

BOLTON PLANNING & ZONING COMMISSION
Regular Meeting
7:30 p.m., Wednesday, June 10, 2020
Virtual Meeting Conducted via Zoom
Minutes & Motions

Members Present: Chairman Adam Teller, Vice Chairman James Cropley, Christopher Davey, Benjamin Davies, Arlene Fiano, Thomas Manning, Thomas Robbins, and Alternates Rodney Fournier and Marilee Manning

Members Excused: Jeremy Flick (alternate)

Others present: Bill Phillips, Attorney Stephen Penny, Hanah Scalia (Land Use Intern)

Staff Present: Patrice Carson, AICP, Consulting Director of Community Development, Jim Rupert, Zoning Enforcement Officer, and Yvonne Filip, Recording Secretary

1. Call to Order: Chairman A. Teller called the meeting (being conducted virtually through Zoom) to order at 7:37 p.m.

2. Approval of Minutes: May 13, 2020 Regular Meeting Minutes

T. Manning moved to approve the minutes of the May 13, 2020 regular meeting as amended. **J. Cropley seconded.** Vote: 7-0-0. Motion Passed.

With the following corrections:

- Page 1 – move Jeremy Flick (arrived late) to Members Present.
- Page 1, Residents' Forum, first paragraph, second sentence – change “opening Bolton Pizza” to “reopening the former Bolton Pizza”.
- Page 1, Residents' Forum, fourth paragraph, first sentence – add “Atem” after “Asim”.
- Page 1, Residents' Forum, fifth paragraph, first sentence – change the beginning to “Asim asked if he could set up his parking lot...”.

3. Residents' Forum: No one wished to speak.

4. Staff Reports:

P. Carson reported:

- A conversation took place with someone representing Bolton Vet. The vet is moving forward with plans of relocating and called about the process. It is estimated to be six months away from being before the PZC.
- P. Carson has been dealing with Atty Stephen Penny and Bill Phillips for their applications that will be discussed this evening.

C. Davey asked if Bolton Vet has secured a location in town? P. Carson answered yes.

J. Rupert reported:

- The office has been very, very busy working on Administrative zoning permits. There have been about twelve coming in for sheds, decks, and pools.
- Complaints have been up also with people being home more during the virus. Four complaints on different matters have been received.

- The restaurants opening outside dining has gone well. Mr. Manning has helped with some issues that surfaced. The Health District has been of great help. Simonize and Willimantic Waste have been very helpful in providing robust barriers at some outside dining set ups including Georgina's.
- There was a social media notification that the Fish Family Farm is planning an event on the 15th. A food truck will come to the farm. They have applied to the Health District to hold this event.

A. Teller asked about activity at Parkside. J. Rupert replied the building permits have been closed out; a handicapped ramp and restrooms had to be installed and repairs made to the gas lines and other equipment. They are finishing items up with the Health District and trying to open up for the 15th.

C. Davey asked about Fish Family Farm having restarted Monday night auto gatherings and do these fit under the Governor's guidance for the number of people allowed? J. Rupert was not aware these events were restarted. To his knowledge outdoor gatherings of 50 people are allowed with social distancing.

A. Teller has read the Governor's orders expire in September. Does that mean outdoor dining set ups have to be disassembled at that time or will restaurants be able to continue with them? J. Rupert stated restaurants are aware the orders expire September 9, 2020. The PZC could adopt a regulation to permit the continuance. A. Teller asked Staff to bring more information about this possibility to the PZC for the next meeting. The PZC may be interested in adopting such a regulation and will want to know what the consequences might be.

5. Old Business:

a. **Other:** There was none.

6. New Business:

a. Special Permit Application for Nursery and Value Added Agricultural Business, 1225 Boston Turnpike, Happy Town LLC (#PL-20-8)

Attorney Stephen Penny was present for the applicant. He was invited to the meeting to answer any questions that may come up as the PZC sets the public hearing on the application.

P. Carson stated the application and map submitted are part of the Member's packet. The application is complete and a public hearing could be set for the next meeting on July 8, 2020.

A. Teller wants the application to reflect the ownership of the property; that is not Mr. Penny as listed now. Atty Penny stated the owner is Happy Town, LLC and Andrew Ladyga signed the application. Atty Penny also said the online form did not seem to have an electronic version of the signature form. P. Carson said the work around is to download the form, sign it, and then upload it as an attachment to the application. J. Rupert and P. Carson reviewed the application and provided comments to the applicant. Those have been addressed. The Town Engineer, Inland Wetlands Agent, and the Health District have not yet made comments.

A. Teller asked that the narrative statement include what exactly the processing entails, the equipment used, and where it is located on the site.

T. Manning moved to receive the application and set the public hearing for #PL-20-8 Special Permit Application for Nursery and Value Added Agricultural Business, 1225 Boston Turnpike, Happy Town LLC for 7:45 p.m. on Wednesday, July 8, 2020 via Zoom. **C. Davey seconded.** Vote: 7-0-0. Motion Passed.

b. Special Permit Application for Proposed Garage/Office Building, Equipment Storage Area and Material Processing Area, 1 Notch Road, William Phillips (#PL-20-9)

Applicant Bill Phillips was present. P. Carson clarified this is a Special Permit application that will need a public hearing which could be set for the next meeting since the application is completed, the plan received, and the fee is paid.

T. Manning moved to receive the application and set the public hearing for #PL-20-9 Special Permit Application for Proposed Garage/Office Building, Equipment Storage Area and Material Processing Area, 1 Notch Road, William Phillips for 7:45 p.m. on Wednesday, July 8, 2020 in a virtual meeting to follow #PL-20-8 just set. **C. Davey seconded.** Vote: 7-0-0. Motion Passed.

c. Other: There was none.

7. Correspondence

a. Report on Statewide Planning Conversation – Racism, Planning, Zoning

T. Manning reported he participated in a meeting hosted by Attorney Sara Bronin, a UConn professor of law. The meeting was prompted by the current national discussion as an opportunity to do things with zoning laws and the way we do business. In particular, with regards to the provisions for affordable housing. Some fairly dramatic ideas were raised, including having all land use decisions taken away from towns and moving them to a regional or state level. The planning bodies of towns should not be elected, but appointed with a certain level of expertise on the panel. Bolton has not had this problem. T. Manning will be submitting his personal comments for the next weekly meeting. If any Members have thoughts or comments those can be given to P. Carson who also attended the call.

P. Carson stated anyone can join the call; preregistration is not needed. The meeting information will be sent to all Members. The calls will be taking place each Tuesday at noon and last for one hour.

T. Manning said Bolton has already done some of the technical items discussed. Bolton set up incentive housing zoning. When someone was interested in building, the State cut off the money. P. Carson added in rural communities there are limitations of public health; this cannot just be about zoning and transportation. Bolton does have a Park & Ride Lot. The way school districts are funded and designed Bolton will not get a lot out of tweaking zoning. M. Manning commented people in other parts of the state are going to find out how rural communities handle water and sewer with individual service. Bolton does have the bus service and an extensive bike path. Why was the sewer line too short? It could have pulled in some other developable areas such as Cider Mill. A. Teller stated the policy of the State is to not extend sewer systems.

b. Letter from MTS Builders

Staff had a discussion with Mike Bugnacki and thought a gym fits as a service type use in this location. The Commission seemed to agree but he would need to apply. The idea is to build a 5-unit structure with this venue taking up two of the units. Staff can respond to the letter.

8. Adjournment:

J. Cropley moved to adjourn the *virtual* meeting at 8:25 p.m. **A. Teller seconded.** Vote: 7-0-0. Motion Passed.

Respectfully Submitted,

Yvonne B. Filip

Yvonne B. Filip, Planning & Zoning Commission Recording Secretary

Please see minutes of subsequent meetings for approval of these minutes and any corrections hereto.

