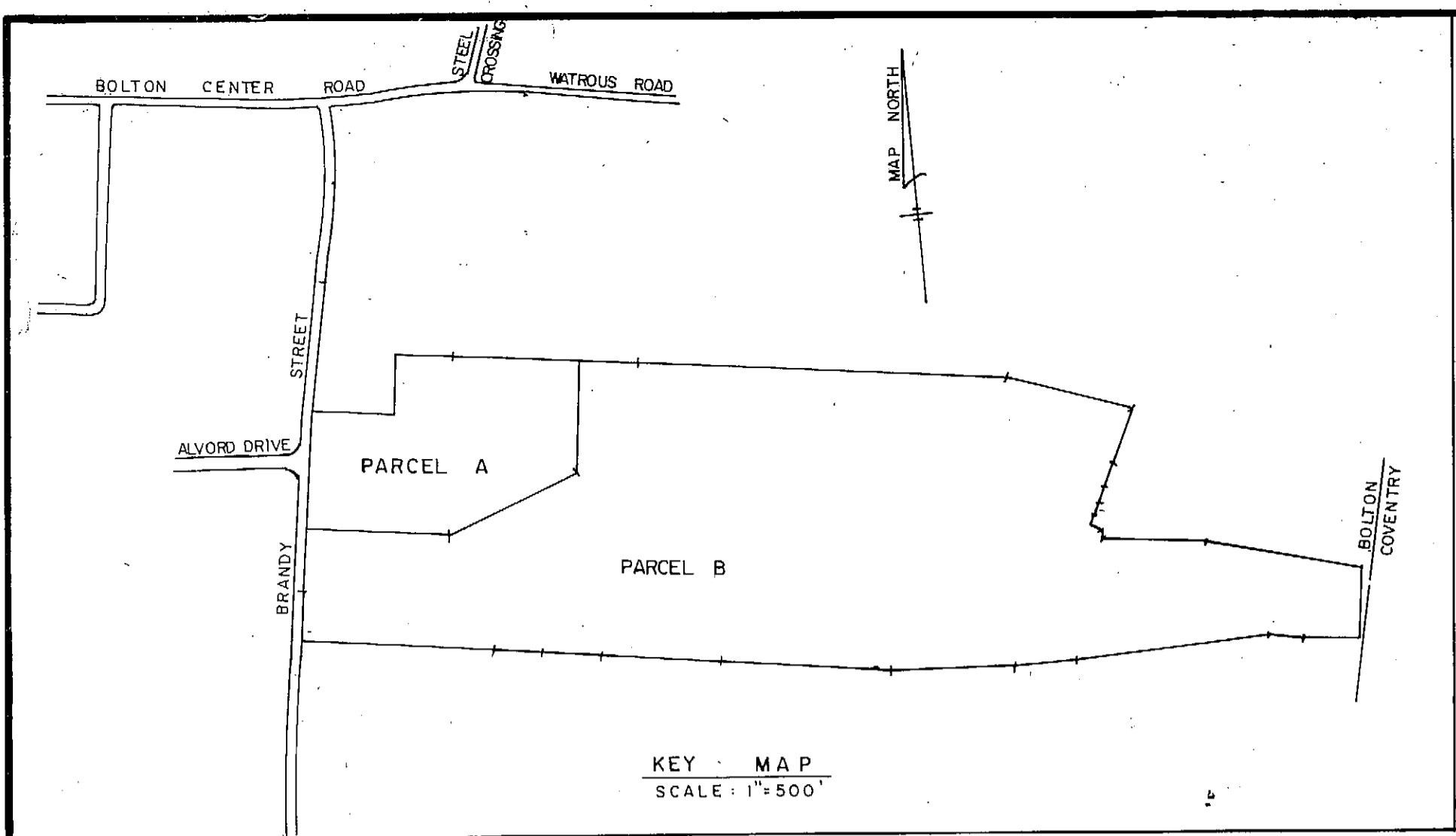


**Map - A-2 Survey and Subdivision plan 12-1-92.pdf**

Map - A-2 Survey and Subdivision plan 12-1-92.pdf

