

Bolton Planning & Zoning Commission
Regular Meeting
7:30 p.m., Wednesday, August 12, 2020
Virtual Meeting Utilizing Zoom
Minutes and Motions

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

Members Excused: Benjamin Davies and Jeremy Flick (Alternate)

Staff Present: Patrice Carson, AICP, Consulting Director of Community Development, Sandra Pierog, First Selectman and Jim Rupert, Zoning Enforcement Officer

Others Present: Andrew Bushnell, Gerald Hardisty, William Phillips, Eric Waskey, and James Waskey

1. Call to Order: Chairman A. Teller called the meeting to order at 7: 32 p.m. R. Fournier was seated for B. Davies.

2. Approval of Minutes: July 8, 2020 Regular Meeting Minutes:

Suggested Amendments:

- **Under Member's Excused:** Marilee Manning (Alternate) was present at the meeting
- **Under 4:** In third line of the second paragraph, amend "owner is excited to getting into the new space" to "get into the new space"
- **Under 5a:** In the last line of the first paragraph, amend "build fencing and putting in some additional gravel parking area" to "build fencing and put in some additional gravel parking area."
- **Under 6a:** In the first sentence, amend "This does not need a public hearing." to "Regulations do not require a Public Hearing but the Planning and Zoning Commission reserves the right to hold one if the Town of Andover does not."
- **Under 7:** At the end of the sixth sentence in the second paragraph, amend "developer still need" to "developer still needs"

C. Davey moved to approve the minutes as amended. **J. Cropley seconded.** The motion passed unanimously 7:0:0.

3. Resident's Forum (Public Comment for items *NOT* on the agenda): No comments from the public

4. Staff Reports

J. Rupert stated that there have been more complaints recently. Some are valid concerns that do not fall under the responsibility of Planning and Zoning and they have been referred to other authorities.

Construction activity remains about the same. A partial CO has been issued for Able Coil. They will be moving in to their new building soon. Productivity will be a concern when their equipment is in transit. Permits for decks, sheds and swimming pools have been plentiful.

Attorney Penny who is representing the owner of the Lyndale Stand has hired a wetlands expert and expects to get back to the town shortly.

P. Carson noted that the Sustainable CT certification deadline is next week.

5. Old Business

a. Discussion/Possible Decision: Request to Withdraw Without Prejudice Special Permit Application for Proposed Garage/Office Building, Equipment Storage Area and Material Processing Area, 1 Notch Road, William Phillips (#PL-20-9)

Mr. Phillips requested a withdrawal of his special permit application without prejudice or additional cost and will restart the process after his engineers have submitted their report. A wetlands permit has been approved with conditions. He would expect the application will be ready to be reviewed at the next Planning and Zoning Commission meeting on September 9, 2020.

A. Teller moved to approve William Phillips' request to withdraw his special permit application #PL-20-9 without prejudice and waive application fees as long as the application is processed by December 31, 2020. **R. Fournier seconded.** The motion passed unanimously 7:0:0

b. Discussion/Possible Decision: Subdivision Application for 1-Lot, 12 Webster Lane, CARMA LLC (PL-20-11)

Gerald Hardisty of CES (Civil Engineering Services, LLC) representing the applicant spoke about the application. A revision will be made to the original drawing which will entail rotating the proposed house clockwise so that it will fit between the required 100 foot setbacks. Andover subdivision regulations require 100 feet of upland review area. A subdivision plan has to be filed in both Andover and Bolton. Mr. Hardisty wants to submit one plan that towns will approve.

P. Carson noted that Andover will be having a public hearing on this matter. Because of this it was the consensus of the commission that a public hearing will not be necessary in Bolton.

P. Carson noted there were two open issues, one is the approval of the driveway sightline. Mr. Hardisty replied that the sightlines are good and are better than many of the driveways on Webster Lane. P. Carson noted the second open issue is that a fee is required in lieu of open space. An appraiser will be necessary. A. Teller suggested that Mr. Hardisty submit three choices and the commission will pick one. The appraisal should be done before the next meeting. The discussion will be carried over to September. No action was taken.

(Defer 5c to later in the agenda)

c. Discussion on Extension of Outdoor Dining/Retail Beyond Governor's Executive Order

P. Carson noted that no complaints or nuisances have been reported at the four restaurants that currently offer outdoor dining: Georgina's, A Villa Louisa, Subway and Parkside Pizza. A. Teller stated that none of the businesses have been problematic and they are operating under real hardship. It would be good to be proactive and extend the deadline beyond the current expiration of September 9, 2020. His recommendation is to amend the zoning regulations as suggested. The ZEO needs the authority to suspend or terminate the extension as circumstances change.

P. Carson noted that the governor does not have the authority to extend his Executive Order; he would have to reissue it. The town should have something at the ready to act in an emergency situation where there is no risk to health or safety.

C. Davey noted that it is not uncommon to have warm weather in December or January and he wouldn't be surprised if social distancing goes into the spring or summer of 2021. Perhaps outdoor dining should be allowed as a permanent option. J. Rupert noted that Georgina's has been approved for outdoor dining on their patio. A. Teller responded that the regulations could be amended as the COVID conditions change. Outdoor dining could be revived in the spring if social distancing is still required.

J. Cropley posed a question to J. Rupert asking if there was no social distancing due to COVID would restaurants be allowed to operate as they are now. J. Rupert replied that Georgina's is the only restaurant

using parking area for outdoor seating but with reduced indoor seating, the loss of parking is not an issue. Parking may be an issue if indoor capacity increases. Subway is using a covered walkway not the parking lot. Parkside Pizza use picnic tables on the lawn. Villa Louisa already has outdoor seating on their patio.

The proposed regulation amendment reads:

Any Outdoor Dining that has not been the subject of a zoning enforcement action or nuisance activity report, which is operating with a permit issued pursuant to 2020 Gubernatorial Executive Order 7MM, shall be permitted to operate until November 30, 2020, provided that such extension shall not be interpreted to create any nonconforming right, and further provided that the operation of the Outdoor Dining between the date of the suspension of the State's declared state of emergency and November 30, 2020 shall be deemed to be a complete and total waiver of any claim of nonconforming rights under any local, state, or federal legal activity.

The Zoning Enforcement Officer (ZEO) shall be authorized to suspend and/or terminate this extension upon a finding that weather or other change of conditions at a particular site constitute a nuisance or a risk to health and safety. The ZEO, with the concurrence of the fire marshal and public health authorities, shall be authorized to grant a further extension for no longer than fourteen (14) days for a particular site under the same conditions and limitations as the original authorization, if he is satisfied that the extension will not constitute a nuisance or a risk to health or safety.

A. Teller moved that the Planning and Zoning Commission hold a **Public Hearing on Wednesday, September 9, 2020, at 7:45 p.m. via Zoom** to amend the Zoning Regulations to include the possibility of extending outdoor dining operations into December or January, weather permitting, and possibly reviving outdoor dining without a regulation change in spring 2021. **T. Manning seconded.** The motion passed unanimously 7:0:0.

6. New Business

a. Informal Discussion: Development of 1 Notch Road, William Phillips

Andrew Bushnell of Bushnell Associates in Manchester presented the plans. This property is also known as 17 Wall Street. It is an old quarry site. When operations were ceased, the site was not handled as it should have been. A manmade wetland has formed in the middle of the parcel caused by the quarry operators. Stockpiles of materials including concrete, blacktop and asphalt will be stored as part of a construction business. There will also be a material processing area that will include a crushing unit to make an aggregate product. A garage and storage buildings are also proposed. The site is surrounded by chain link fence. Conditions for approval include maintenance and spill response plans.

A concrete pad from the old quarry will be removed. The area below will be filled with existing material. There is a proposed relocation of the driveway which will allow for easier movement of trucks and other construction equipment. The old driveway will be filled in with shrubs.

Discussions have been ongoing with Lance Dimock regarding catch basins. Currently the water has nowhere to go and there is an unstable base. The swale will be reestablished to send water towards a catch basin and on to enhanced wetlands. That area will be preserved with plantings to enhance it where possible. Two existing plastic pipes that drain offsite will be maintained.

Plans are still in progress for a stone berm (that will be recessed in a swale) proposed at the edge of Notch Road for filtration. This will catch sediment. A grass buffer is planned along the road to also catch sediment. A substantial increase in storm water is not anticipated. Two 1,500 gallon cisterns are proposed to collect storm water. The water will be used for dust control on the site. The billboard will be removed as the permit was not renewed.

A. Teller questioned if the State's proposed change to that corridor will be an issue. The exit to Notch Road from Route 384 will be reworked. P. Carson noted that the State has a plan that they are pursuing to fix that intersection and the highway as a whole. A. Teller said that the Planning and Zoning Commission could support Notch Road exiting onto 384 in a way that makes it more user friendly for this site.

M. Manning asked about the possibility of petroleum leaching out of the asphalt that will be stored on the property. Mr. Bushnell noted that the petroleum is bound into the asphalt and does not leach out as hazardous waste. The grass barrier strip would absorb it if it happened.

A. Teller asked about the type of equipment that would be on the property. Mr. Phillips said that there would be dump trucks, low beds, bulldozers, etc. The equipment would not exit onto 384. Notch Road would be used. A. Teller questioned the noise level but Mr. Phillips stated that it would not be any noisier than other trucks. The start time of his operation is 7:00 a.m. The site is zoned as Industrial.

J. Rupert has no issue with the application. He and P. Carson have been working with Mr. Phillips who is trying to lessen his presence on Clark Road by moving to the Notch Road location. It will be a good use of the site. P. Carson noted that a public hearing will be required.

A. Teller stated that the commission is not hostile to Mr. Phillips application but he should be aware of possible noise concerns. And if the billboard will be taken down, add that to the application.

b. Informal Discussion: Change of Use to use 96 Notch Road by a church as an extension of the church to be used for small break-out gatherings for prayer typically on Sunday mornings and Monday evenings and additional gatherings as required.

Andrew Bushnell and James and Eric Waskey were on the call to speak on this matter. A site plan was presented for 96 Notch Road at the corner of Schoolhouse Road (not a public road). The lot is about .65 acres. The site will be used as a small gathering place for church for up to 50 people.

Parking will be necessary including a handicapped space with ramp access to the building. Paver bricks, drive-over grass or permeable pavers may be used instead of asphalt. Storm water management is still being addressed. The parking area will not be used extensively. Mr. Bushnell is aware of the landscaping requirements for parking lots and the handicap parking spot can be shielded. The location of the septic system is a concern. The house on the site will be renovated cosmetically. A. Teller would prefer the handicap parking space not be in front of the building but there is no other viable option.