Stephen T. Penny

Attorney at Law
202 West Center Street
Manchester, CT 06040

Stephen T. Penny

Telephone: 860-646-3500
Facsimile: 860-643-6292
stpenny@pbolaw.com

June 30, 2020

Patrice Carson, AICP
Director of Community Development
Town of Bolton
222 Bolton Center Road
Bolton, CT 06043

**Re: Happy Town, LLC
Special Use Permit
1225 Boston Turnpike, Bolton**

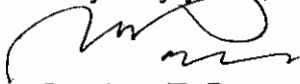
Dear Ms. Carson:

As you are aware, I represent the above-referenced Happy Town, LLC. The Wetlands Agent reviewed my client's Special Use Permit application pending before the Planning & Zoning Commission this past Friday, and from her records and site visit, she concluded that an application for a Wetlands Permit will be required in this matter. Preparing that application will be delayed as the wetlands have not been field-delineated.

In light of the foregoing, I am hereby withdrawing the Special Use Permit application pending preparation of a Wetlands Permit application package. I will re-file at the earliest opportunity.

Thank you for your kind cooperation in this regard.

Very truly yours,



Stephen T. Penny
Attorney for Happy Town, LLC

From: Bill Philips [mailto:Bill@landieconstruction.com]
Sent: Wednesday, June 24, 2020 2:48 PM
To: Carson, Patrice <pcarson@boltonct.org>
Subject: RE: Application PL-20-9 17 Notch Road

Hi Patrice,

Per our conversation and your email, I am requesting the Planning and zoning Commission reschedule the start of my public hearing for Wed Aug 22nd.

Thank you,

Bill Phillips

From: Carson, Patrice [mailto:pcarson@boltonct.org]
Sent: Tuesday, June 23, 2020 3:21 PM
To: 'bill@landieconstruction.com' <bill@landieconstruction.com>
Cc: Rupert, Jim <jrupert@boltonct.org>
Subject: FW: Application PL-20-9 17 Notch Road

Good afternoon Bill,

Please see below the initial review of your plans from Town Consulting Engineer Joe Dillon. There appear to be many issues to address which will require some engineering before this plan goes to public hearing. I also understand that your plan is before the Inland Wetlands Commission this evening.

Due to the timing of these things, it would seem prudent that you ask the Planning and Zoning Commission not begin the public hearing until the August 12th meeting so that a complete set of plans can be submitted and reviewed. This will save you and the Commission time and money from having to begin things too early only to have to repeat some of the steps.

If you are so inclined, you may respond to this email requesting that the Planning and Zoning Commission reschedule the start of your public hearing for Wednesday, August 12 beginning at 7:45pm. I would need this request by noon tomorrow, Wednesday, June 24.

Thank you.

Patrice

*Patrice L. Carson, AICP
Consulting Director of Community Development
Town of Bolton*

From: Joseph M. Dillon, P.E. [<mailto:jdillon@nlja.com>]
Sent: Tuesday, June 23, 2020 2:52 PM
To: Carson, Patrice <pcarson@boltonct.org>
Subject: Application PL-20-9 17 Notch Road

Patrice,

I have reviewed the information associated with the subject application that has been uploaded to ViewPoint as of June 9, 2020.

The information provided is sufficient for determining the feasibility of the proposed building and processing area, for which it appears adequate for its proposed use. The Site Plan does not provide sufficient detail to provide any recommendations with regards to Site Plan approval. The plan will require more detail in terms of proposed grading, stormwater control measures, stormwater calculations, site details and erosion and sediment control measures.

If you have any questions, please feel free to contact me.

Regards,
Joe

Joseph M. Dillon, P.E.



Nathan L. Jacobson & Associates

Consulting Civil and Environmental Engineers Since 1972

86 Main Street, P.O. Box 337, Chester, Connecticut 06412-0337

Tel: 860.526.9591 • Fax: 860.526.5416

www.nlja.com • jdillon@nlja.com



Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

BOLTON PLANNING AND ZONING COMMISSION

APPENDIX I

APPLICATION FOR APPROVAL OF SUBDIVISION / RESUBDIVISION / MODIFICATION OF PREVIOUSLY APPROVED SUBDIVISION / RESUBDIVISION

1. NAME OF SUBDIVISION / RESUBDIVISION CARMA LLC
2. CHECK ONE: APPLICATION IS FOR: SUBDIVISION RESUBDIVISION
MODIFICATION
3. STREET ADDRESS OF SUBJECT PROPERTY 12 WEBSTER LANE
ZONE _____ DEED REFERENCE: VOLUME 179 PAGE 43
ASSESSOR'S MAP # 24 BLOCK # 45 LOT # _____
4. APPLICANT(S) CARMA LLC
ADDRESS PO BOX 225 GLASTONBURY ZIP 06033
PHONE # _____ FAX # _____ E-MAIL _____

I AM A WILLFUL PARTICIPANT AND FULLY FAMILIAR WITH THE CONTENTS OF THIS APPLICATION.

SIGNATURE(S) OF APPLICANT(S) _____

5. OWNER(S) OF RECORD _____

ADDRESS _____ ZIP _____

PHONE # _____ FAX # _____ E-MAIL _____

I AM A WILLFUL PARTICIPANT AND FULLY FAMILIAR WITH THE CONTENTS OF THIS APPLICATION.

SIGNATURE(S) OF OWNER(S): Carl Perena (MEMBER

FOR CARMA LLC



Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

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ZONE _____ DEED REFERENCE: VOLUME 179 PAGE 43
ASSESSOR'S MAP # 24 BLOCK # 45 LOT # _____
4. APPLICANT(S) CARMA LLC
ADDRESS PO BOX 225 GLASTONBURY ZIP 06033
PHONE # _____ FAX # _____; E-MAIL _____
I AM A WILLFUL PARTICIPANT AND FULLY FAMILIAR WITH THE CONTENTS OF THIS APPLICATION.
SIGNATURE(S) OF APPLICANT(S) _____;
5. OWNER(S) OF RECORD _____
ADDRESS _____ ZIP _____
PHONE # _____ FAX # _____ E-MAIL _____
I AM A WILLFUL PARTICIPANT AND FULLY FAMILIAR WITH THE CONTENTS OF THIS APPLICATION.
SIGNATURE(S) OF OWNER(S): _____;

6. OFFICIAL CONTACT REGARDING THIS APPLICATION:

NAME Gerald Hardisty
COMPANY _____
ADDRESS _____ ZIP _____
PHONE # _____ FAX # _____ E-MAIL _____

7. APPLICANT'S ENGINEER:

NAME Gerald Hardisty, PEL
COMPANY Civil Engineering Services, LLC
ADDRESS 203 Boston Hill Rd Andover ZIP 06232
PHONE # 742-0364 FAX # N/A E-MAIL gchardisty@yahoo.com

8. APPLICANT'S SURVEYOR:

NAME SAME AS ABOVE
COMPANY _____
ADDRESS _____ ZIP _____
PHONE # _____ FAX # _____ E-MAIL _____

9. OTHER EXPERTS RETAINED BY THE APPLICANT: Richard Zulick, Soil Scientist

10. NUMBER OF NEW LOTS IN SUBDIVISION / RESUBDIVISION 1

11. TOTAL ACREAGE OF SUBJECT PROPERTY BEING DIVIDED 3.6 AC.

12. TOTAL LENGTH OF NEW PUBLIC ROADS Ø FEET

13. TOTAL ACREAGE OF PROPOSED OPEN SPACE: _____

14. IF MODIFICATION, DESCRIBE NATURE OF SUCH MODIFICATION: _____

15. IS APPLICATION FOR OPEN SPACE CONSERVATION DEVELOPMENT? No. IF YES, SPECIAL PERMIT APPLICATION TO BE SUBMITTED CONCURRENTLY.