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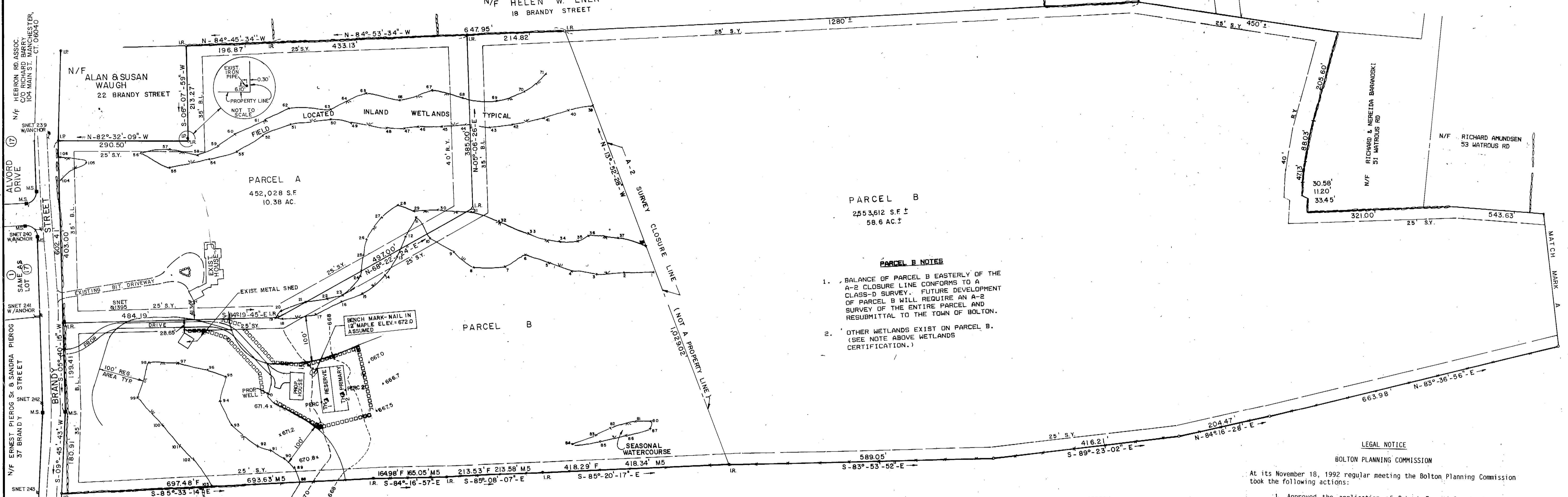
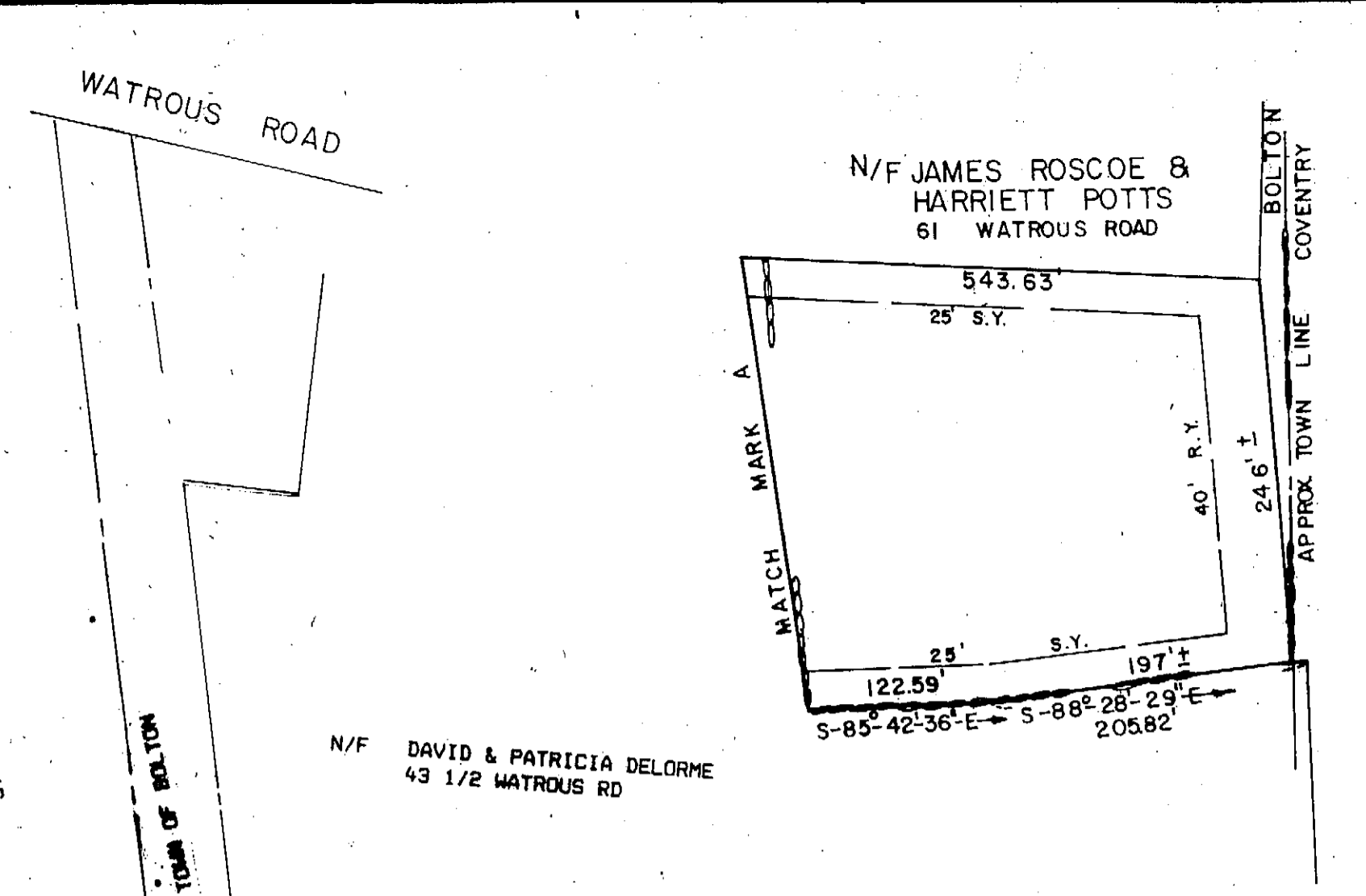
**EROSION AND SEDIMENTATION CONTROL PLAN NARRATIVE**