R. Fournier asked about operating hours. James Waskey replied that there would mainly be prayer session meetings on Monday evenings at 6:00 p.m. or 7:00 p.m. and perhaps Sunday morning meetings for Bible study. There is no other regular planned use.

R. Fournier asked about site lighting. Mr. Waskey noted that they would typically meet during daylight hours so illumination would not be needed every night. J. Rupert said that lighting could be on a timer for parking lot safety. The regulations require a lighting diagram. There are trees on the sight which would block lighting from the street. Mr. Bushnell agreed that lighting would have to be on sight but that not many would be needed. J. Rupert said that maybe one or two lights could be affixed to the building instead of using pole lights. That would be less obtrusive.

J. Cropley asked if an area is needed for a second leach field. Mr. Bushnell replied no; although the use is changing, the flow will not increase, however the plan will show a reserve are.

A. Teller asked if the outdoor area would be covered and how fifty people would fit in the house. Mr. Waskey replied that there are typically 30-35 people. J. Rupert stated that this would be a change of use. The floor may have to be shored up and the entrance has to be wide enough. The bathroom will be handicap accessible. No one will be living in the house.

J. Cropley asked if overflow parking would be on Schoolhouse Road. J. Rupert noted that there is a municipal building next door where parking would be available. There was a question as to who would maintain that lot in the winter. Mr. Waskey said that they don't anticipate the need for offsite parking.

c. Sustainable CT Action 8.1.1 Housing Needs Assessment Worksheets Questions & Discussion

P. Carson discussed the Housing Data Profile. There are many statistics about housing, income, ethnicity and other demographic indicators in Bolton and in comparison to other towns and the State. The grand list has fallen. Most towns have also seen a decrease in their property values. The median income in Bolton is \$97,019. Homeowners generally have a higher income than renters.

The school-age population in Bolton is projected to decrease while there is a predicted increase in the over age 65 population. The median income is consistent with other surrounding towns. The population is 91% white which is also the same as the surrounding towns. Although the State as a whole is becoming more diverse, Bolton is not.

The current housing stock appears affordable for Bolton's age demographics. Current zoning regulations allow for accessory units within existing dwellings which may be helpful for an aging population. Housing diversity is an area that could be improved. Most are single family homes. There are a limited number of multiple family homes and there are a few mobile homes. The lack of utilities (water and sewer) is a concern along with a lack of services in town (grocery store, bank, pharmacy, etc.). Affordable housing is also a concern. There are currently 20 assisted units in town. Two areas with the potential for senior housing, apartments or condos are the drive-in and Cider Mill properties. There would be easy access to a commuter lot with bus service to Hartford and walking trails for recreation.

The Commission reviewed the Housing Worksheet answers and approved them with a few additional suggestions.

7. Correspondence

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

P. Carson stated that she and T. Manning attended the presentation on housing last Tuesday. There is still work to be done before the report is presented to the legislature. Ms. Carson will send out a reminder on Monday if folks would like to listen in to the next meeting. T. Manning contacted Robin Green and Steve Cassano asking if they would put this on the special session agenda. No response was received.

8. Adjournment:

A. Teller moved to adjourn the *virtual* meeting at 9:36 p.m. **J. Cropley seconded**. The motion passed unanimously 7:0:0.

Respectfully submitted,

Leslie J. Brand

Leslie Brand
Recording Secretary

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

**PROPOSED ZONING REGULATION AMENDMENT TO ALLOW EXTENSION OF OUTDOOR DINING:
(Public Hearing set for Wednesday, September 9, 2020 via Zoom)**

Any Outdoor Dining that has not been the subject of a zoning enforcement action or nuisance activity report, which is operating with a permit issued pursuant to 2020 Gubernatorial Executive Order 7MM, shall be permitted to operate until November 30, 2020, provided that such extension shall not be interpreted to create any nonconforming right, and further provided that the operation of the Outdoor Dining between the date of the suspension of the State's declared state of emergency and November 30, 2020, shall be deemed to be a complete and total waiver of any claim of nonconforming rights under any local, state, or federal legal authority.

The Zoning Enforcement Officer (ZEO) shall be authorized to suspend and/ or terminate this extension upon a finding that weather or other change of conditions at a particular site constitute a nuisance or a risk to health or safety. The ZEO, with the concurrence of the fire marshal and public health authorities, shall be authorized to grant a further extension for no longer than fourteen (14) days for a particular site under the same conditions and limitations as the original authorization, if he is satisfied that the extension will not constitute a nuisance or a risk to health or safety.

This amendment would allow continuation for those who are operating now without incident; the November date can be determined by the Commission. However, the second paragraph would allow those operating to take advantage of unusually good weather for a week or two, but also allow for the possibility that winter arrives early and presents a problem at a particular site. The Commission could then work on something more permanent over the winter if so inclined.

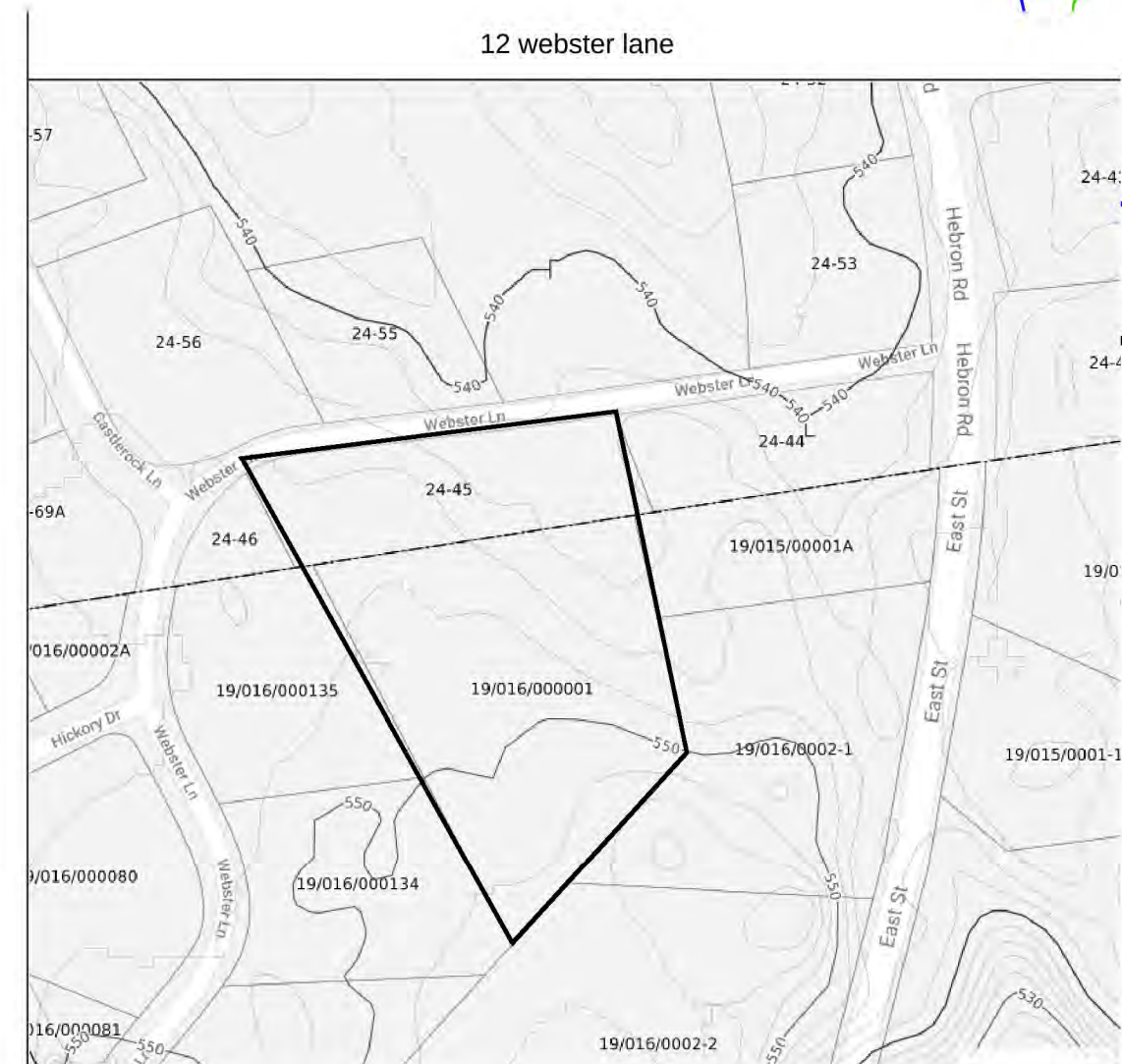
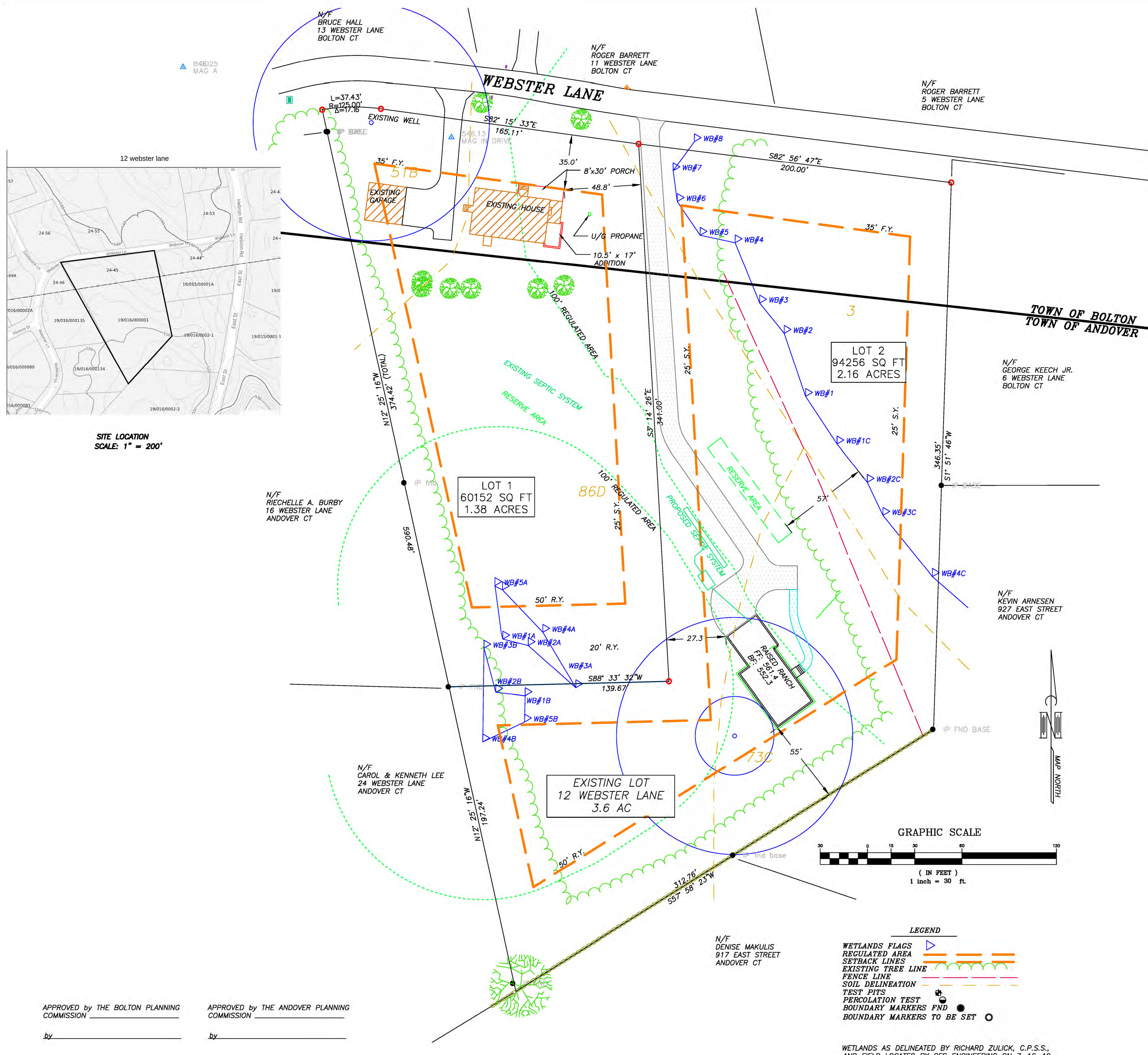
BACKGROUND: As was discussed at the last PZC meeting, it is unclear whether there is an automatic extension allowed for Outdoor Dining Uses if the Governor's Executive Order (EO) is lifted. The Governor's Office did ask that we get the word out that expanded outdoor activities (including dining) under Executive Order 7MM IS still allowed, EVEN when indoor dining begins again. Outdoor activities are permitted as stated in 7MM for the duration of the emergency, and towns are not able to end it before that. However, as previously noted, towns can extend outdoor activities past that date by amending their own regulations.