16. ARE THE SUBDIVISION / RESUBDIVISION ACTIVITIES SUBJECT TO THE BOLTON INLAND WETLANDS AND WATERCOURSES REGULATIONS? YES IF YES, APPROVAL MUST BE SECURED BY THE APPLICANT PRIOR TO PZC ACTION. STATUS: APPROVED

17. PROVIDE ALL THE APPLICABLE ITEMS FOR A COMPLETE APPLICATION INCLUDING THE COMPLETED CHECKLIST FOR SUBDIVISION / RESUBDIVISION APPLICATIONS

A COMPLETED CHECKLIST MUST BE PROVIDED TO COMPRISE A COMPLETE APPLICATION

FOR TOWN USE ONLY:

DATE FILED WITH TOWN _____

BASE FEE PAID _____ **CHECK #** _____ (APPLICANTS MAY BE SUBJECT TO SUPPLEMENTAL REVIEW FEES TO DEFRAID THE COST OF PROFESSIONAL REVIEW SERVICES, SUCH AS ENGINEERING OR LEGAL REVIEWS)

Revised March 11, 2009

**BOLTON PLANNING AND ZONING COMMISSION
CHECKLIST
FOR SUBDIVISION & RESUBDIVISION APPLICATIONS
Revised March 11, 2009**

THIS CHECKLIST MUST BE COMPLETED BY THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE AND SUBMITTED WITH THE APPLICATION.

The Planning and Zoning Commission will use this checklist in determining the completeness or incompleteness of the application. The applicant is responsible for providing all the applicable information on this checklist. The applicant is encouraged to provide any additional information to clearly present a proposed activity and its potential effects on the community. The Commission may require additional information not included in this checklist to determine compliance with the regulations.

AN APPROVAL OF AN APPLICATION COULD BE DENIED IF AN APPLICATION LACKS SUFFICIENT INFORMATION.

WAIVERS. Some of the items below are essential for any application while others may not be applicable for a particular proposal. The applicant is encouraged to ask the town staff to review the completed application with all supporting information and the completed checklist, prior to submitting the application to the Planning and Zoning Commission so that the staff can provide the applicant an opinion on the completeness of the application. The applicant shall provide an accompanying narrative for any item that is represented by the applicant as not applicable or not included. Should the applicant intend to seek a waiver of any requirement of the Bolton Subdivision Regulations pursuant to Section 1.3, the applicant shall submit an itemized request listing each such waiver with a statement justifying such request at time of application.

SUPPLEMENTAL REVIEW FEES: The applicant may be liable for supplemental review fees to defray the cost of professional review services, such as engineering, legal, and traffic reviews. Staff will seek estimates of these professional services at time of application acceptance. Please see the attached fee schedule.


Name of Subdivision or Resubdivision: _____

Applicant _____ Date _____

Item	Description	Applicant		Staff	
		Included	Not Included	Completeness Opinion	
				Yes	No
1	Completed, signed application by applicant and owner				
2	Payment of required application fees				
3	All draft deeds, easements and				

	declarations for all proposed roads, road widenings and open spaces, letter of consent from entity to receive open space and easements for drainage, conservation, driveways, utilities	✓			
4	Evidence of Approval by the Health District and/or Sewer Authority	✓			
5	Evidence of approval of the proposed activity by the Inland Wetlands Commission if it is within that Commission's jurisdiction	✓			
6	Evidence of approval by the Fire Marshal and Fire Chief of the water supply for fire protection	?			
7	Copies of any required applications for other local, state or federal regulatory approvals	✓			
8	Written evidence of applicant's legal interest in the subject property (deed, lease, option to purchase, bond for deed, etc.)				
9	List of all current property owners within 500 feet of the subject property obtained from the Town Assessor records.	✓			
10	Paper and digital copies of all reports including hydrology, hydraulic and drainage computations and				
11	14 sets of complete stamped and signed plans measuring 24" x 36", and at a scale not more than 40' to the inch				
	ITEMS 12 THROUGH 65 SHALL BE INCORPORATED IN THE SET OF PLANS				
12	A-2 boundary survey of the subject property showing all existing and proposed boundary lines and markers, easements, adjoining property lines and the names of all current abutting property owners	✓			
13	Subdivision owner's name and address, total area of subdivision and number of lots, shown on plan	✓			
14	Digital copy of plans in DXF, DGN, or other format acceptable to Town staff	✓			
15	Plan title block in the extreme lower right corner (not sideways) to include	✓			

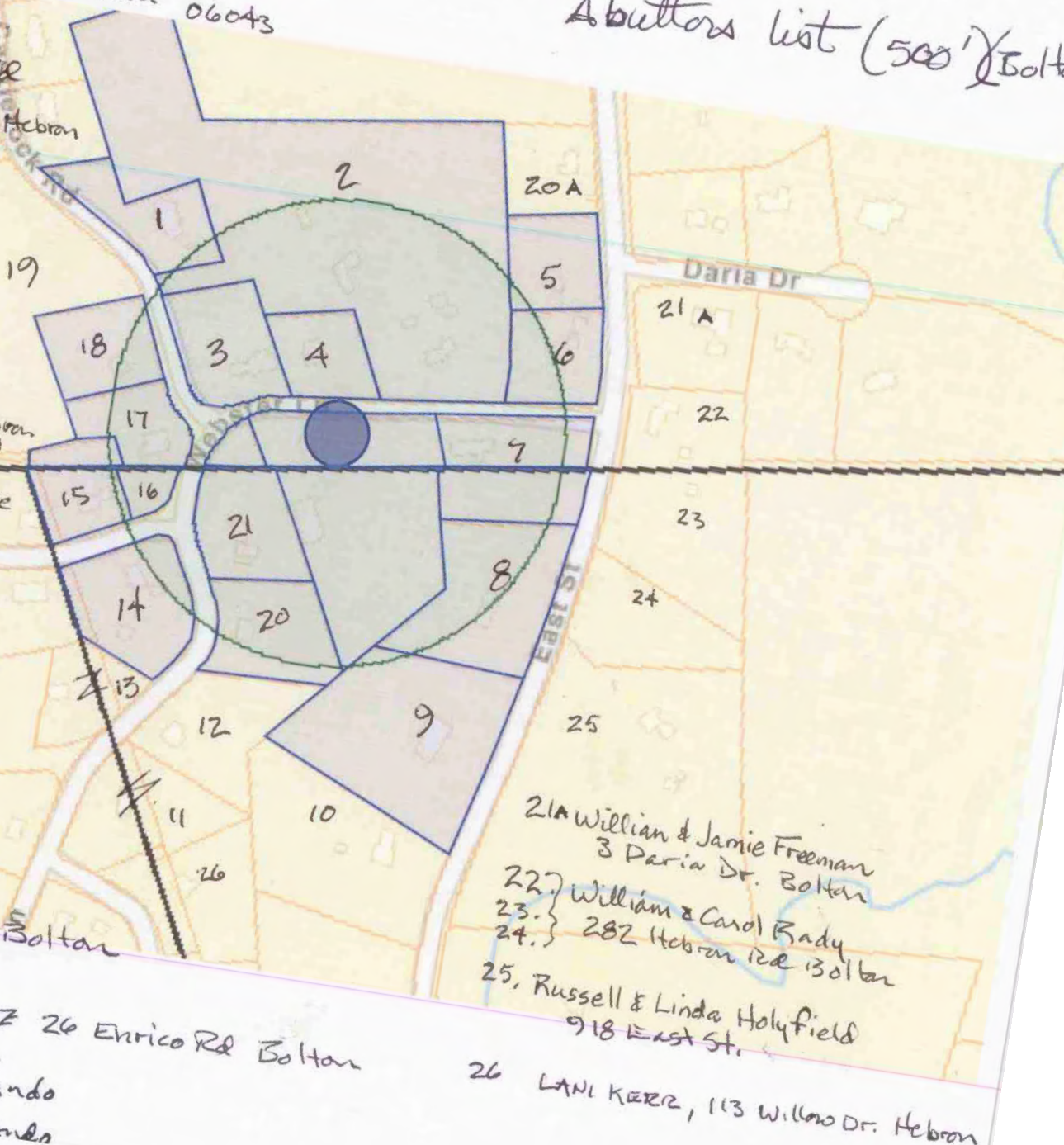
	the subdivision name, individual sheet title and the name of the Town of Bolton	✓		
16	All plan sheets numbered with the format "sheet x of y"	✓		
17	Clear legible plans with all lines, symbols and features readily identifiable	✓		
18	North arrow on each plan including the reference meridian	✓		
19	Graphic bar scale on each plan sheet, within the acceptable scale limits of the regulations	✓		
20	Overall plan of site at a smaller scale, with sheet index, if the site does not fit on one sheet at required scale	✓		
21	Key map at a scale of 1"= 500' showing the relation of the site to abutting properties and streets, shown on plan	✓		
22	Original and revision plan dates and revision explanations shown on the affected plan sheets	✓		
23	Total area of Subdivision	✓		
24	Square footage and acreage of all lots, roads, open spaces, easements, etc.	✓		
25	Number of lots in Subdivision	✓		
26	Existing and proposed property and street lines	✓		
27	Existing and proposed watercourses and ponds	✓		
28	Existing and proposed easements and ROWs	✓		
29	Existing and proposed lot markers and lot numbers	✓		
30	Proposed Street numbers	?		
31	All dimensions to 1/100 th of a foot, and all bearings or angles on all property lines and easements, existing and proposed.	✓		
32	Central angle, arc length, and radius of all arcs	✓		
33	Width of streets, ROWs, and easements	?		
34	Proposed street names	N/A		
35	Existing and proposed street monuments	✓		