IN ORDER TO PREVENT DAMAGE TO NEARBY SENSITIVE AREAS, DEVELOPMENT OF THIS SITE SHALL COMPLY WITH PUBLIC ACT 83-308. THE DEVELOPER SHALL COMPLY WITH THE PROCEDURES AND CONTROL MEASURES DETAILED IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. THE FOLLOWING GENERAL PRINCIPLES ARE TO BE FOLLOWED TO PROVIDE AN EFFECTIVE EROSION AND SEDIMENTATION CONTROL PROCEDURE:

- KEEP LAND DISTURBANCE TO A MINIMUM. PLAN THE PHASES OF DEVELOPMENT SO THAT ONLY THE AREAS WHICH ARE ACTIVELY BEING DEVELOPED ARE EXPOSED. ALL OTHER AREAS SHOULD HAVE NATURAL VEGETATION PRESERVED, HAVE A GOOD COVER OF TEMPORARY OR PERMANENT VEGETATION ESTABLISHED, OR BE HEAVILY MULCHED.
- STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT MEASURES AS QUICKLY AS POSSIBLE AFTER THE LAND IS DISTURBED.
- KEEP RUNOFF VELOCITIES LOW BY KEEPING SLOPE LENGTHS SHORT, GRADIENTS GENTLE, AND PRESERVING INTERMITTENT AREAS OF VEGETATIVE COVER.
- PROTECT DISTURBED AREAS BY PREVENTING RUNOFF FROM DRAINING THROUGH THEM. USE UPHILL DIVERSIONS WHERE PRACTICAL.
- INSTALL PERIMETER CONTROL MEASURES (SILT FENCES/HAY BALES). THIS PRACTICE MOST EFFECTIVELY ISOLATES THE DISTURBED AREA FROM ADJACENT AREAS TO BE PROTECTED. EXTENSIVE USE OF SILT FENCING IS RECOMMENDED BOTH TO DETAIN RUNOFF AT SPECIFIC DISCHARGE AREAS AND AS INSURANCE TO MINIMIZE DAMAGE SHOULD THE PRECEDING MEASURES FAIL.
- PERIODICALLY CHECK AND MAINTAIN THE ERS CONTROL MEASURES DURING THE CONSTRUCTION PERIOD ESPECIALLY PRIOR TO EXPECTED STORMS.
- ASSIGN THE RESPONSIBILITY FOR IMPLEMENTATION AND MAINTENANCE OF ERS CONTROL MEASURES TO ONE PERSON AT THE CONSTRUCTION SITE. PROVIDE THE TOWN WITH THAT PERSON'S WORK AND HOME PHONE NUMBERS IN CASE OF EMERGENCY.