Currently, we have four restaurants who have been approved under the EO for Outdoor Dining:

1. Georgina's
2. A Villa Louisa
3. Subway
4. Parkside Pizza

None of the four have been the subject of a zoning enforcement action or nuisance activity report.

Comments from PZC: It also allows them a bit of time to take down the installation without be in violation and be flexible until they know what the weather is like. I think some of the Manchester restaurants post whether they will have outdoor service based on the weather that day or the day before. Plus, December is usually a busy season for restaurants, with holiday parties, etc. and if they can squeeze another weekend out, with heaters or whatever, they could benefit from the extra capacity.



SITE LOCATION
SCALE: 1" = 200'

TEST PIT DATA:
8-12-19 by
THAD KING, R.S., EHH
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:
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'	20'
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%
BUILDABLE AREA	30,000 SF	48,070 SF LOT 1 45,010 SF LOT 2

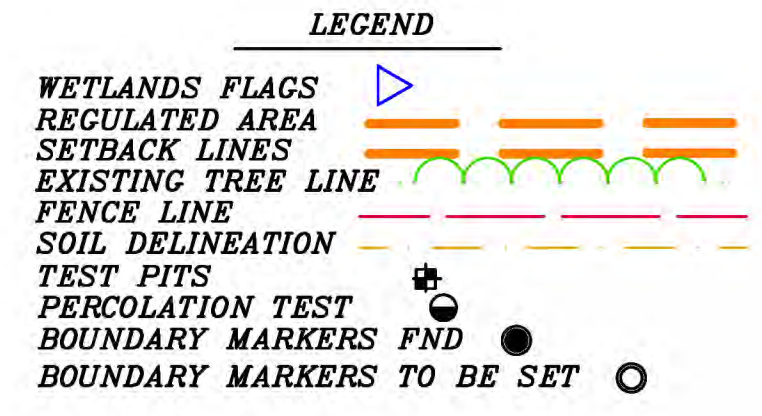
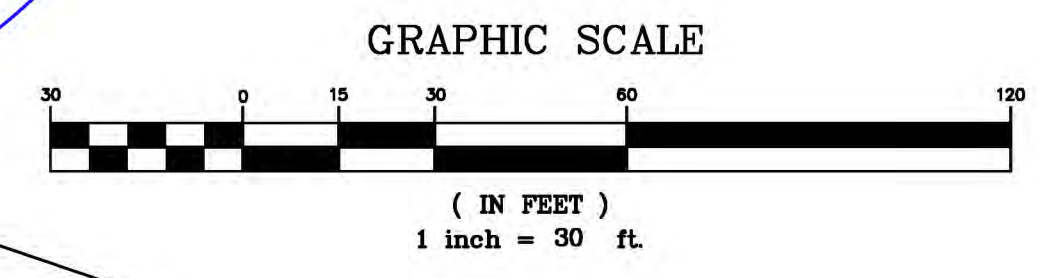
UPLAND REVIEW AREA = 100'

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 "4-2" 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.



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 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.

No.	Revision/Issue	Date
3.	Address staff (Andover) comments	8/10/20
2.	Address staff (Andover) comments	8/2/20
1.	Revised Lot line, lot areas	7/22/20

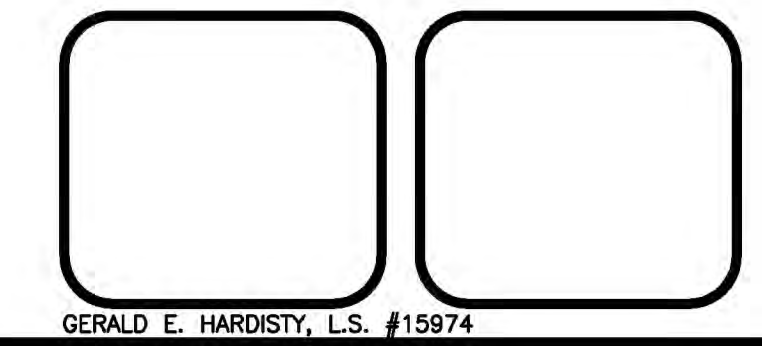
CARMA, LLC
TWO-Lot SUBDIVISION
12 WEBSTER LANE
ANDOVER/BOLTON CT
SUBDIVISION PLAN

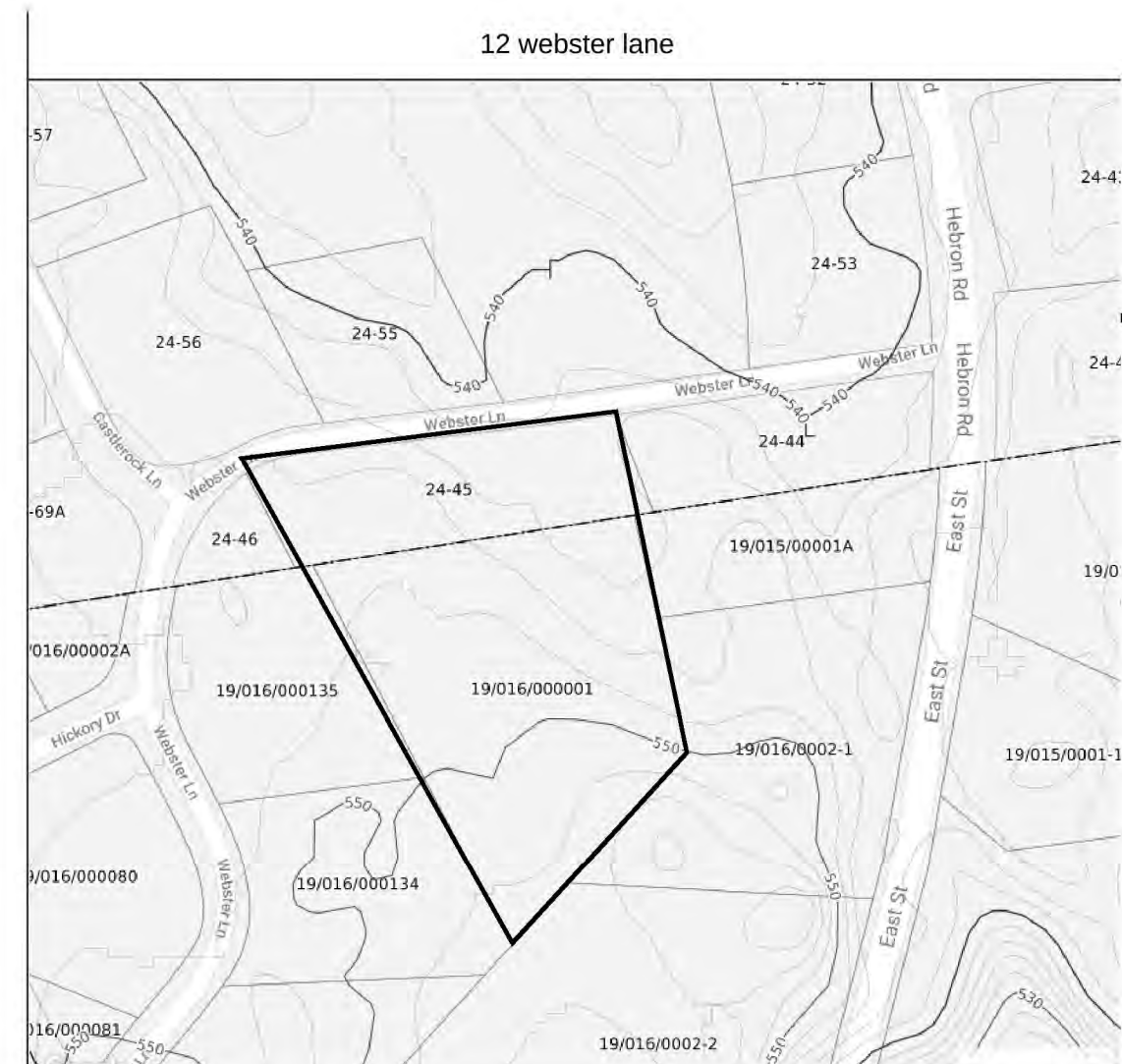
CIVIL
ENGINEERING
SERVICES, LLC
203 BOSTON HILL ROAD
ANDOVER CT 06232
ph. (860) 742-0364

Project
1913-WEBSTER LANE

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

APPROVED by THE BOLTON PLANNING COMMISSION
APPROVED by THE ANDOVER PLANNING COMMISSION





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 WITHIN 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.