36	Length of proposed streets	N/A			
37	Survey relationship of proposed streets to Town roads or State Highways	N/A			
38	Revision number, date, and brief description of revision	N/A			
39	Commission's endorsement signature block on each plan sheet in accordance with Section 8.t.		✓		
40	Existing and proposed parks, recreation areas, and open spaces	N/A			
41	Existing and proposed grading with two foot contours for all ground surfaces based on USGS datum, shown on plan		✓		
42	Existing and proposed structures and features, their uses and those to be removed, shown on the plan		✓		
43	Existing and proposed driveway entrances to street		✓		
44	Sight distances from property entrances along public roads shown on plan and on profile if grading is needed	N/A			
45	Existing and proposed water supply shown on plan		✓		
46	Existing wells and sewage disposal systems on other properties that could conflict with proposed site improvements, shown on plan	N/A			
47	Existing and proposed footing drains, curtain drains and dry wells, shown on plan		✓		
48	Existing and proposed drainage systems, any affected floodway and construction detail drawings, shown on plan	N/A			
49	Existing stone walls, fences, trails, foundations and other similar landmarks, shown on plan		✓		
50	Existing and proposed bridges and culverts on or adjacent to the site, shown on plan	N/A	✓		
51	Zoning district boundaries and zoning dimensions table		✓		
52	Table shown on plan of zoning dimensions required and provided for lot area, street frontage, lot width, yard		✓		

	setbacks, impervious area and building coverage				
53	Location of minimum buildable area for each lot, shown on plan				
54	Limits of wetlands as delineated by a certified soil scientist with the soil scientist's signed certification, shown on plan or a certification signed by a soil scientist that no wetlands are within 100 feet		✓		
55	Natural features including watercourses, ponds, vernal pools, aquifers, 100 year flood plain areas, ridge lines, large ledge outcrops, slopes steeper than 25% and potential areas of endangered species, shown on plan	CHECKED NDDB N/A	✓		
56	Soil deep test hole and percolation test locations and soil test results		✓		
57	Conceptual design and locations of principal structure, primary and reserve sewage disposal areas each with percolation and deep test holes for suitable soils, curtain and footing drains with outlets, and well; location of existing septic systems and wells on property and abutting properties that impact location of new wells and septic systems.		✓		
58	Existing and proposed streets within the ROW, edges of pavement, centerline, station numbers	N/A			
59	Driveway locations		✓		
60	Signature and seal of engineer and surveyor preparing map		✓		
61	Traffic control signs, pavement markings, street lights	N/A			
62	Plan and profile construction drawings at 1"=40' (H) scale and 1"=4' (V) scale for all the features of proposed roads, drainage systems and public improvements with construction detail drawings for all features in accordance with the regulation requirements	N/A			
63	Best management practices to remove contaminants, including sediments and oils, from runoff water, shown on plan, in construct detail drawings, and	N/A			

Abutters list (500') Bolton

1. Caitlin & Kimberly Morosanu 30 Castlerock Lane
2. Roger Barrett 87 Shaddy Mill Rd (5 Webster Lane)
3. Bruce Hall, 13 Webster Lane Bolton 06043
4. Roger Barrett, 11 Webster
5. Allison Sarsley, 273 Hebron Rd
6. Jake Matt & Amanda Ward 275 Hebron
7. George Keech Jr. 6 Webster
8. Kevin Arnesen 927 East St.
9. Denise Makulis 917 East St.
10. Nationstar Mortgage LLC
28A Mr. Cooper
1603 LBJ Freeway
Farmers Branch TX 75234
11. Erick Duxelley 26 Webster La Hebron 06248
12. Barbara Millicucci & Bernard Gouchoe
28 Webster Lane Bolton
13. Johnne McDonald 51 Webster Lane Hebron 06248
14. Sandra & William Logier
25 Webster Lane Bolton
15. Diane Massey
14 Webster La Bolton
16. Brett Hoadley & Katrina Young
21 Webster Bolton
17. Hans & Denise Olsen, 23 Castlerock La Bolton
18. same as 16
19. Wieslaw & Demusz Romualda Demusz 26 Enrico Rd Bolton
- 20A Patricia Tiller, 271 Hebron Rd Bolton
20. Carol & Kenneth Lee 24 Webster Lane Ando
21. Kiechelle A Barby 16 Webster Lane Ando



- 21A William & Jamie Freeman
3 Daria Dr. Bolton
22. } William & Carol Bady
23. } 282 Hebron Rd Bolton
24. }
25. Russell & Linda Holyfield
918 East St.
- 26 LANI KERR, 113 Willow Dr. Hebron

CARMA L. L. C.

P.O.Box

Glastonbury, CT 06033

July 6, 2020

To whom it may concern,

This is to inform that Gerald Hardisty is representing Carma L.L.C. in the town meetings regarding property located at 12 Webster lane for the purpose of subdividing the lot.

Thank you

Carly Perrine (MEMBER) 7/6/2020

For Carma L.I.C. (owner)

Date

General Notes

ANDOVER ASSESSOR'S MBL: 19/16/0001
 BOLTON ASSESSOR'S MBL: 24// 45//
 ANDOVER VOL. 19, PG. 359
 BOLTON VOL. 45, PG. 1026

MAPS REFERENCED:
 1. PRELIMINARY SUBDIVISION PLAN
 PREPARED FOR VALENTINO FIANO,
 HEBRON AND ANDOVER, CONN. SCALE:
 1"=100', JUNE 3, 1958, by HAYDEN
 GRISWOLD C.E.

2. "ELIZABETH HEIGHTS"

PROPERTY OF
 W. HARRY ENGLAND JR. et al.
 HEBRON & ANDOVER, CONN.
 Scale: 1"=100' - JUNE 6, 1963
 HAYDEN L. GRISWOLD, C.E.

3. PLAN PREPARED FOR OLOF
 ERLANDSON, EAST STREET ANDOVER,
 CONNECTICUT, by A. BOWEN DAVIES,
 dated 3-01-79, rev. 5-15-79

MAP NOTES:
 1. DIMENSIONS CITED IN DEED (VOL 19 P.
 326) FILED OCTOBER 11, 1957 REFERRED
 TO THE NORTHERLY BOUNDARY AS A LINE
 "ALONG THE SOUTHERLY LINE OF WEBSTER
 LANE, FOUR HUNDRED FIVE FEET, MORE
 OR LESS . . ." WEBSTER LANE HAD NOT
 YET BEEN ESTABLISHED. IN CREATING THIS
 SUBDIVISION, WE ASSUMED A NEW
 NORTHERLY BOUNDARY APPROXIMATELY 25'
 OFFSET FROM THE CENTERLINE OF THE
 EXISTING PAVEMENT IN WEBSTER LANE.