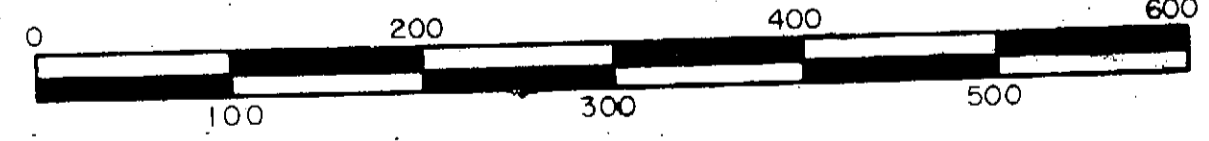
**REFERENCE MADE TO THE FOLLOWING MAPS:**

- "RIGHT OF WAY MAP, BRANDY STREET BOLTON, CONNECTICUT, SCHOOL ROAD TO BOLTON CENTER ROAD, REVISED MARCH 30, 1973 BY ROBERT AHERN."
- "PROPERTY OF ROBERT GORTON BRANDY STREET BOLTON, CONN. SCALE: 1"=40' JULY 6, 1965 HAYDEN L. GRISWOLD, C.E."
- "PROPERTY TO BE ACQUIRED BY MARGHALL C. TAYLOR, TRUSTEE WATROUS ROAD BOLTON, CONNECTICUT SHEET 1 OF 1 SCALE 1" = 50' DATE 06-21-82 REVISED 07-12-82 RICHARD F. MIHOK CONSULTING ENGINEER HARLBOROUGH, CONNECTICUT."
- "PLOT PLAN JAN-CAROL ESTATES PREPARED FOR HEBRON ROAD ASSOCIATES HEBRON ROAD & BRANDY STREET BOLTON, CT. SCALE: 1 IN. = 40 FT. DATE: AUG. 19, 1987 SHEET 3 REVISED TO 12/04/87 CERTIFIED CLASS A-2 ALFORD ASSOCIATES INC. CIVIL ENGINEERS WINDSOR, CONNECTICUT."
- "BOUNDARY PLAN PREPARED FOR GEORGE P. & KATHLEEN T. COLEMAN BRANDY ROAD BOLTON, CONN. SCALE: 1 IN. = 100 FT. PROJECT BRANDY ROAD & BRANDY STREET BOLTON, CT. SHEET NO. 1 OF 2 FUSS & O'NEILL INC. CONSULTING ENGINEERS 146 HARTFORD ROAD, MANCHESTER, CONNECTICUT 06040 (203) 644-2469."



**PARCEL B NOTES**

- BALANCE OF PARCEL B EASTERLY OF THE A-2 CLOSURE LINE CONFORMS TO A CLASS-D SURVEY. FUTURE DEVELOPMENT OF PARCEL B WILL REQUIRE AN A-2 SURVEY OF THE ENTIRE PARCEL AND RESUBMITTAL TO THE TOWN OF BOLTON.
- OTHER WETLANDS EXIST ON PARCEL B. (SEE NOTE ABOVE WETLANDS CERTIFICATION.)



OWNER/SUBDIVIDER: ROBERT E. & SUE A. GORTON  
 TOTAL AREA OF SUBDIVISION = 69 +/- AC.  
 AREA ENCOMPASSED BY A-2 SURVEY CLOSURE LINE = 28.03 AC.