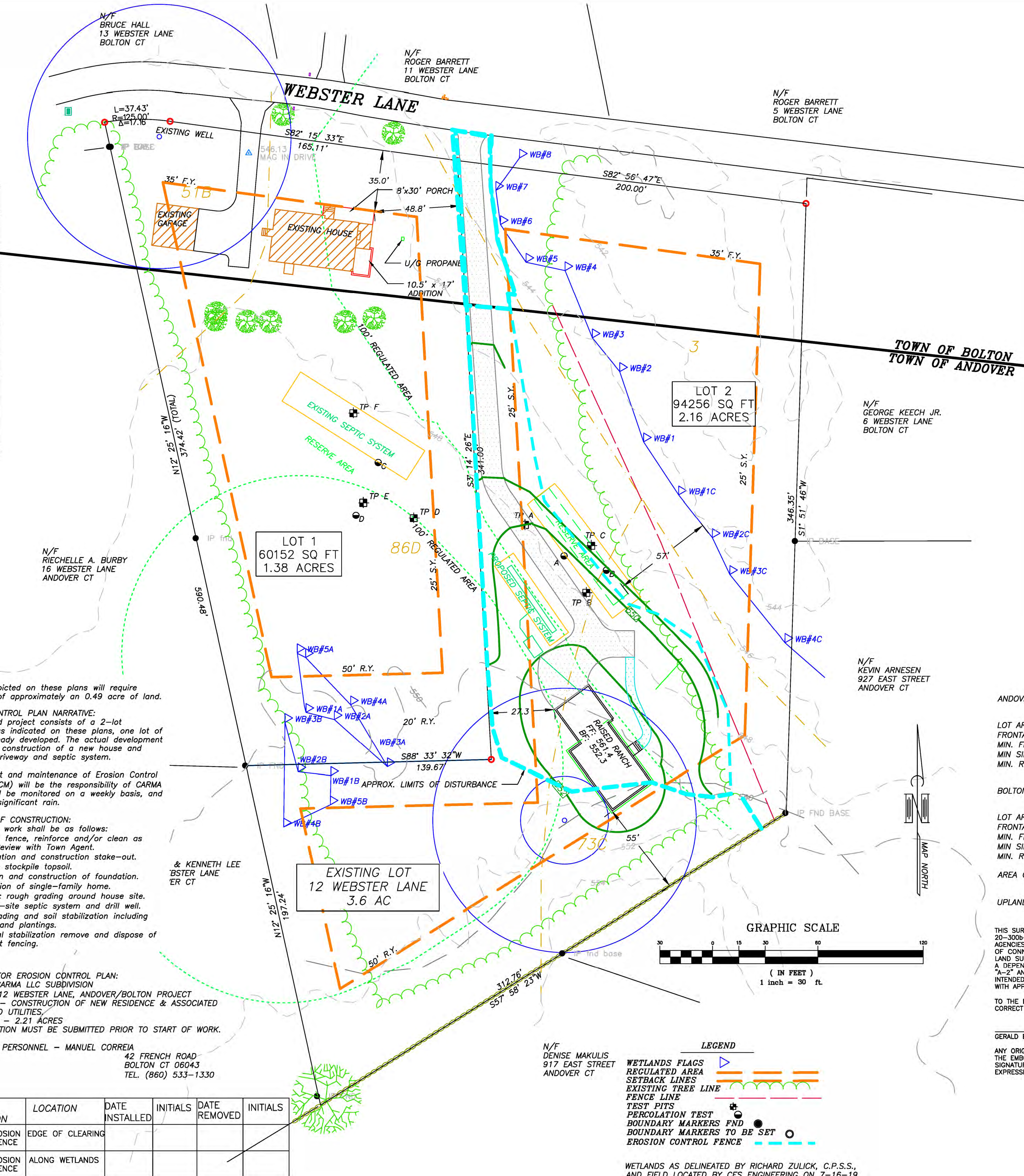
Establishment and maintenance of Erosion Control Measures (ECM) will be the responsibility of CARMA LLC, and will be monitored on a weekly basis, and after every significant rain.

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				



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:
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

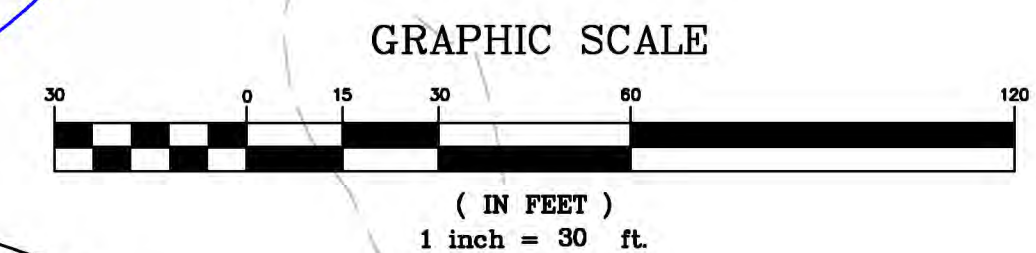
UPLAND REVIEW AREA = 100'

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.



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

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 ANDERSON 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
3.	Address staff (Andover) comments	8/10/20
2.	Address staff (Andover) comments	8/2/20
1.	Revised Lot line, lot areas	7/22/20

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

CIVIL
ENGINEERING
SERVICES, LLC
203 BOSTON HILL ROAD
ANDOVER CT 06023
ph. (860) 742-0364

Project: 1913-WEBSTER LANE

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



Town of Bolton



222 BOLTON CENTER ROAD • BOLTON, CT 06043

BOLTON PLANNING AND ZONING COMMISSION

APPLICATION FOR SPECIAL PERMIT, SITE PLAN REVIEW OR MODIFICATION OF A PREVIOUSLY APPROVED APPLICATION

1. Application Title: 1 Notch Road

2. Check all that apply:

Special Permit Application Modification of an Approved Special Permit Application*

Site Plan Review Application Modification of an Approved Site Plan Review Application*

* The Commission may require a new application if the proposed modification significantly alters the previously approved application.

3. Street Address of subject property 1 Notch Road, Bolton, CT 06043

4. Deed Reference (Bolton Land Records) Volume _____ Page _____

5. Assessor's Records Reference: Map # _____; Block # _____ Parcel / Lot # _____

6. Current zone(s) of subject property Industrial Acreage: 4

7. In Aquifer Protection District? Yes _____ No

8. In FEMA Flood Area? Yes _____ No

9. Wetlands Application Required? Yes No _____

10. Applicant(s) William Phillips

Address 21 Clark Road, Bolton Zip 06043

Phone # (860) 798-1400 Fax # (860) 646-1347 E-mail bill@landieconstruction.com

11. Owner(s) of subject property Manchester Medical Supply

Address New State Road, Manchester Zip 06040

Phone # _____ Fax # _____ E-mail _____

12. Official Contact / Representative regarding this Application: William Phillips

Address 21 Clark Road, Bolton Zip 06043

Phone # (860) 798-1400 Fax # (860) 646-1347 E-mail bill@landieconstruction.com

13. Project Engineer: Bushnell + Associates
Address 563 Woodbridge St., Manchester Zip 06042
Phone # (800)643-7875 Fax # _____ E-mail abushnell@bushnellassociatesllc.com

14. Project Architect: _____
Address _____ Zip _____
Phone # _____ Fax # _____ E-mail _____

15. Other Experts Retained by Applicant: _____

16. Briefly describe the proposed use of the subject property. Provide greater detail in Project Narrative.

Operation of excavation business,
Storage of heavy equipment, import and
export of gravel products, machine rental

17. Square footage of new / expanded space: _____ # of new parking spaces 25

18. List the Section(s) of the Zoning Regulations under which application is made: _____

19. Provide all the applicable items for a complete application including a completed Checklist for Site Plan Review and Special Permit Applications. A completed checklist must be provided to comprise a complete application.

20. Applicant's Endorsement:

I am a willful participant and fully familiar with the contents of this application.

Signature William T. Dwyer Date 9/4/2020

21. Owner's Endorsement:

I am a willful participant and fully familiar with the contents of this application.

Signature _____ Date _____

NOTE: If there are any material changes to this application, the Applicant shall immediately notify the Town Staff in writing.

Applicants may be subject to Supplemental Review fees to defray the cost of Professional Review Services such as engineering or legal reviews.

For Town Use Only

Base Fee Paid _____ Check # _____

Date application received by Inland Wetlands Commission (if applicable) _____

Date of Inland Wetlands Commission action (if applicable) _____

Date application received by Planning and Zoning Commission _____

Date of public hearing (if required) _____

Date of Planning and Zoning Commission action _____

Date of newspaper publication of Planning and Zoning Commission action _____

Summary of Planning and Zoning Commission action _____

Revised March 11, 2009

**BOLTON PLANNING & ZONING COMMISSION
CHECKLIST FOR SITE PLAN REVIEW (§ 16A)
AND SPECIAL PERMIT (§ 16B) APPLICATIONS
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.

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.

Pursuant to Section 16A.2.p, at time of application submission, the applicant may request in writing that the Commission determine that all or a part of the information required under Section 16A.2.c through o. (except subsections e., f., i., and j.) is NOT necessary in order to decide on an application.

Applicants may be subject to supplemental review fees to defray the costs of professional review services such as engineering or legal reviews. Please see attached information sheet.