TEST PIT DATA:
 8-12-19 by
 THAD KING, R.S., EHDH
 G. HARDISTY, P.E., CES ENGINEERING LLC

TP A
 0 - 10 TOPSOIL
 10 - 18 LT BRN FSL
 18 - 24 DRKR BRN FSL
 24 - 84 COMP. FSL W/ SILT
 MOTTLING: 24"
 ROOTS: FINE FEW TO 24"

TP B
 0 - 10 TOPSOIL
 10 - 24 LT BRN FSL
 24 - 75 COMP. BRN FSL
 MOTTLING 24"
 ROOTS TO 25"

TP C
 0 - 8 TOPSOIL
 8 - 24 LT BRN FSL
 24 - 67 COMP. BRN FSL
 MOTTLING 24"

MLSS: 6.2%
 S = 6.2%
 D = 24" HF = 30
 PF = 1.0
 FF = 1.5 (3 BDRM)
 MLSS = 1.5 x 30 = 45 LF

REQ'D AREA= 495 SFEA
 PROVIDED: 1 ROW MANTIS 536-8
 45 LF @ 11.0 SFEA/LF = 495
 SFEA

SYSTEM TO BE NOT MORE THAN 6"
 INTO EXISTING GRADE.

SYSTEM ELEVATIONS:
 TRENCH 1 BOTTOM: 548.50
 FL: 549.50
 D-BOX IN: 549.75
 TANK OUT: 550.15
 TANK IN: 550.40
 SOIL PIPE: 551.15

ANDOVER ZONING - ARD

	REQUIRED:	PROVIDED:
LOT AREA:	60,000 SF	72,000 +
FRONTAGE	200'	200'
MIN. FRONT YARD	50'	50'
MIN. SIDE YARD	10'	25'
MIN. REAR YARD	20'	40'

BOLTON ZONING - R-1

	REQUIRED:	PROVIDED:
LOT AREA:	40,000 SF	72,000 +
FRONTAGE	200'	200'
MIN. FRONT YARD	35'	35'
MIN. SIDE YARD	25'	25'
MIN. REAR YARD	40'	40'

AREA OUTSIDE OF 50' REGULATED AREA

UPLAND REVIEW AREA = 100'

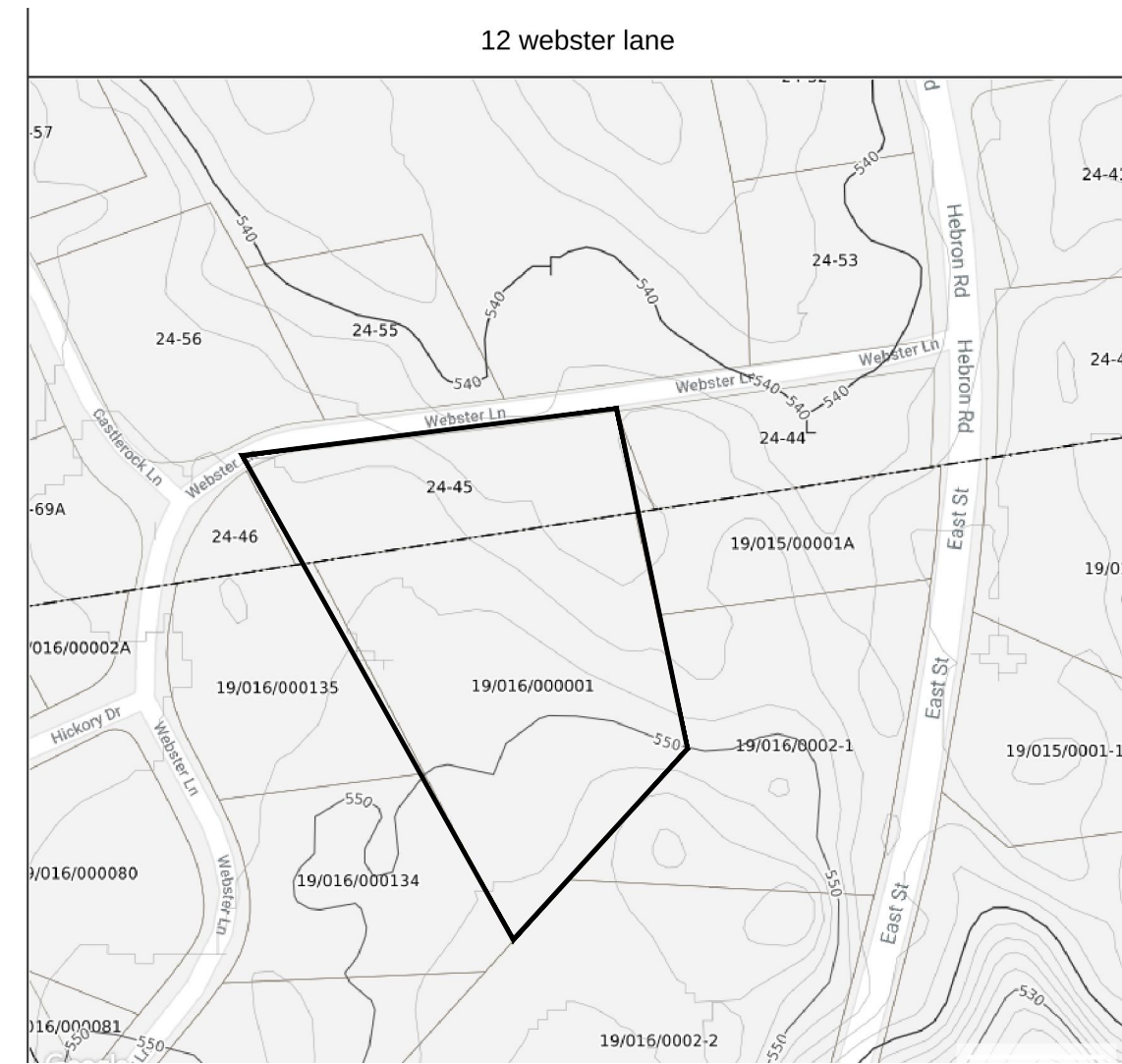
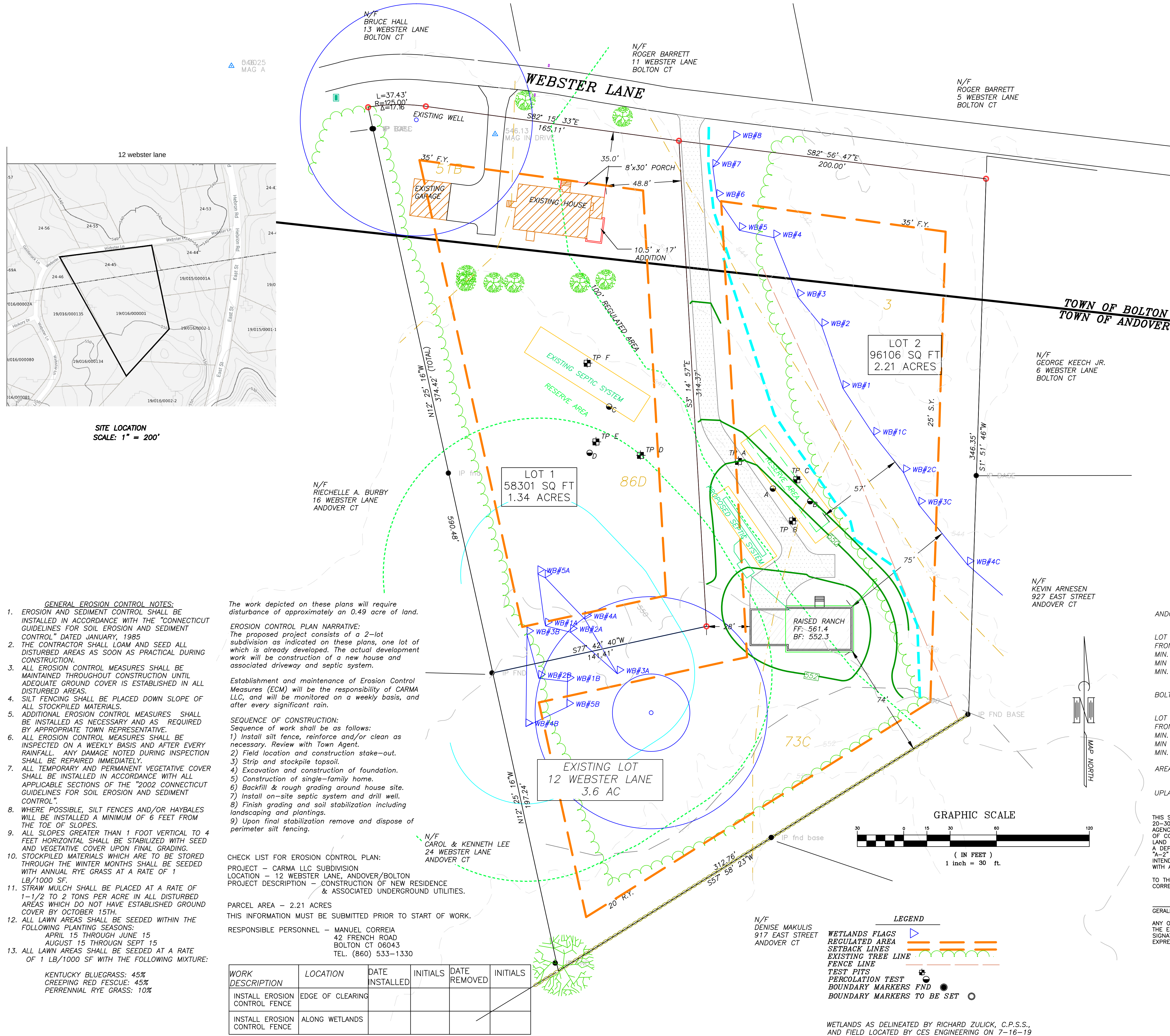
THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS
 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE
 AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE
 OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF
 LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION MAP BASED ON
 A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS
 "A-2" AND TOPOGRAPHIC ACCURACY CLASS "T-2". THIS SURVEY AND MAP IS
 INTENDED TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE
 WITH APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.