**TEST HOLE DATA**  
OBSERVED BY TOWN OF BOLTON

**TEST HOLE NO. 1**  
 0-4" TOPSOIL & FOREST CLUTTER  
 4-21" LIGHT-BROWN SILT LOAM  
 21-84" GLACIAL TILL (HARDPAN)  
 22" ROOTS END  
 22-27" MOTTLES, CLEAR  
 70" SEEPAGE  
 77-84" WATER ENTERING

**TEST HOLE NO. 2**  
 0-4" TOPSOIL & FOREST CLUTTER  
 4-21" LIGHT-BROWN SILT LOAM  
 21-84" GLACIAL TILL (HARDPAN)  
 27" ROOTS END  
 21-29" MOTTLING  
 72" SEEPAGE  
 90-84" WATER ENTERING

**ZONING TABLE**

ZONE	R-1
MIN LOT AREA	40,000 SQ FT
MIN LOT FRONTAGE	200 FT
MIN FRONT YARD	35 FT
MIN SIDE YARD	25 FT
MIN REAR YARD	40 FT
MAX BLDG HEIGHT	35 FT
MAX LOT COVERAGE	15 %

APPROVED BY THE BOLTON TOWN PLANNING COMMISSION.

*Open A. Otter*  
 CHAIRMAN  
 SE 112  
 Received for Record  
 December 17, 1992  
*Susan M. DeB'rd*  
 Asst. Town Clerk of Bolton

OTHER WETLAND SOILS EXIST ON PARCEL B AND WILL HAVE TO BE FIELD LOCATED IF DEVELOPMENT TAKES PLACE OTHER THAN WHAT IS SHOWN ON THIS PLAN. THE WETLAND SOILS SHOWN ON THIS PLAN WERE LOCATED TO SHOW FEASIBILITY IN THE AREA OF THE PROPOSED HOUSE AND SEPTIC AREA ON PARCEL B.

THE WETLAND SOILS ON THIS MAP WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CT PA 72-155 AS AMENDED BY PA 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

I HEREBY DECLARE THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED DECEMBER 10, 1975, AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

PETER R. HENRY, L.L.S. 15836

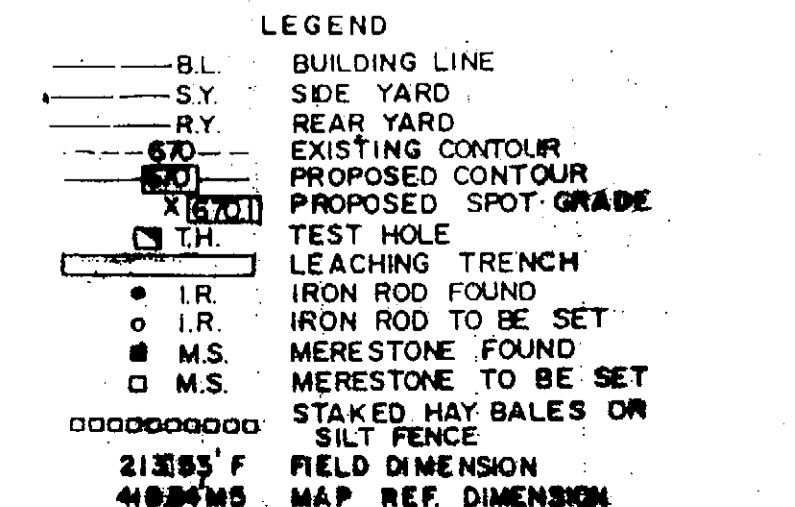
**LEGAL NOTICE**

BOLTON PLANNING COMMISSION  
 At its November 18, 1992 regular meeting the Bolton Planning Commission took the following actions:

- Approved the application of Robert E. and Sue A. Gorton to divide their 68.98 acre parcel on Brandy Street into two parcels. Parcel A, immediately across from Alford Drive, is 10.38 acres and contains an existing dwelling. Parcel B is 58.6 ± acres surrounding parcel A to the south and east and is not developed at this time.