Name of Development 1 Notch Road
Applicant William Phillips Date 9/4/2020

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		✓		
2A	Statement of Use in accordance with § 16A.2.b				
3	All draft deeds for any roads, road widenings and easements for drainage, conservation, driveways, utilities		✓		
4	Evidence of request for approval by the Health District and/or Sewer Authority for review, as appropriate	✓			
5	Evidence of submission of application to the Inland Wetlands Commission if it is within that Commission's jurisdiction	✓			
6	Evidence of submission of a request for review and approval by the Fire Marshal and Fire Chief of the water supply for fire protection		✓		
7	Copies of any required applications to 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.)		✓		

Item	Description	Applicant		Staff	
		Included	Not Included	Completeness Opinion	
				Yes	No
9	List of mailing address of all current property owners within 500 feet of the subject property, from the Town Assessor records (for special permit only)	✓			
10	List of all hazardous or potentially hazardous materials which will be present on the property with a full description of procedures that will be used to assure safety with the material safety data sheets	✓			
12	Digital copy of plans in DXF or DGN format if available	✓			
13	Paper and digital copies of all reports including hydrology, hydraulic and drainage computations and	✓			
14	14 sets of complete stamped and signed site plans measuring 24" x 36	✓			
	THE FOLLOWING ITEMS 15 THROUGH 51 SHALL BE INCORPORATED IN PLANS				
15	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	✓			
16	Names of abutting lot owners	✓			
17	USDA Soils boundaries and types	✓			
18	Plan title block in the extreme lower right corner (not sideways) to include the name of the town of Bolton	✓			
19	All plan sheets numbered with the format "sheet x of y"	✓			
20	Clear legible plans with all lines, symbols and features readily identifiable	✓			
21	North arrow on each plan including the reference meridian	✓			
22	Graphic bar scale on each plan sheet, not smaller than 1"= 40' unless otherwise approved by the Commission	✓			
23	Overall plan of site at a smaller scale, with sheet index, if the site does not fit on one sheet at a scale of 1"=40'	✓			
24	Key map at a scale of 1"= 500' showing the relation of the site to abutting properties and streets, shown on plan and zoning district boundaries within 500' of site	✓			
25	Original and revision plan dates and revision explanations shown on the affected plan sheets	✓			
26	Existing and proposed grading with two foot contours to T-2 standards, for all ground surfaces, shown on plan	✓			
27	Existing and proposed structures and features, their uses and those to be removed, shown on the plan	✓			
28	HVAC equipment located outside the building(s)	✓			
29	Existing and proposed driveway entrances to street, parking, loading areas, fire lanes, sidewalks and construction detail drawings, shown on plan	✓			
30	Sight distances from property entrances along public roads shown on plan and on profile if grading is needed	✓			
31	Soil test locations and soil test results shown on plan	✓			
32	Existing and proposed sewage disposal systems and design information, shown on plan	✓			
33	Outside Storage Areas	✓			

Item	Description	Applicant		Staff	
		Included	Not Included	Completeness Opinion	
				Yes	No
34	Underground / overhead utilities, existing and proposed	✓			
35	Existing and proposed water supply shown on plan	✓			
36	Existing wells and sewage disposal systems on other properties that could conflict with proposed site improvements, shown on plan	✓			
37	Existing and proposed footing drains, curtain drains and dry wells, shown on plan	✓			
38	Existing and proposed drainage systems, any affected floodway or floodplain and construction detail drawings, shown on plan, including base flood elevation and floor elevation data.	✓			
39	Existing and proposed bridges and culverts on or adjacent to the site, shown on plan	✓			
40	Existing and proposed signs with dimensions and construction detail drawings, shown on plan	✓			
41	Existing and proposed fences and walls with dimensions and construction detail drawings, shown on plan	✓			
42	Zoning district boundaries affecting the site, shown on plan	✓			
43	Table shown on plan of zoning dimensions required and provided for lot area, street frontage, lot width, yard setbacks, impervious area, building coverage and the height and floor area of each building	✓			
44	Table on plan of parking / loading spaces required / provided	✓			
45	Fire lanes	✓			
46	Sidewalks and other pedestrian ways	✓			
47	Off-site traffic improvements	✓			
41	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	✓			
42	Natural features including 100 year flood plain areas, ponds, vernal pools, aquifers, slopes steeper than 25% and potential areas of endangered species, shown on plan	✓			
43	Landscaping plan including the locations, numbers, installed sizes, anticipated mature sizes, species and common names of proposed plants plus cost estimate based on published Connecticut DOT unit prices	✓			
44	Existing trees of 6" caliper or greater	✓			
45	Significant archaeological sites	✓			
46	Lighting plan including the location, size, height, light intensity coverage areas and manufacturer's product descriptions for each light type	✓			
47	Erosion and Sedimentation Control Plan, with narrative and construction detail drawings, in accordance with the latest Connecticut Guidelines for Soil Erosion and Sediment Control	✓			

Item	Description	Applicant		Staff	
		Included	Not Included	Completeness Opinion	
				Yes	No
48	Best management practices to remove contaminants, including sediments and oils, from runoff water, shown on plan, in construct detail drawings, and explained in a report by a qualified professional	✓			
49	Architectural elevation drawings of proposed buildings	✓			
50	Architectural floor plans of existing and proposed buildings	✓			
51	Perspective color drawings or digital views of the site as seen from adjacent roads and from abutting property lines showing the proposed conditions including buildings, landscaping and appurtenant features	✓			
52	Traffic Impact Report for applicable sites as described in Zoning Regulations Section 16A.2.k.	✓			
53	Thorough, well organized drainage design report for before and after development conditions, that conforms to the latest Conn. Dept. of Transportation and Conn. Dept. of Environmental Protection guidelines and requirements with appropriate calculations, maps, graphics and narrative descriptions of hydrology, hydraulics, assumptions, erosion controls, drainage paths and systems for the 1, 2, 10, 50 and 100 year storm events	✓			
54	Statement in drainage report that the after development flows for all storm events do not exceed the before development flows	✓			
55	Sanitary Waste Disposal Plan (if community sewerage system)	✓			
56	Evaluation of the impact of proposed development upon existing and potential public surface and ground drinking water supplies, pursuant to CGS, Section 8-2	✓			
57	Certified copy of Certificate of Public Convenience and Necessity in connection with a "water company", in accordance with CGS, Section 8-25a	✓			
58	Existing and proposed Covenants or Restrictions	✓			
59	Engineer's itemized cost estimate for the installation of all erosion and sediment controls based on published Connecticut DOT unit prices	✓			
60	Engineer's itemized cost estimate for site improvements based on published Connecticut DOT unit prices as basis for the establishment of a completion bond	✓			

REAL ESTATE CONTRACT

1. Parties

Buyer: William R. Phillips (or entity created by William R. Phillips)

Seller: Manchester Medical Supply, Inc.

2. Property. Buyer agrees to purchase from Seller, and Seller agrees to sell to Buyer, certain real property known as **17 Wall Street Bolton, Ct. and 1 Notch Road Bolton, Ct. properties being more fully described as Parcels A,B,C and D attached and shown on map attached.** ("Property").

3. Fixtures and Personal Property. Except as stated below, all fixtures located on the Property are included in this sale, and all personal property located on the Property is excluded from this sale. The following personal property is INCLUDED (NOT APPLICABLE UNLESS FILLED IN):

N/A

The following fixtures are EXCLUDED (NOT APPLICABLE UNLESS FILLED IN):

N/A

4(a),(b),and(c) BELOW ARE NOT APPLICABLE UNLESS FILLED IN

4. Price. The total Purchase Price is \$ 750,000.00

Deposit to be held by Seller's Attorney in Trustee Account until transfer of title

5. Closing. The closing will take place as soon as possible upon contingencies being satisfied by Buyer but no later than 10 days after Lot and Site Plan approvals are issued by the Town of Bolton.

The closing will be held at the offices of Buyer's attorney or at such other place mutually agreeable between the parties within the county in which the property is located.

6. Condition of Property. Seller agrees to deliver the Property to Buyer in "AS IS" condition SUBJECT to paragraph #15 herein. Buyer shall have the right to inspect the Property for compliance with this Contract before the closing, upon reasonable notice to Seller.

7. Title. The Seller will transfer fee simple title to the property to Buyer by a Connecticut form Warranty Deed, subject to (a) any and all provisions of any ordinance, municipal regulation, or public or private law; declarations, restrictions, covenants, and easements of record; any state of facts an accurate survey or personal inspection of the Property might reveal; provided that none of the above renders title to the Property unmarketable; (b) current taxes and municipal assessments. Buyer will not assume any outstanding municipal liens that are currently due and owing. If property is found to be unmarketable, for whatever reason based upon the Connecticut Standards of Title, and Buyers will not accept said title that Sellers have, Buyers deposit will be returned and this Contract will become null and void and the obligations of the parties under this Contract shall end. Sellers will not be obligated to initiate a suit (such as a Quit Title action) to clear title and Buyers will not be obligated to buy subject property if there is an issue of marketability.

8. Adjustments. Adjustments for taxes, association fees, rents, water, fire taxes, sewer, interest, fuel, condominium fees, municipal assessments, and other charges will be made as of the date of closing in accordance with the custom of the Bar Association for the county where the Property is located.

9. Possession and Occupancy. At the time of closing, possession and occupancy of the improvements and personal property on the Property included in this Contract shall be delivered to Buyer in the condition they were in on the date of this Contract, subject to ordinary wear and use and free of all tenants and occupants.

10. Risk of Loss. Risk of loss or damage to the Property shall be upon Seller until the closing.

11. Default. If Buyer defaults under this Contract and Seller is not in default, Buyer's deposits shall be retained by Seller as liquidated damages, and Buyer and Seller shall be relieved of further liability to each other under this Contract. If Seller is in default under this Contract and Buyer is not in default, Buyer can use whatever remedy is available to Buyer including but not limited to specific performance. If legal action is brought to enforce any provision of the Contract, the prevailing party shall be entitled to court costs and attorneys' fees.

12. Complete Agreement. This Contract contains the entire agreement between Buyer and Seller concerning this transaction and supersedes any and all previous written or oral agreements concerning the Property.

13. Non-assignability. Buyer shall not assign its rights under this Contract without the written consent of Seller.

14. Survival. This contract shall be binding upon and inure to the benefit of the respective personal representatives, heirs, successors and assigns of Buyer and Seller.

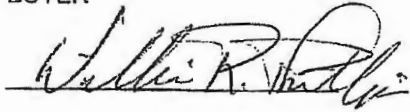
16. Other Conditions. Note and mortgage to be prepared by Seller's Attorney and to be reviewed and accepted by Buyer's Attorney. Note and mortgage will provide for no prepayment penalty. Buyer will sign Note personally and by any entity created by Buyer. Note shall bear interest of 4% and be payable on or before thirty six (36) months from the date of sale.

When signed by Buyer and Seller this is intended to be a legally binding contract. If either party has any questions about any aspect of this transaction, he/she should consult with an attorney before signing this Contract.

17. Execution by Facsimile. The parties agree that this Contract may be transmitted between them by facsimile machine and the parties intend that a faxed Contract containing either the original and/or copies of the signature of all parties shall constitute a binding Contract.

17. Execution by Facsimile. The parties agree that this Contract may be transmitted between them by facsimile machine and the parties intend that a faxed Contract containing either the original and/or copies of the signature of all parties shall constitute a binding Contract.

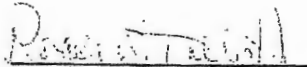
BUYER



William R. Phillips

Date: 5-12-2020

SELLER



Roger W. Talbot, Jr.
Its Secretary
Duly Authorized

Date: 5/11/2020

BROKER

N/A*

* Seller and Buyer each represent and warrant to the other that no real estate agent or broker was the procuring cause of this transaction and agree to indemnify and hold the other harmless against any claim for fees or commissions relative to this agreement or the transaction contemplated hereby in the event their respective representations contained in this paragraph shall not be true.