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

GERALD E. HARDISTY, L.S. #15974

ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS
 THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION NUMBER AND
 SIGNATURE APPEAR ABOVE. NO OTHER CERTIFICATION OR WARRANTY IS
 EXPRESSED OR IMPLIED.

GERALD E. HARDISTY, L.S. #15974



SITE LOCATION
 SCALE: 1" = 200'

- GENERAL EROSION CONTROL NOTES:**
- EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" DATED JANUARY, 1985
 - THE CONTRACTOR SHALL LOAM AND SEED ALL DISTURBED AREAS AS SOON AS PRACTICAL DURING CONSTRUCTION.
 - ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL ADEQUATE GROUND COVER IS ESTABLISHED IN ALL DISTURBED AREAS.
 - SILT FENCING SHALL BE PLACED DOWN SLOPE OF ALL STOCKPILED MATERIALS.
 - ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY AND AS REQUIRED BY APPROPRIATE TOWN REPRESENTATIVE.
 - ALL EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL. ANY DAMAGE NOTED DURING INSPECTION SHALL BE REPAIRED IMMEDIATELY.
 - ALL TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".
 - WHERE POSSIBLE, SILT FENCES AND/OR HAYBALES WILL BE INSTALLED A MINIMUM OF 6 FEET FROM THE TOE OF SLOPES.
 - ALL SLOPES GREATER THAN 1 FOOT VERTICAL TO 4 FEET HORIZONTAL SHALL BE STABILIZED WITH SEED AND VEGETATIVE COVER UPON FINAL GRADING.
 - STOCKPILED MATERIALS WHICH ARE TO BE STORED THROUGH THE WINTER MONTHS SHALL BE SEED WITH ANNUAL RYE GRASS AT A RATE OF 1 LB/1000 SF.
 - STRAW MULCH SHALL BE PLACED AT A RATE OF 1-1/2 TO 2 TONS PER ACRE IN ALL DISTURBED AREAS WHICH DO NOT HAVE ESTABLISHED GROUND COVER BY OCTOBER 15TH.
 - ALL LAWN AREAS SHALL BE SEED WITH THE FOLLOWING PLANTING SEASONS:
 APRIL 15 THROUGH JUNE 15
 AUGUST 15 THROUGH SEPT 15
 - ALL LAWN AREAS SHALL BE SEED AT A RATE OF 1 LB/1000 SF WITH THE FOLLOWING MIXTURE:
 KENTUCKY BLUEGRASS: 45%
 CREEPING RED FESCUE: 45%
 PERENNIAL RYE GRASS: 10%

The work depicted on these plans will require disturbance of approximately an 0.49 acre of land.

EROSION CONTROL PLAN NARRATIVE:
 The proposed project consists of a 2-lot subdivision as indicated on these plans, one lot of which is already developed. The actual development work will be construction of a new house and associated driveway and septic system.

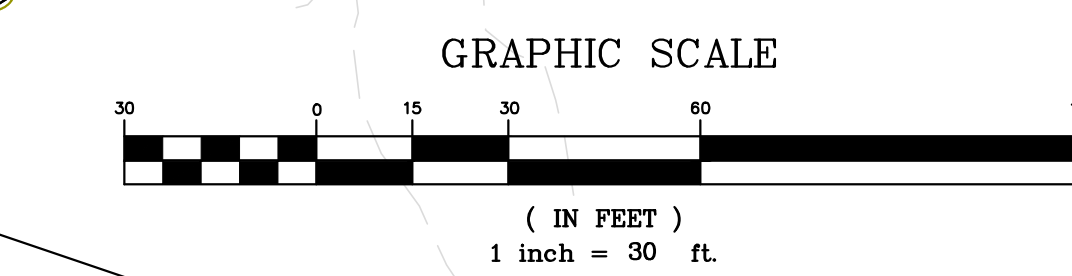
Establishment and maintenance of Erosion Control Measures (ECM) will be the responsibility of CARMA LLC, and will be monitored on a weekly basis, and after every significant rain.

- SEQUENCE OF CONSTRUCTION:**
 Sequence of work shall be as follows:
 1) Install silt fence, reinforce and/or clean as necessary. Review with Town Agent.
 2) Field location and construction stake-out.
 3) Strip and stockpile topsoil.
 4) Excavation and construction of foundation.
 5) Construction of single-family home.
 6) Backfill & rough grading around house site.
 7) Install on-site septic system and drill well.
 8) Finish grading and soil stabilization including landscaping and plantings.
 9) Upon final stabilization remove and dispose of perimeter silt fencing.

CHECK LIST FOR EROSION CONTROL PLAN:
 PROJECT - CARMA LLC SUBDIVISION
 LOCATION - 12 WEBSTER LANE - ANDOVER/BOLTON
 PROJECT DESCRIPTION - CONSTRUCTION OF NEW RESIDENCE & ASSOCIATED UNDERGROUND UTILITIES.

PARCEL AREA - 2.21 ACRES
 THIS INFORMATION MUST BE SUBMITTED PRIOR TO START OF WORK.
 RESPONSIBLE PERSONNEL - MANUEL CORREIA
 42 FRENCH ROAD
 BOLTON CT 06043
 TEL. (860) 533-1330

WORK DESCRIPTION	LOCATION	DATE INSTALLED	INITIALS	DATE REMOVED	INITIALS
INSTALL EROSION CONTROL FENCE	EDGE OF CLEARING				
INSTALL EROSION CONTROL FENCE	ALONG WETLANDS				



- LEGEND**
- WETLANDS PLACS
 - REGULATED AREA
 - SETBACK LINES
 - EXISTING TREE LINE
 - FENCE LINE
 - TEST PITS
 - PERCOLATION TEST
 - BOUNDARY MARKERS FND
 - BOUNDARY MARKERS TO BE SET