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

- NOTES**
- PARCEL IS LOCATED IN AN R-1 ZONE.
  - PARCEL IS SHOWN ON ASSESSOR'S MAP 21, BLOCK 3, LOT 17.
  - SEE VOLUME 25 PAGE 488 FOR CURRENT DEED OF PROPERTY.
  - TOPOGRAPHY IS BASED ON ASSUMED DATUM AND WAS FIELD DERIVED.
  - ALL WORK TO CONFORM TO TOWN OF BOLTON PUBLIC IMPROVEMENT SPECIFICATIONS.
  - PROPOSED HOUSE, SEPTIC, DRIVEWAY AND WELL LOCATIONS FOR PARCEL B ARE TO SHOW BUILDING FEASIBILITY. OWNER OF LOT SHALL HAVE SOME FLEXIBILITY AND SHALL SUBMIT A BUILDING PERMIT PLAN SHOWING LOCATION OF SAME INCLUDING SEPTIC SYSTEM ELEVATIONS.
  - CONTRACTOR TO SECURE ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION OF HOUSE ON PARCEL B.
  - PARCELS A AND B CONTAIN WETLAND SOILS AND NO ENCROACHMENT INTO OR WITHIN 100 FEET OF THE WETLANDS WILL BE PERMITTED UNLESS THE SPECIFIC ACTIVITY IS APPROVED BY THE BOLTON CONSERVATION COMMISSION.
  - PROPOSED DRIVEWAY SHOWN FOR PARCEL B SHALL HAVE A PROCESSED GRAVEL OR CRUSHED STONE SURFACE. IF DRIVEWAY IS TO BE PAVED, THEN A NEW WETLAND APPLICATION WILL HAVE TO BE SUBMITTED.
  - PROPOSED DRIVEWAY FOR PARCEL B SHALL BE BUILT AS SHOWN ON THIS PLAN IN THE AREA THAT PERTAINS TO THE REGULATED WETLAND SETBACK.



SUBDIVISION PLAN PREPARED FOR

**ROBERT E. AND SUE A. GORTON**

NO. 32 BRANDY STREET BOLTON, CT

SCALE: 1"=500' DATE: 9/8/92 FILE NO. 92011 SHEET 1 OF 1

**HOLMES & HENRY** CONSULTING ENGINEERS  
 LAND SURVEYORS · LAND PLANNERS ·  
 2179 BOSTON TPKE. COVENTRY, CT. 06238  
 (203) 742-0340

REVISIONS: 10/27/92 MOVED DRIVEWAY PARCEL B, ADDED NOTES 9 & 10  
 12/1/92 LEGAL NOTICE OF APPROVAL ADDED.

Abutters to 40 Brandy Street

Cale Molloy  
32 Brandy Street  
Bolton, CT 06043

M2S Revocable Trust  
22 Brandy Street  
Bolton, CT 06043

Matthew Ross  
33 Watrous Road  
Bolton, CT 06043

Stephen Becker and Laura Farrell  
37 Watrous Road  
Bolton, CT 0643

David and Patricia DeLorme  
43 ½ Watrous Road  
Bolton, CT 06043

Jessica L. Fletcher  
51 Watrous Road  
Bolton, CT 06043

Cathy A. Stahl  
53 Watrous Road  
Bolton, CT 06043

James Roscoe and Harriet Potts  
61 Watrous Road  
Bolton, CT 06043

Cecilia Parla  
56 Brandy Street  
Bolton, CT 06043



### Record No: WRER-26-1

Inland Wetlands  
Regulation Exemption  
Request  
Status: Active  
Submitted On: 6/18/2026

### Primary Location

O WEST ST  
BOLTON, CT 06043

### Owner

Bolton Land Trust  
West Street 38 Maple Valley  
Road Bolton, CT 06043

### Applicant

Gwen Marrion  
 860-643-9302  
 gmarrion@snet.net  
 38 Maple Valley Road  
Bolton, Connecticut 06043

## List All Parcels

Parcel ID / MBL
543 14/4

## ACTIVITY AREA

Total Acreage of Property(s)	Total Acreage of Activity Area
22.93	0.013

### Type of Operation or Use

Conservation Work

### Description of Proposed Work and/or Activity

The proposed work is to stabilize a 30-foot long section of a trail located next to an embankment which is eroding due to surface water runoff and is beginning to undermine the trail. The trail will be stabilized by placing on-site rocks in the area.

## Licensed Professional if applicable

Name

Address

Email

Phone No (Business)

Phone No (Cell)

## Affidavit

I have read and understand the below statement. \*



Electronic Signature [Typed Name of Applicant]\*

Mary Terhune on behalf of the Bolton  
Land Trust

## Attachments



### Plan / Sketch of Proposed Work or Activity

REQUIRED

M Rosado example 3.jpg

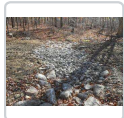
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### M Rosado example 2.jpg

M Rosado example 2.jpg

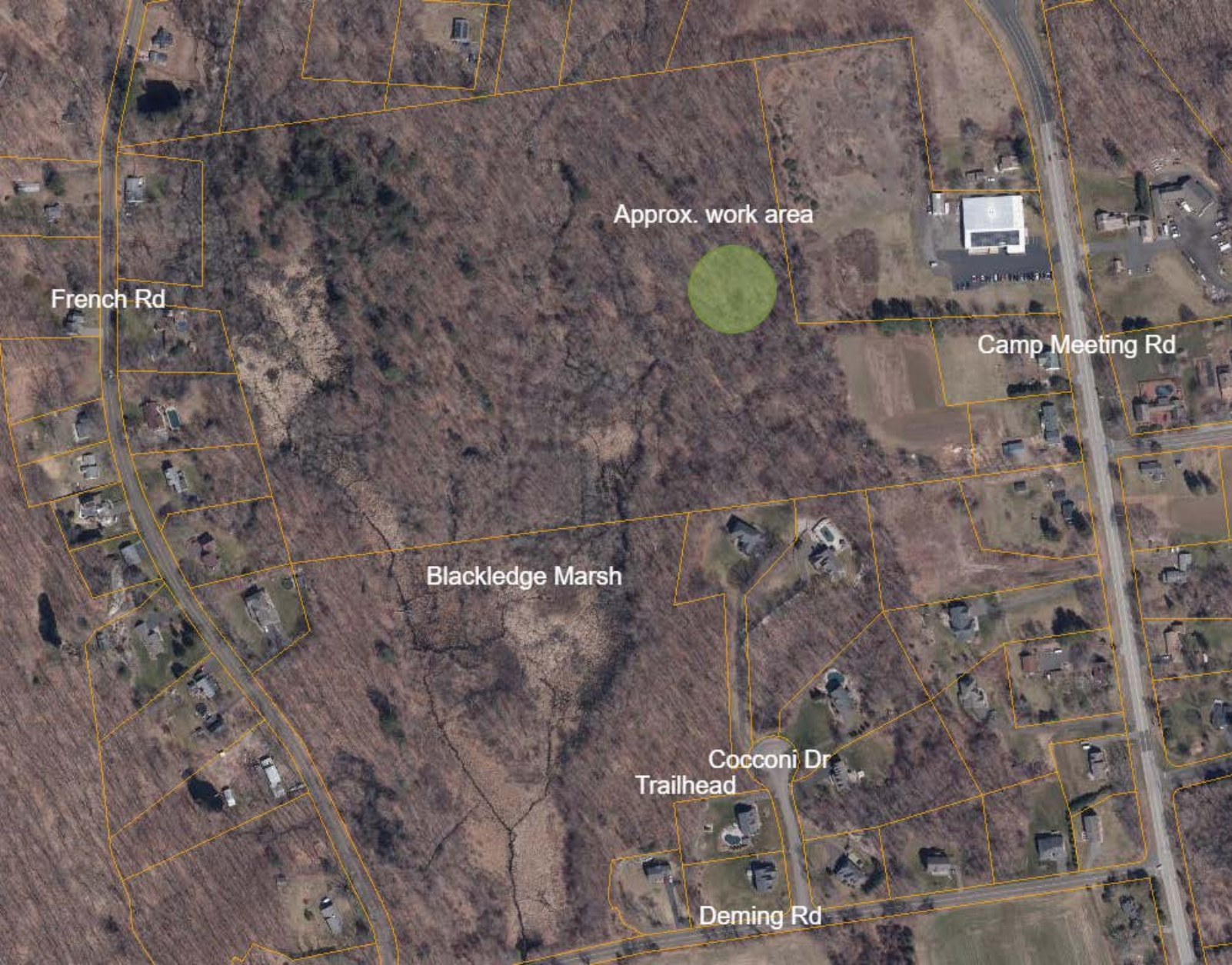
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### M Rosado example 1.jpg

M Rosado example 1.jpg

Uploaded by Gwen Marrion on Jun 18, 2026 at 10:06 AM



Approx. work area

French Rd

Camp Meeting Rd

Blackledge Marsh

Cocconi Dr  
Trailhead

Deming Rd

Photos from site – 6/12/26



Photos of eroded drainage way to be armored with existing on-site materials



Photo showing width of erosion – trail used to reach the marked tree

Example photos