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 OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A GENERAL LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS D AND TOPOGRAPHICAL SURVEY ACCURACY CLASS T-D. THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE THE INTENT OF THIS MAP IS TO DEPICT THE LOCATION OF THE EXISTING SITE FEATURES AND PROPOSED IMPROVEMENTS SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS TO OBTAIN A SEPTIC REPAIR PERMIT. THIS MAP IS BE USED FOR THE STATED INTENT AND FOR THE PARTIES THE PLAN HAS BEEN PREPARED FOR ONLY. ANY USE OF THIS PLAN FOR OTHER USES OR BY OTHER PARTIES WILL RENDER ANY CERTIFICATIONS CONTAINED HEREON NULL AND VOID. ANY MODIFICATIONS TO THIS PLAN NOT COMPLETED BY BUSHNELL ASSOCIATES LLC. WILL RENDER ANY CERTIFICATIONS CONTAINED HEREON NULL AND VOID.
- 2.) TOPOGRAPHY DEPICTED WAS FIELD DERIVED BY BUSHNELL ASSOCIATES LLC. USING AN ASSUMED DATUM AND BENCHMARK SHOWN.
- 3.) THE PORTION OF THE PROPERTY SHOWN IS LOCATED IN AN INDUSTRIAL ZONE.
- 4.) THE WETLAND BOUNDARIES SHOWN WERE FIELD DELINEATED BY RICHARD SNARSKI SOIL SCIENTIST AND FIELD LOCATED BY BUSHNELL ASSOCIATES LLC.
- 5.) PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 0901090001B EFFECTIVE DATE JUNE 1, 1981.
- 6.) THE PROPERTY IS SHOWN AS AN AREA OF STATE AND FEDERAL LISTED SPECIES ON THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION NATURAL DIVERSITY DATA BASE JUNE 2020 MAPPING.

MAP REFERENCES:

- 1.) UPDATE MAP BOLTON NOTCH QUARRY PREPARED FOR AMERICAN HERITAGE STONE, INC. BOLTON, CONN. REVISED TO 3-21-90 DRAWN BY: HL DATE 11-28-89 SCALE 1"=40'
- 2.) SURVEY PREPARED FOR HENRY E. GONDER NOTCH ROAD BOLTON, CONN SCALE 1"=40' DEC. 23, 1975 WILLIAM W. SYMONDS, SR LAND SURVEYOR
- 3.) NEW YORK NEW HAVEN & HARTFORD RAILROAD OFFICE OF ENGINEER - REAL ESTATE LAND IN BOLTON, CONN. TO BE CONVEYED TO GERTRUDE E. PATNODE SCALE 1"=40' SEPT. 1960
- 4.) PREPARED FOR BOX MOUNTAIN QUARRIES, INC. BOLTON CONN. MEGSON & HEAGLE CIVIL ENGINEERS & LAND SURVEYORS GLASTONBURY, CONN. DATE 3-25-83 SCALE 1"=40' JOB NO. 23-83-1A

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.

EROSION AND SEDIMENTATION CONTROL MAINTENANCE PLAN:
 (ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL.)

- 1.) INSPECT ANTI-TRACKING PADS ON A WEEKLY BASIS. REJUVENATE OR ADD STONE AS REQUIRED.
- 2.) USE CALCIUM CHLORIDE AND WATER STORED IN ON-SITE CISTERNS OR FROM ON-SITE WELL FOR DUST CONTROL AS NEEDED.
- 3.) STABILIZE STOCKPILES WITH GRASS COVER WHEN POSSIBLE.
- 4.) INSPECT CLEAN AND REJUENATE STONE STORMWATER FILTRATION BERM EVERY 3 MONTHS.
- 5.) INSPECT DRAINAGE SWALE AND CATCHBASIN ALONG NOTCH RD. EVERY 3 MONTHS. REMOVE SEDIMENT BUILD-UP AS NECESSARY.
- 6.) MOW AND FERTILIZE GRASS BUFFER STRIP ON A REGULAR BASIS AS NEEDED.
- 7.) INSPECT ENHANCED WETLAND / SEDIMENTATION BASIN AREAS EVERY 6 MONTHS. REMOVE EXCESSIVE SEDIMENT BUILD-UP AS NECESSARY.

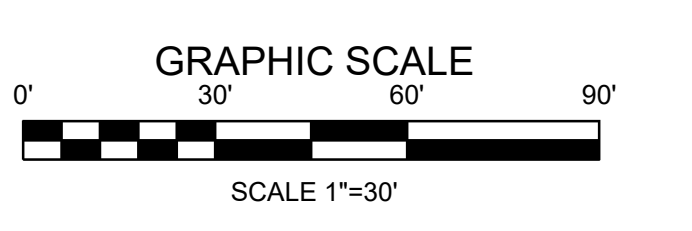
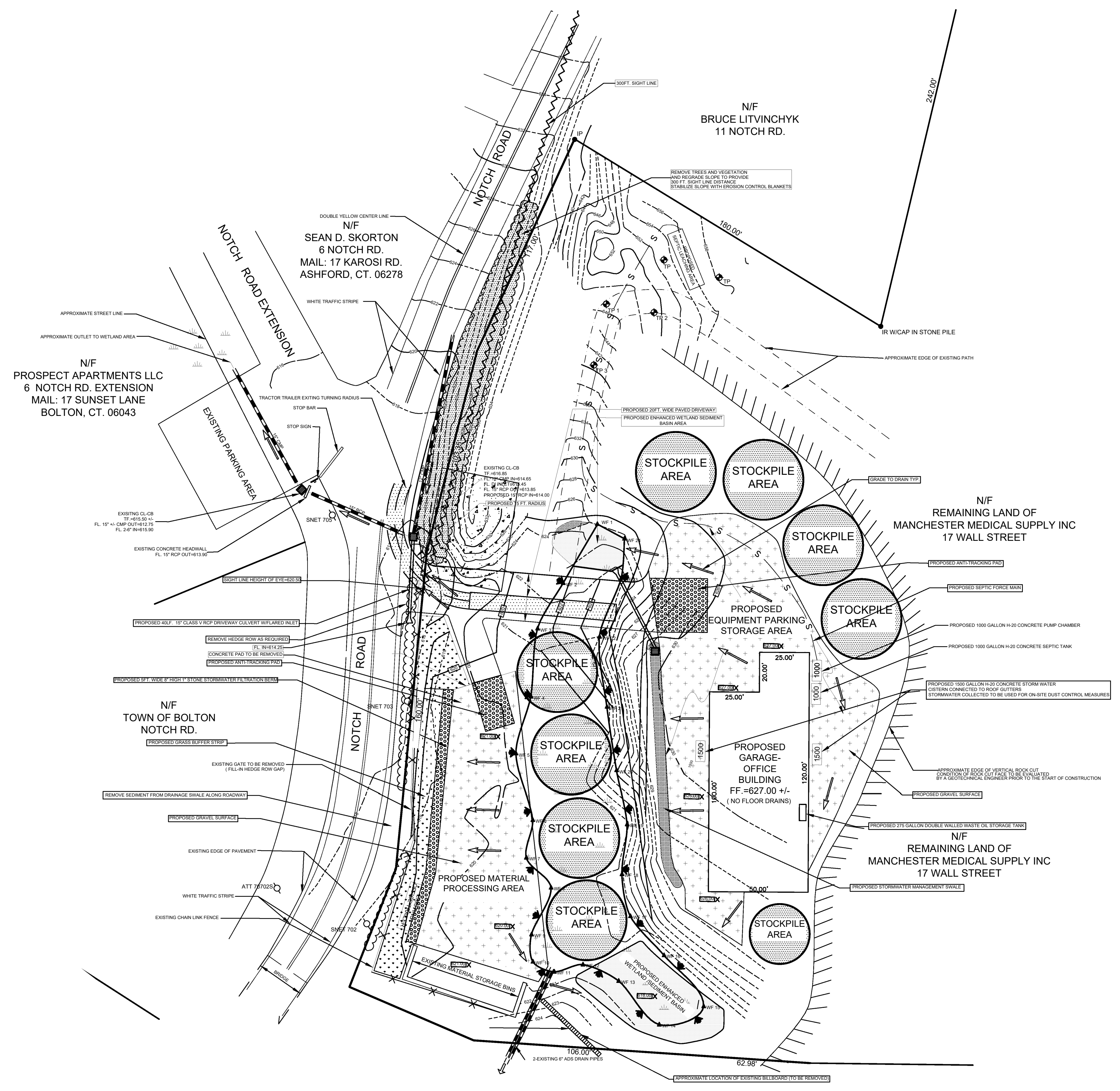
EMERGENCY SPILL RESPONSE PLAN:
 (DIESEL FUEL, HYDRAULIC OIL, ENGINE OIL & CLEANING COMPOUNDS) (EMERGENCY SPILL KIT TO BE AVAILABLE ON-SITE)

- 1.) NOTIFY PEOPLE IN THE IMMEDIATE AREA TO MOVE AWAY.
- 2.) WEAR APPROPRIATE PERSONAL PROTECTION (PPE) SUCH AS GLOVES, GOGGLES AND APRONS TO PREVENT EXPOSURE AND MINIMIZE CONTAMINATION.
- 3.) USING THE ABSORBENT MATERIAL CONFINE THE SPILL, IF THIS CAN BE DONE WITHOUT THE RISK OF INJURY.
- 4.) PREVENT MATERIAL FROM ENTERING INTO ANY NEARBY STORM OR SANITARY DRAIN BY BLOCKING THE DRAIN.
- 5.) CLEAN UP SPILL BY WORKING FROM THE OUTSIDE OF THE SPILL TOWARD THE CENTER TO MINIMIZE SPREAD OF CONTAMINATION.
- 6.) BE SURE TO ALLOW ADEQUATE CONTACT TIME FOR COMPLETE ABSORPTION OF THE FLUID.
- 7.) CLEAN-UP THE ABSORBENT CONTENT AND PLACE INTO A PLASTIC BAG OR PROPER CONTAINER.
- 8.) PROPERLY PLACE SPILL CLEANUP DEBRIS IN A CONTAINER AND ARRANGE FOR PROPER DISPOSAL.
- 9.) WASH HANDS AND OTHER EXPOSED SKIN AFTER COMPLETING CLEAN-UP.
10. RESTOCK MATERIAL USED IN THE SPILL KIT.
11. INVESTIGATE SOURCE OF THE SPILL AND METHODS TO PREVENT FUTURE INCIDENTS.