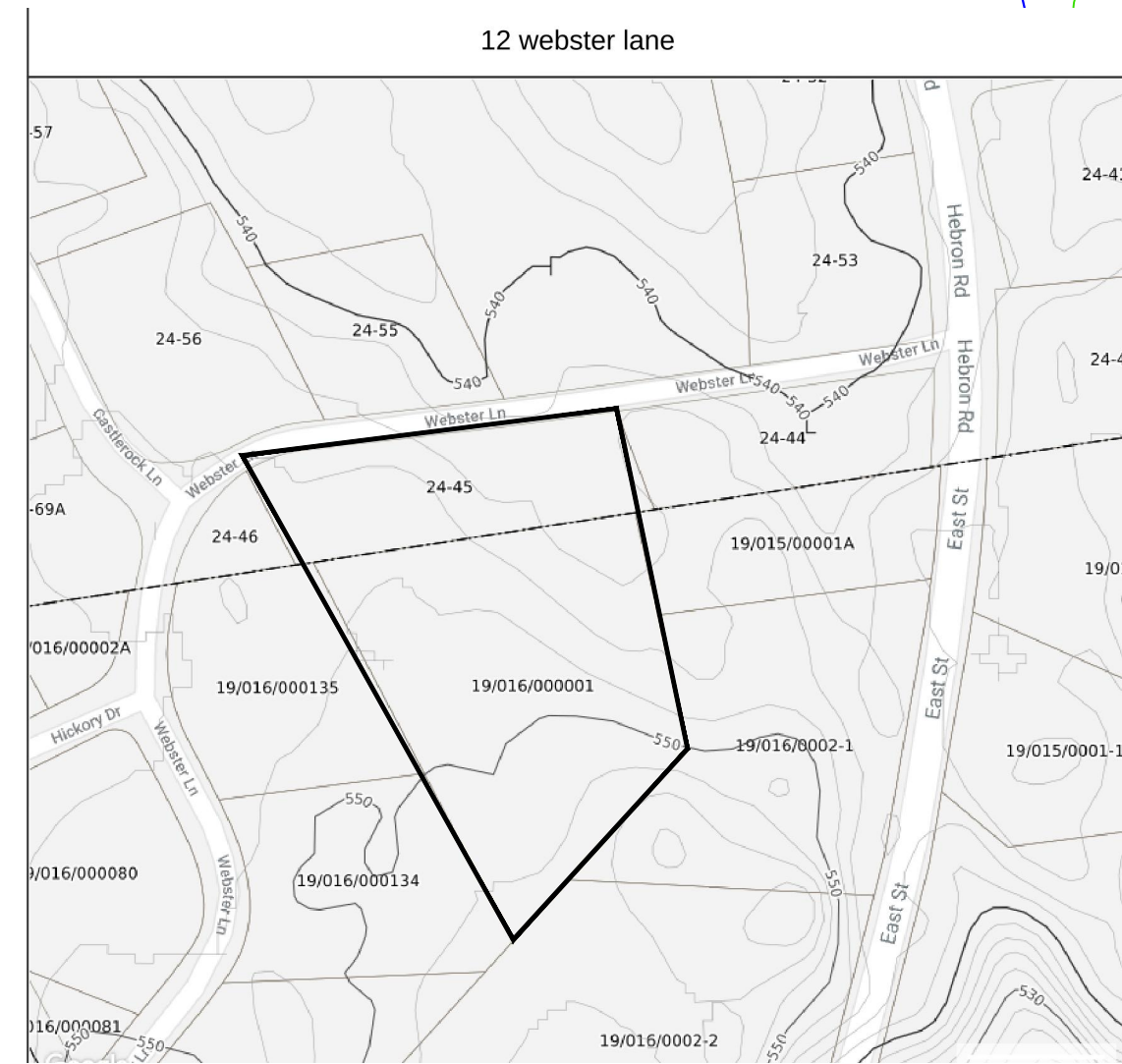
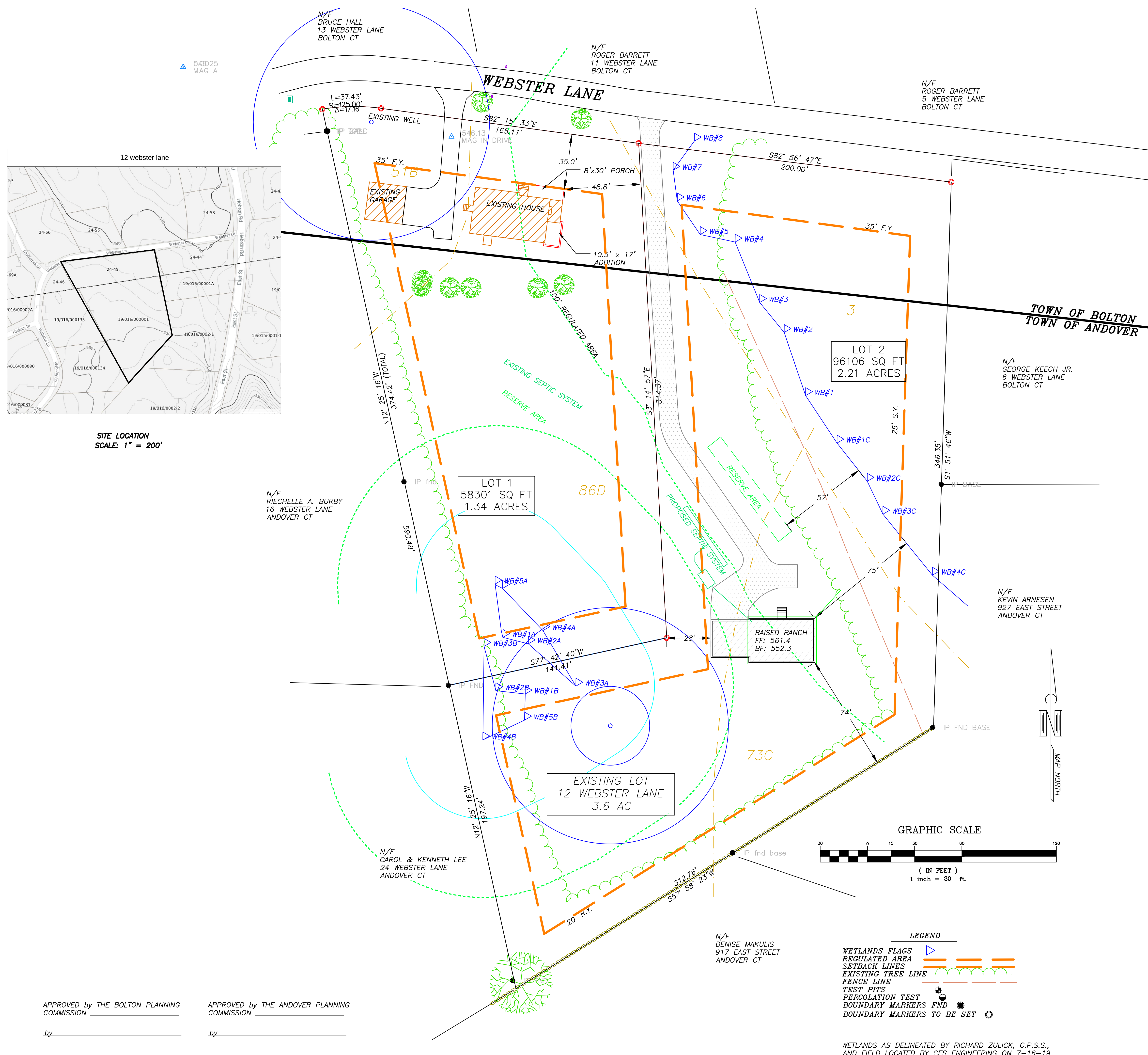
WETLANDS AS DELINEATED BY RICHARD ZULICK, C.P.S.S., AND FIELD LOCATED BY CES ENGINEERING ON 7-16-19

No.	Revision/Issue	Date

CARMA, LLC
 TWO-LOT SUBDIVISION
 12 WEBSTER LANE
 ANDOVER/BOLTON CT
 DEVELOPMENT PLAN

CIVIL
 ENGINEERING
 SERVICES, LLC
 203 BOSTON HILL ROAD
 ANDOVER CT 06232
 ph. (860) 742-0364

Project
 1913-WEBSTER LANE
 Date
 AUG 26, 2019
 Sheet
 2 OF 2
 Scale
 1" = 30'



TEST PIT DATA:
 8-12-19 by
 W. HARRY ERLANDSON JR. et al.
 HEBRON & ANDOVER, CONN.
 Scale: 1"=100' - JUNE 6, 1963
 HAYDEN L. GRISWOLD, C.E.

TP A
 0 - 10 TOPSOIL
 10 - 18 LT BRN FSL
 18 - 24 DRKR BRN FSL
 24 - 84 COMP. FSL W/ SILT
 MOTTLING: 24"
 ROOTS: FINE FEW TO 24"

TP B
 0 - 10 TOPSOIL
 10 - 24 LT BRN FSL
 24 - 75 COMP. BRN FSL
 MOTTLING 24"
 ROOTS TO 25"

TP C
 0 - 8 TOPSOIL
 8 - 24 LT BRN FSL
 24 - 67 COMP. BRN FSL
 MOTTLING 24"

MLSS:
 S = 6.2%
 D = 24" HF = 30
 PF = 1.0
 FF = 1.5 (3 BDRM)
 MLSS = 1.5 x 30 = 45 LF

REQ'D AREA = 495 SFEA
PROVIDED: 1 ROW MANTIS 536-8
 45 LF @ 11.0 SFEA/LF = 495 SFEA

SYSTEM TO BE NOT MORE THAN 6" INTO EXISTING GRADE.

SYSTEM ELEVATIONS:
 TRENCH 1 BOTTOM: 548.50
 FL: 549.50
 D-BOX IN: 549.75
 TANK OUT: 550.15
 TANK IN: 550.40
 SOIL PIPE: 551.15

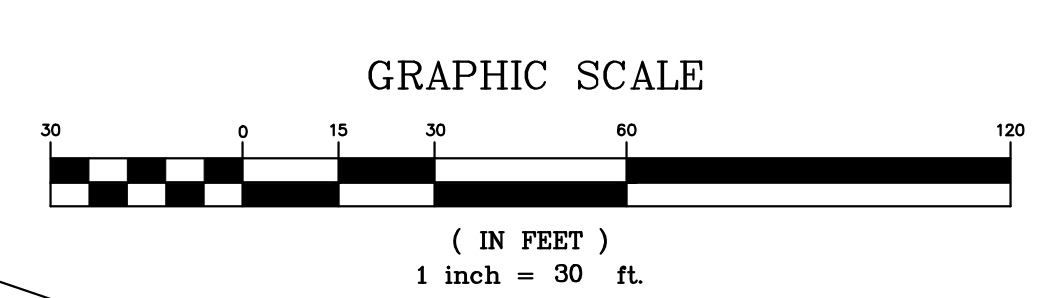
ANDOVER ZONING - ARD

	REQUIRED:	PROVIDED:
LOT AREA:	60,000 SF	72,000 +
FRONTAGE:	200'	200'
MIN. FRONT YARD:	50'	50'
MIN. SIDE YARD:	10'	25'
MIN. REAR YARD:	20'	40'
MAX. COVERAGE:	10%	7.1%, 6.9%

BOLTON ZONING - R-1

	REQUIRED:	PROVIDED:
LOT AREA:	40,000 SF	72,000 +
FRONTAGE:	200'	200'
MIN. FRONT YARD:	35'	35'
MIN. SIDE YARD:	25'	25'
MIN. REAR YARD:	40'	40'
MAX. COVERAGE:	15%	7.1%, 6.9%

AREA OUTSIDE OF 50' REGULATED AREA



- LEGEND**
- WETLANDS FLAGS
 - REGULATED AREA
 - SETBACK LINES
 - EXISTING TREE LINE
 - FENCE LINE
 - TEST PITS
 - PERCOLATION TEST
 - BOUNDARY MARKERS FND
 - BOUNDARY MARKERS TO BE SET

WETLANDS AS DELINEATED BY RICHARD ZULICK, C.P.S.S., AND FIELD LOCATED BY CES ENGINEERING ON 7-16-19

General Notes

ANDOVER ASSESSOR'S MBL: 19/16/0001
 BOLTON ASSESSOR'S MBL: 24// 45//
 ANDOVER VOL. 19, PG. 359
 BOLTON VOL. 45, PG. 1026

MAPS REFERENCED:
 1. PRELIMINARY SUBDIVISION PLAN PREPARED FOR VALENTINO FIANO, HEBRON AND ANDOVER, CONN. SCALE: 1"=100', JUNE 3, 1958, by HAYDEN GRISWOLD C.E.
 2. "ELIZABETH HEIGHTS" PROPERTY OF W. HARRY ERLANDSON JR. et al. HEBRON & ANDOVER, CONN. Scale: 1"=100' - JUNE 6, 1963 HAYDEN L. GRISWOLD, C.E.
 3. PLAN PREPARED FOR OLOF ERLANDSON, EAST STREET ANDOVER CONNECTICUT, by A. BOWEN DAVIES, dated 3-01-79, rev. 5-15-79

MAP NOTES:
 1. DIMENSIONS CITED IN DEED (VOL 19 P. 326) FILED OCTOBER 11, 1957 REFERRED TO THE NORTHERLY BOUNDARY AS A LINE "ALONG THE SOUTHERLY LINE OF WEBSTER LANE, FOUR HUNDRED FIVE FEET, MORE OR LESS . . ." WEBSTER LANE HAD NOT YET BEEN ESTABLISHED. IN CREATING THIS SUBDIVISION, WE ASSUMED A NEW NORTHERLY BOUNDARY APPROXIMATELY 25' OFFSET FROM THE CENTERLINE OF THE EXISTING PAVEMENT IN WEBSTER LANE.

No.	Revision/Issue	Date

CARMA, LLC
 TWO-LOT SUBDIVISION
 12 WEBSTER LANE
 ANDOVER/BOLTON CT
 SUBDIVISION PLAN

CIVIL ENGINEERING SERVICES, LLC
 203 BOSTON HILL ROAD
 ANDOVER CT 06232
 ph. (860) 742-0364

Project: 1913-WEBSTER LANE

Date: AUG 26, 2019	Sheet: 1 OF 2
Scale: 1" = 30'	

APPROVED by THE BOLTON PLANNING COMMISSION _____
 by _____

APPROVED by THE ANDOVER PLANNING COMMISSION _____
 by _____

GERALD E. HARDISTY, L.S. #15974

Roger Barrett
87 Shoddy Mill Road
Bolton CT 06043

Bruce Hall
13 Webster Lane
Bolton CT 06043

Roger Barrett
11 Webster Lane
Bolton CT 06043

Allison Sarisley
273 Hebron Road
Bolton CT 06043

Lake Mott & Amanda Ward
275 Hebron Road
Bolton CT 06043

George Keech Jr.
6 Webster Lane
Bolton CT 06043

Kevin Arnesen
927 East Street
Andover CT 06232

Denise Makulis
917 East Street
Andover CT 06232

Nationstar Mortgage LLC
1603 LBJ Freeway
Farmers Branch TX 75234

Eric Dwelley
26 Webster Lane
Hebron CT 06248

Barbara Minicucci & Bernard Gouchoe
28 Webster Lane
Bolton CT 06043

JoAnne McDonald
51 Webster Lane
Hebron CT 06248

Sandra & William Lozier
25 Webster Lane
Bolton 06043

Diane Massey
14 Webster Lane
Bolton 06043

Brett Hoadley & Katrina Young
21 Webster Lane
Bolton 06043

Hans & Denise Olsen
23 Castlerock Lane
Bolton 06043

Brett Hoadley & Katrina Young

Wieslaw & Romualda Demusz
26 Webster Lane
Bolton CT 06043

Patricia Tilley
271 Hebron Road
Bolton CT 06043

William & Jamie Freeman
3 Daria Drive
Bolton CT 06043

William & Carol Rady
282 Hebron Road
Bolton CT 06043

Russell & Linda Holyfield
918 East Stree
Andover CT 06232

Lani Kerr
113 Willow Drive
Hebron CT 06248

Caitlin & Kimberly Morosanu
30 Castlerock Lane
Bolton CT 06043