AREA OF WETLANDS ELIMINATED: 8,284 SQ. FT. 0.19 ACRES
 AREA OF WETLANDS ENHANCED: 1,570 SQ. FT. 0.04 ACRES

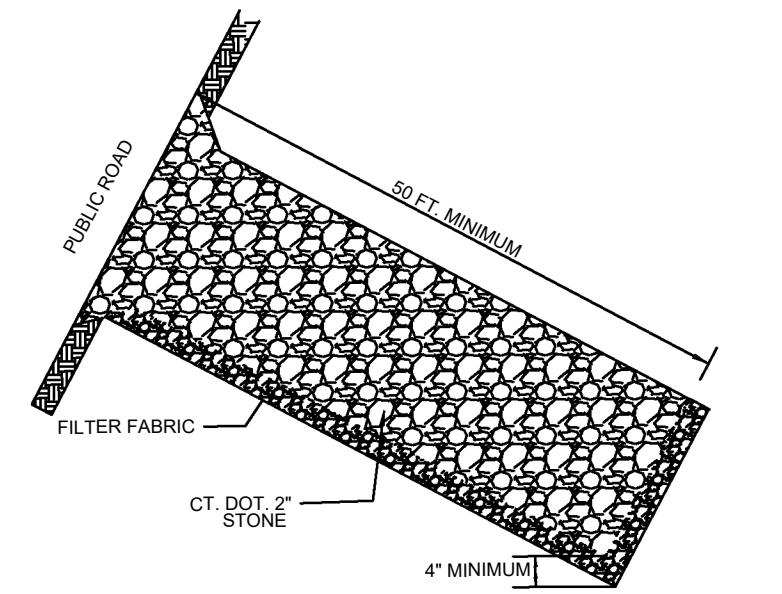
LEGEND

- 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
- ▲ WF 20 WETLANDS FLAG
- PROPOSED UNDERGROUND UTILITIES

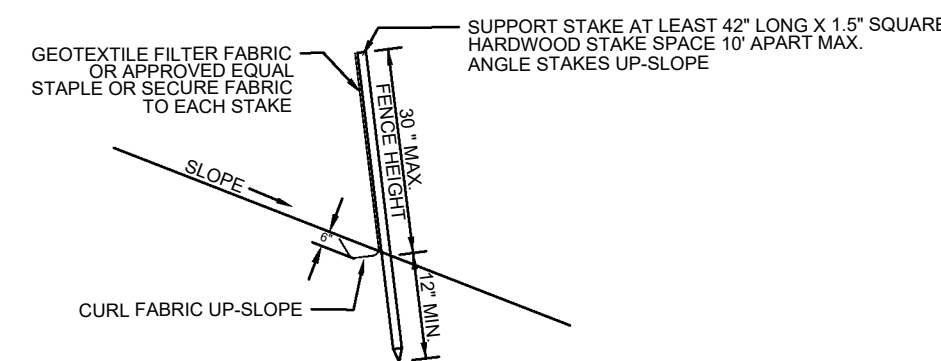


PLAN PREPARED FOR			
LANDIE CONSTRUCTION			
17 WALL STREET		BOLTON, CT.	
SITE PLAN			
SCALE: 1"=30'	DATE: 2/20/2020	FILE NO. 2017-1	SHEET: 1 OF 2
BUSHNELL ASSOCIATES LLC.			
CIVIL ENGINEERING AND LAND SURVEYING			
563 WOODBRIDGE STREET		MANCHESTER, CT. 06042	
860-643-7875			
REVISIONS: 5/18/2020, 7/16/2020, 7/23/2020, 8/12/2020, 9/1/2020			

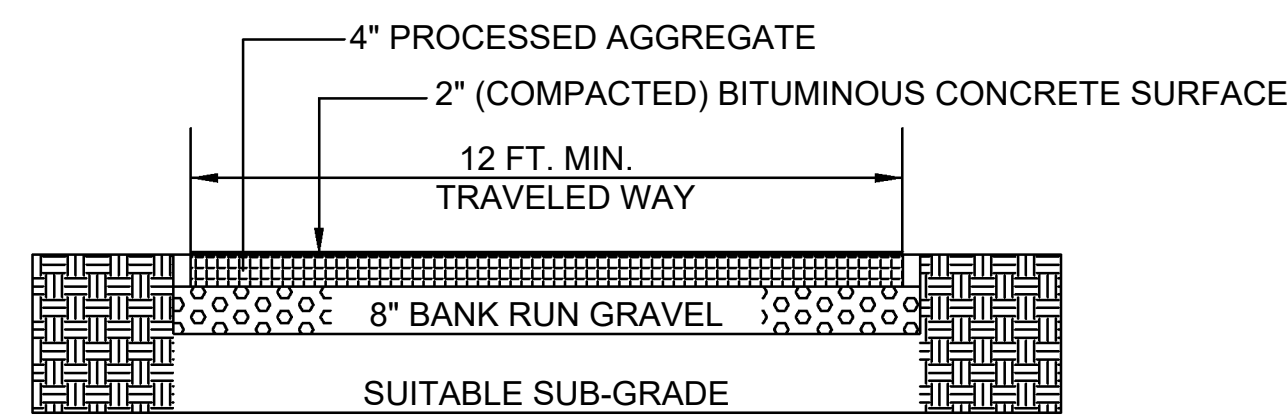
- CONSTRUCTION NOTES:**
- 1.) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 - 2.) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
 - 3.) 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.



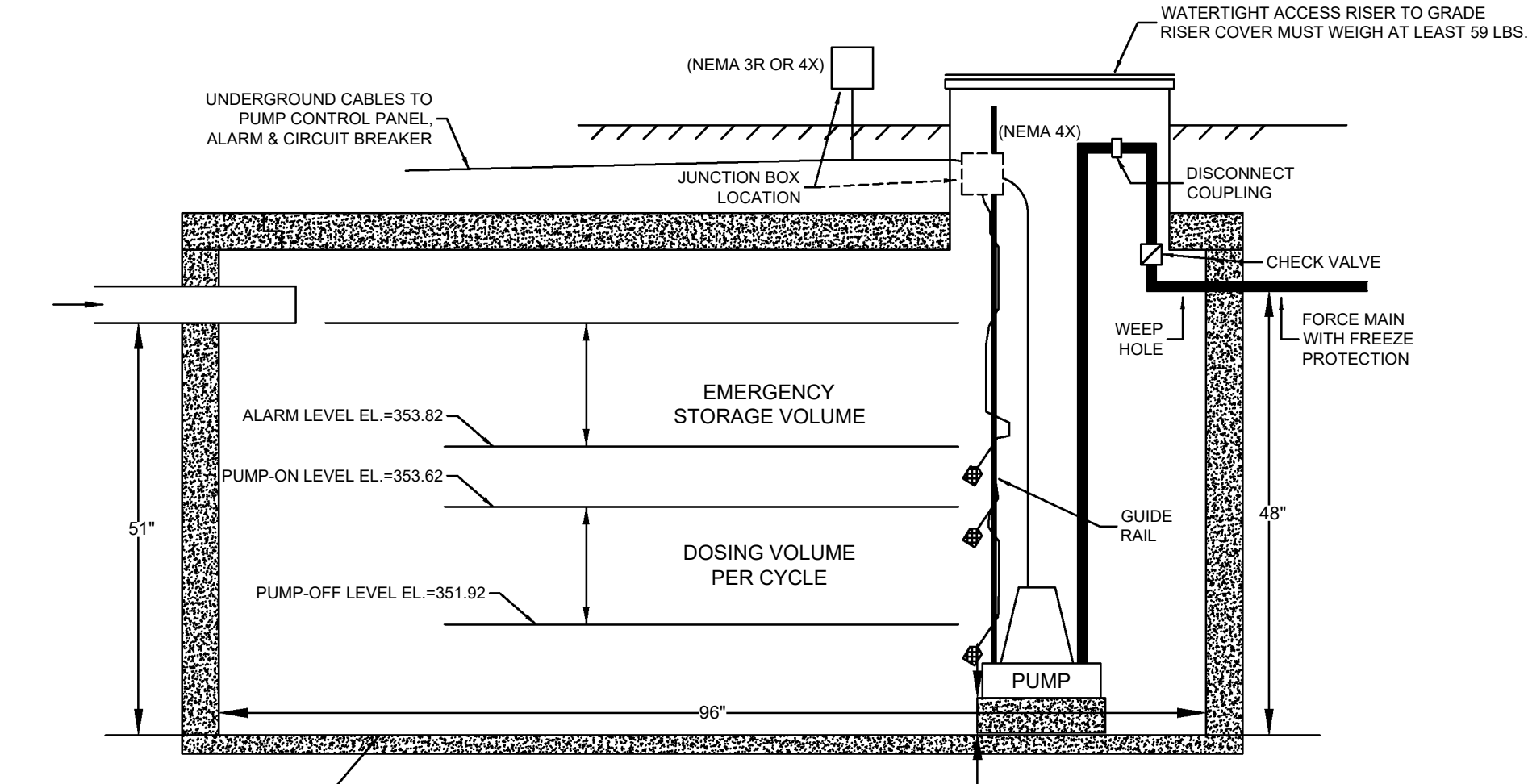
ANTI-TRACKING CONSTRUCTION ENTRANCE
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



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



TYPICAL PUMP CHAMBER DETAIL
NOT TO SCALE

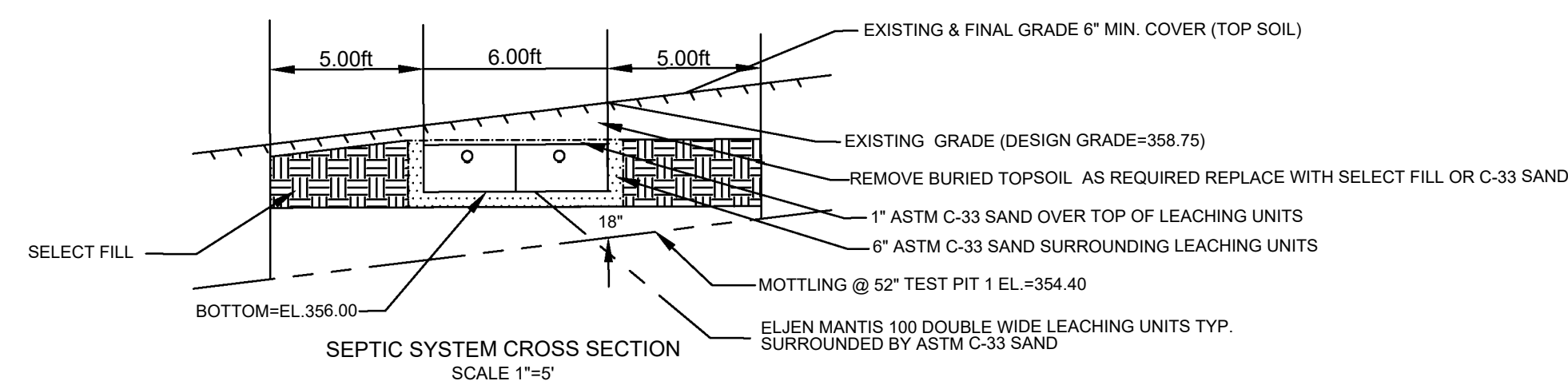
AN ELECTRICAL PERMIT AND NECESSARY INSPECTIONS OBTAINED BY THE TOWN OF EAST HADDAM BUILDING DEPARTMENT FOR WIRING THE PUMP CHAMBER SHALL BE CONDUCTED PRIOR TO ISSUING A PERMIT TO DISCHARGE. ALARM SHALL BE VISUAL AND AUDITORY AND ON A SEPARATE SWITCH FROM THE PUMP ON AND OFF.

1000 GALLON PUMP CHAMBER FLOAT SWITCH LEVEL SPECIFICATIONS:

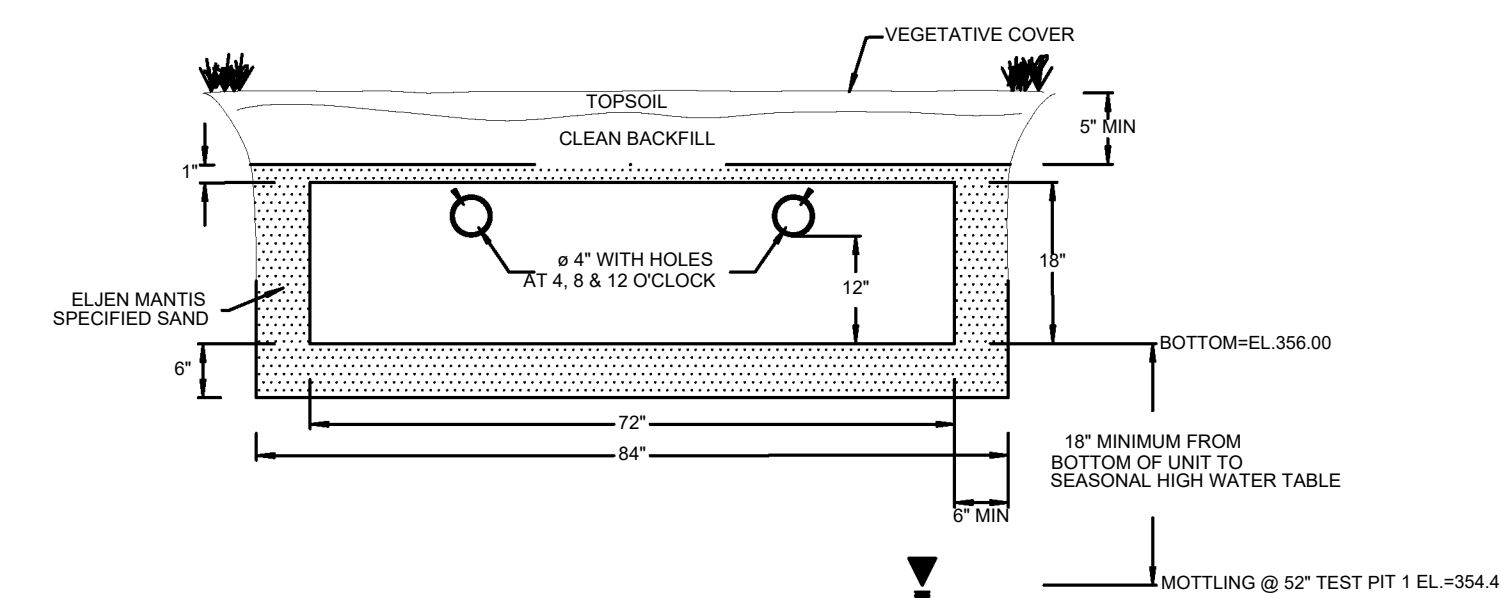
INSIDE CHAMBER DIMENSIONS
4.33X8.0' = 34.67 SQ. FT.
(7.48 GALLONS PER CUBIC FOOT) = 259 GALLONS PER FT. OF CHAMBER DEPTH
MAXIMUM DOSE = 30 GALLONS PER CYCLE PER MANTIS UNIT = 180 GALLONS TOTAL DOSE PER CYCLE

PUMP OFF 1.0 FEET 12 INCHES
PUMP ON 1.7 FEET 20.4 INCHES
ALARM ON 1.9 FEET 23 INCHES
INVERT OUT 4.0 FEET 48 INCHES
(ALL MEASUREMENTS FROM THE CHAMBER FLOOR)

PUMP OFF 259 GALLONS
PUMP ON 440 GALLONS
ALARM ON 492 GALLONS
CHAMBER CAPACITY 1000 GALLONS
161 GALLONS OF EFFLUENT PUMPED TO LEACH FIELD PER CYCLE
EMERGENCY CHAMBER STORAGE CAPACITY = 544 GALLONS



SEPTIC SYSTEM CROSS SECTION
SCALE 1"=5'



ELJEN 100 DOUBLE WIDE LEACHING UNIT DETAIL
NOT TO SCALE

SEPTIC SYSTEM DESIGN NOTES AND CRITERIA:

SEPTIC SYSTEM DESIGN IN ACCORDANCE WITH CONNECTICUT PUBLIC HEALTH CODE REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS REVISED JANUARY 1, 2018.

THE MANTIS 100 DOUBLE WIDE UNITS SHALL BE INSTALLED PER ELJEN SPECIFICATIONS

MINIMUM LEACHING SYSTEM SPREAD (MLSS) CALCULATION:
5,500 SQ. FT. INDUSTRIAL BUILDING 0.1 GALLON PER DAY (GPD) PER SQ. FT. = 550 GPD
PERCOLATION RATE 1-10 MIN/INCH
RESTRICTIVE LAYER 52" TEST PIT 1
GROUND SLOPE 8.1-10.0%
MLSS: 16 H.F. X 1.0 F.F. X 1.25 P.F. = 20' MINIMUM (30' PROVIDED)

REQUIRED: 1,000 GALLON TWO-COMPARTMENT SEPTIC TANK AND 500 SQ. FT. OF EFFECTIVE LEACHING AREA.

PROVIDED: 1,000 GALLON TWO-COMPARTMENT CONCRETE SEPTIC TANK (ACCESS RISERS REQUIRED TO LESS THAN 12" FROM FINAL GRADE) AND 30 LINEAL FEET OF ELJEN MANTIS DOUBLE WIDE 100 (6 UNITS) BACKFILLED WITH APPROVED ELJEN SPECIFIED SELECT SAND/EFFECTIVE LEACHING CREDIT 20.0 SQ. FT./FT) WITH AN EFFECTIVE LEACHING AREA OF 600 SQ. FT. WITH HOUSE SEWER PIPE OF 4" DIA. SCHEDULE - 40 ASTM D-1785 / ASTM D-2665. (NO OVER SIZED TUB, GARBAGE DISPOSAL OR WATER TREATMENT SYSTEM EFFLUENT SHALL BE DISCHARGED TO THE LEACHING SYSTEM)

MANTIS UNIT BOTTOMS TO BE NO MORE THAN 34" BELOW EXISTING 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

ELJEN MANTIS SPECIFIED SAND REQUIREMENTS (INSTALLER TO SUPPLY A COPY OF A SIEVE ANALYSIS FROM THE MATERIAL SUPPLIER TO ENSURE THAT THE SAND USED TO BACKFILL THE MANTIS UNITS MEETS THE SPECIFICATION REQUIREMENTS BELOW) (ASTM C33)

SIEVE SIZE	SIEVE SQUARE OPENING SIZE	SPECIFIED PERCENT PASSING (WET SIEVE)
0.375"	9.5 mm	100.0
#4	4.75 mm	95.0-100.0
#8	2.36 mm	80.0-100.0
#16	1.18 mm	50.0-85.0
#50	600 um	25.0-60.0
#100	150 um	< 10.0
#200	75 um	< 5.0

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 OVER-COMPACTING, 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 LATERALLY IN ALL DIRECTIONS BEYOND THE OUTER PERIMETER OF THE LEACHING AREA.

TEST PITS OBSERVED BY:
THAD KING MPH REHS RS
EASTERN HIGHLANDS HEALTH DISTRICT
FEBRUARY 4, 2020

TEST PIT 1	SOIL PERCOLATION TEST RESULTS
0-4" TOPSOIL	PERFORMED BY: THAD KING MPH REHS RS
4-24" BROWN FINE SANDY LOAM	EASTERN HIGHLANDS HEALTH DISTRICT
24-72" COMPACT GREY/BROWN SANDY HARDPAN	EASTERN HIGHLANDS HEALTH DISTRICT
	JULY 23 2020
	PRE-SOAK 2+ HOURS
	18" DEEP HOLE
	TIME READING DIFFERENCE
	(N.) (N.) (N.)
	12:45 7 1/2 -
	12:50 8 3/4 1 1/4
	12:55 9 1/2 3/4
	1:00 10 1/4 3/4
	1:05 10 5/8 3/8
	1:10 11 3/8
	1:15 11 1/2 1/2
	1:20 12 1/2
TEST PIT 2	PERCOLATION RATE = 1-10 MIN./IN.
0-27" TOPSOIL AND FILL	
27-32" ORIGINAL TOPSOIL	
30-72" BROWN FINE SANDY LOAM	
NATURALLY OCCURRING SOIL FROM 27"-72"	
MOTTLING @ 25"	
SEEPAGE NONE	
LEDGE NONE	

TEST PIT 3
0-6" TOPSOIL
6-52" BROWN FINE SANDY LOAM
52-88" BROWN SILTY SAND COMPACT
NATURALLY OCCURRING SOIL AT 88"
ORANGE-BROWN FINE SANDY LOAM
MOTTLING NONE
SEEPAGE NONE
LEDGE NONE

PLAN PREPARED FOR

LANDIE CONSTRUCTION

17 WALL STREET BOLTON, CT.

CONSTRUCTION / E&S/ SEPTIC DETAILS

SCALE: NONE DATE: 9/2/2020 FILE NO. 2017-1 SHEET: 2 OF 2

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

REVISIONS: