

BOLTON PLANNING & ZONING COMMISSION
Regular Meeting
7:30 p.m., Wednesday, October 14, 2020
Virtual Meeting Utilizing Zoom
Minutes & Motions

Members Present: Chairman Adam Teller, Vice Chairman James Cropley, Christopher Davey, Arlene Fiano, Thomas Manning, Thomas Robbins and Alternates Jeremy Flick (joined at 7:35 p.m.), Rodney Fournier, Marilee Manning

Members Not Present: Benjamin Davies

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 to order at 7:32 p.m. and seated R. Fournier for B. Davies.

2. Approval of Minutes: September 9, 2020 Regular Meeting Minutes

C. Davey moved to approve the minutes of the September 9, 2020 regular meeting as presented. **A. Fiano seconded.** Vote: 6-0-1 (Fournier). Motion passed.

3. Public Hearings (begin at 7:45 p.m.)

a. Application: Special Permit Application: Proposed Garage/Office Building, Excavation Business, Equipment Storage & Material Processing Areas, 1 Notch Road, William Phillips (#PL-20-12)

P. Carson read the legal notice. Applicant Bill Phillips was present. P. Carson received an email from the applicant's attorney asking that the hearing be opened and continued until the next meeting so the applicant can deal with concerns from the Cook Drive neighborhood.

A. Teller moved to continue the public hearing on William Phillips' Special Permit Application #PL-20-12 for a Proposed Garage/Office Building, Excavation Business, Equipment Storage & Material Processing Areas at 1 Notch Road, to Wednesday, November 18, 2020, via Zoom or at Town Hall, if permitted, at 7:45 p.m. requested by the applicant. **T. Manning seconded.** Vote: 7-0-0. Motion passed.

4. Resident's Forum (Public Comment for items NOT on the agenda): There were none.

5. Staff Reports:

a. Discussion of Accessory Living Space

P. Carson and J. Rupert have been asked about ADUs (accessory dwelling units). This is a recent topic of conversation of where the State is heading. J. Rupert reported he had been approached two or three times by people wanting to use spaces above detached garages for living units. The regulations don't allow for living space above detached garages. P. Carson said they have seen "construction gymnastics" to attach a garage to the house to satisfy the regulation. P. Carson questioned if there is a real difference of having living space above an attached garage versus a detached garage. The discussion is to see if the PZC has any interest in making adjustment in the regulations. The State is trying to allow an accessory apartment as-of-right while being limited to less than 1200 square feet and meeting the building code. Sewer, water, and fire codes are issues to look at. T. Manning said we should look at the regulations and make it as easy as possible to allow ADUs. Mansfield recently passed a regulation which P. Carson can distribute for the PZC to start the discussion. An ADU has to have a bathroom, bedroom, and some kind of cooking unit. R. Fournier said that as long as the ADU fits with the septic and well does it matter where the ADU is located. A unit over a garage would not be handicapped accessible. A. Teller would like to see the Mansfield regulations and asked P. Carson to check some towns in Fairfield County and other western towns with sophisticated regulations. A. Teller's feeling was Bolton's regulation was crafted to not allow an ADU in a detached garage was "to

not give the store away”. The concern is the units can become places for servants and for people who are at risk. It is an easy way to house a worker and exploit them. It could be substandard housing for people that usually have no choice. T. Manning said if the unit is required to meet minimum property standards that will give you a substantial kitchen. A. Teller wants to look at other regulations; he supports the goal. J. Rupert said the regulations do allow people to rent in-law apartments as long as the main unit is owner/occupied.

J. Rupert reported the office continues to be busy with deck and swimming pool permits. No permits for new houses. He is working an enforcement issue with chickens on Brookfield Road. The owners have contacted him after receiving a cease and desist order.

6. Old Business:

a. Discussion/Possible Decision: Special Permit Application: Proposed Garage/Office Building, Excavation Business, Equipment Storage & Material Processing Areas, 1 Notch Road, William Phillips (#PL-20-12)

There was no further action on this agenda item since the public hearing was continued.

b. Other: There was none.

7. New Business

a. Informal Discussion: GB Zone Milton Hathaway

Mr. Hathaway sent an email requesting this item be removed from tonight’s agenda.

b. 8-24 Referral: Purchase of Property (214 Bolton Center Road) for Relocation of Town Office Space

Joshua Kelly and Sandra Pierog were present to speak on this matter.

J. Kelly shared a presentation that discussed the scheduled demolition of the Notch Road Municipal Center (NRMC). A 2018 report showed that renovation to that building would cost \$8M and a cost of \$6M to add on to the Town Hall in 2014. This purchase is currently a residence built in 1879 that could contain private office spaces and two possible meeting rooms. This property is within walking distance to the State Trooper’s office and to Town Hall. The property came onto the market mid-week. J. Kelly broached a possible purchase with S. Pierog. The Board of Selectmen held quick meetings and approved the purchase which was approved by the Board of Finance. An engineering report raised some items of potential concern. The Town is hoping to continue with the purchase if the PZC approves the referral this evening. Then a Town Meeting will be held for a vote. Use of this property would relieve the need for immediate office space needs and may allow people currently working in the Town Hall large meeting room to be moved out allowing for a larger meeting space. The Town Clerk is outgrowing filing space and the Tax Collector’s office is not handicapped accessible. Only the first floor would be accessible and the bathroom would have to be renovated for accessibility.

R. Fournier said the Town already owns 12 acres contiguous to Town Hall. How would this purchase compare to building a modest space while losing \$7,500 in tax revenue? J. Kelly said renovation and expansion of the Town Hall facility would be \$6M in 2014 construction costs. The thought is to leave the 12 acres open. And the town could make money back by selling this in the future. Acquiring a building already constructed leaves options open; it does not close doors.

J. Cropley asked if the plumbing and electrical are up to code. J. Rupert said the home has had significant renovations with building permits and inspections. For its age it is in remarkable condition.

C. Davey asked for an estimate of how many years having the property would gain us? S. Pierog said the BOS has discussed this as being useful for the foreseeable future but it does not solve all of the issues related to Town Hall. This house will take us out to four years and perhaps farther.

J. Cropley asked when NRMC is scheduled to be demolished. The demolition costs came in just under \$4M with the engineering report suggesting the building has 3-5 years of useful life left. The space behind the house has a 3-car garage. By doubling up on the parking in the driveway 5 cars could be parked there during the day. Otherwise, there is parking in front of the library along Toomey Road and at Town Hall in the evening. There could be office space for the five people who are currently housed in the Notch Road building. The septic system is adequate for that number of people.

A. Fiano asked if a structural engineer has reviewed if the upstairs bedrooms could be converted into offices. J. Kelly said to change from bedrooms to office space the structure must hold 50 pounds per square foot. The house would need a number of upgrades to make that possible.

J. Kelly showed the floor plans with suggested modifications while trying to preserve as much of the house as possible to sell as a residential property in the future. A total of nine people may be able to work in the building. The garage and shed are storage possibilities. A ramp would be installed to access the porch and two entrances to the first floor. A pedestrian walkway is planned with grant money. Rather than having the walkway along Toomey Road the suggestion would be to now have it along the front of this property. There is potential for hosting community gardens and events on the property.

T. Robbins asked if it is possible to offset some of the tax loss by having the State Trooper move here and rent their current location. J. Kelly said they need a considerable amount of space dedicated to them with some of the space being 100% soundproof. S. Pierog added she does not see that happening easily.

J. Cropley asked if there are estimates for the renovations to office space and then conversion back to a home in the future. J. Kelly said no renovation quotes have been received. R. Fournier said this is a relatively good idea as long as it is sold as a residential property but may want to reconsider putting a connectivity path through the front yard and need to get a handle on the renovation costs.

P. Carson said the purview of the PZC is to make a recommendation for approval as being in concert with the POCD. The ultimate decision is with a Town Meeting. If the PZC does not recommend approval the Town Meeting vote would require 2/3 in favor of the purchase; with recommendation of approval a regular majority is needed.

A. Teller said he has been asked to moderate the Town Meeting therefore, he will abstain in this vote.

A. Teller moved that the PZC recommend to the town approval of the purchase of the property known as 214 Bolton Center Road for relocation of town office spaces as outlined in the presentation from the Administrative Officer, with the comment that, as presented, the purchase is consistent with the POCD. **T. Robbins seconded.**

Discussion: T. Manning said he has no objection to the purchase for the purpose but he will vote against this motion. He is familiar with the properties in discussion. He considered purchasing this for his home 33 years ago and was the architect for the code updates on the NRMC. Notch Road could have and should have remained a school. T. Manning has spoken many times about what should happen to this building. The building has been neglected which is a policy decision.

R. Fournier asked if we can condition the motion that an engineering report be viewed first. A. Teller said that is not up to PZC and could not be done before the Town Meeting.

C. Davey said he will vote in favor. This is a possible solution for the Town in dire need of additional office space. The location is ideal and will help to create a strong center. He sees this as a long term stopgap to get over the loan repayment humps and Bolton being better able to afford a large addition or new town hall.

A. Teller said the NRMC is not a solution for town offices, schools, or anything else because it has been allowed to fall into disrepair. His choice would have been for the town to move forward with new town hall or addition. However, that does not seem possible in the short term.

J. Cropley said he is concerned this is being pushed through and there is no estimate on what it is going to cost. A. Teller said if this is turned down because of renovation costs what will happen when Notch Road is not usable or taken down. This is repurposing a beautiful building as a town building for a few years.

R. Fournier asked about the foundation. J. Rupert said it is a stone foundation with a concrete floor in the shallow basement. Structural upgrades would be easily accomplished.

Vote: 5-1-1 (Manning, Teller). Motion passed.

c. Release of Site Improvement and E&S Bonds for Able Coil, 837 Boston Turnpike

P. Carson said Able Coil has requested in writing the release of their bonds.

T. Manning moved to release in its entirety Able Coil's Site Improvement Bond in the amount of \$110,282 for work completed in substantial conformance with the approved plans for 837 Boston Turnpike to satisfaction of the Town Engineer as stated in his memo of October 14, 2020. And release in part Able Coil's Erosion and Sedimentation Bond in the amount of \$20,880 which is 80% of the original \$26,100 Erosion and Sedimentation Bond held as recommended by the Town Engineer in his memo of October 14, 2020 updated by subsequent telephone conversation. The \$5,220 or 20% remaining bond shall be held through the start of the 2021 year's growing season to allow for re-evaluation of complete turf establishment on the site. **J. Cropley seconded.** Vote: 7-0-0. Motion passed.

d. Discussion/Decision: Schedule of 2021 Regular Meeting Dates

C. Davey moved to approve the 2021 regular meeting dates schedule as presented and file it with the Town's Clerk office as required by statute. **T. Manning seconded.** Vote: 7-0-0. Motion passed.

e. Discussion: DOT Transportation Plan

P. Carson sent out a copy of the plan. Items for Bolton are included in the plan.

f. Other: There was none.

8. Correspondence

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

P. Carson said this group is talking about ADUs as being as-of-right, creation of gentle density development, that towns with populations over 5,000 zone 10% of the town area for middle income housing, standardized permitting and hearings, training for Land Use Commissioners, eliminating the nomenclature that towns look at the "character" of the town, and model regulations that would be passed in all 169 towns.

9. Adjournment:

A. Teller adjourned the *virtual* meeting at 9:11 p.m.

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.

-----Original Message-----

From: Tom Fiorentino [mailto:tsf@pfwlaw.com]

Sent: Friday, November 13, 2020 10:26 AM

To: Carson, Patrice <pcarson@boltonct.org>; 'Andrew Bushnell'

<abushnell@bushnellassociatesllc.com>; 'Bill Philips' <Bill@landieconstruction.com>; Rupert, Jim

<jrupert@boltonct.org>; jdillon@nlja.com; Kelly, Barbara <bkelly@boltonct.org>; Barbara Kelly

(kelly10@snet.net) <kelly10@snet.net>; Thad King (KingTD@ehhd.org) <KingTD@ehhd.org>

Subject: RE: P&Z Meeting on Nov 18th - LETTER FROM NEIGHBORS SUBMITTED FOR THE RECORD

Patrice

On behalf of Bill Phillips, I am respectfully requesting that the public hearing related to the Quarry property on Notch Road be continued until the December meeting. On Bill's behalf I also waive any objections to any time restrictions that may be currently in effect or required by statute or regulations.

Thank you,

Tom Fiorentino

Thomas S. Fiorentino

Fiorentino, Howard & Petrone PC

773 Main Street

Manchester, CT 06040

Tel: 860-643-1136 x 323

Fax: 860-643-5773

We the neighborhoods of Notch Road and Notch Road Extension have many concerns about the current application to establish an excavation business in the Bolton Quarry area.

Because of the Pandemic, there is no normal anymore. Working hours have changed. Working from home is common, school days and hours are variable. Because of this, there is more stress in our lives trying to make ends meet.

I would like to address several items that will affect the health, safety and wellbeing of the surrounding neighborhood and the residents all along Notch Road and its side streets if this application is accepted.

The items to be addressed here are:

- A) Previous Owners of the quarry
- B) Wells and their proximity to the quarry
- C) Noise from industrial operations of the applicant
- D) Excessive Dust from daily operations
- E) Traffic in a non-conforming intersection
- F) Wetlands / Water Quality on applicant's property
- G) Property Values

A) Previous owners:

Excessive noise and dust were only some of our problems we had with the previous owners. When we notified the state (DEEP) of noise issues, their response was that there were only 2 noise measuring meters in the state and they were not available at the time we made the noise complaints. They said we could make an appointment to borrow the noise meters. How do you make an appointment for this for when excessive noise is happening on an intermittent basis?

Excessive mud and dust were another issue. We actually had 2 to 3 inches of mud on Notch Road that was dragged out by the trucks on a daily basis. The mud dried into dust when other cars drove through it and we breathed in that dust. The state response was to send me a piece of plexiglass about 4 x6 inches to put on my windowsill outside for two weeks to collect dust samples. The rain kept washing it off.

If you have visited the quarry you will see that nothing was done to reclaim the landscape. It remains a blighted area. The original trailer is falling apart with old tires and debris scattered about the grounds. I do not have the original application from the previous owners, but I do recall that they were supposed to reclaim that area by adding trees, leveling it off and cleaning it up. Only trees were planted along Notch Road so the blight would not be easily seen.

Have any fines ever been issued to the owners of this property for violations of noise, or dust or for not fulfilling the permit requirements? Is it common for a minimum fifty-dollar fine for each violation for every day of that violation? Are we going to collect any fines for not reclaiming the site, or for any violations in the future? Will the future applicant be subject to any fines for violations of their permit and, if so, who will monitor and enforce these requirements?

B) Wells

There are at least 3 wells within 500 feet of the quarry. Two of them are community wells; Cook Drive Water Association consisting of 19 homes and The Prospect Apartments of 6 units. Other wells are individual wells, both shallow and deep, approximately within 700 feet of the quarry.

Any blasting or grading activity poses a threat to all these wells. If any equipment has a leakage problem just one quart of oil or transmission fluid or hydraulic fluid can contaminate up to a quarter million gallons of drinking water or cause an oil slick almost 2 acres in size. There is no amount of mitigation that will help if something goes wrong.

C) Noise:

When considering noise from large vehicles, especially large trucks, we have to consider that noise can be compounded by:

- 1) The nearby topography
- 2) Distance to the observe

One: Topography – The landscape changes dramatically along Notch Road.

At the bottom of Notch Road (at approximately 6 Notch Road) there is a steep incline. Please see (Figure 1) for slope information that was taken from a US Geological Survey Map. This data shows a max slope of approximately 10 percent at the intersection of Notch Road and Notch Road ext. A steep incline is considered to be above 6 percent.

The nearest resident on Notch Road is several feet from the edge of the road and at a 10 percent incline. There is a rock berm directly across Notch Road from the resident's home. As heavily loaded trucks leave the quarry and begin the steep incline, using very low gears, and high RPM's, that vehicle will produce max noise levels.

At the August 12, 2020 P&Z Meeting, Mr. Phillips stated that his trucks would not be any noisier than other trucks. That is, at best, misleading. The land plays a large part in the amount of noise that can be heard by the homeowner. Because there is a large berm across the street at road level there will be secondary noise emission. As the noise from the trucks bounce off the berm it will be added to the original noise generated by the truck. Since there are no grasses or natural materials, like trees, to absorb any of the noise, it will bounce off the solid road surface and further add to the original noise started by the truck.

Another noise consideration. The shape of the existing rock quarry wall causes noise to be amplified, directly impacting residents on Notch Rd Ext. and Cook Drive. That wall is definitely reflective. See (Figure 2)

Two: Distance from the noise source to the homeowner. Consider a fully loaded truck coming down the steep incline using their engine and lower gears to slow down. We all have heard the extremely loud exhaust noise that is created when a large truck is using those low gears to slow down. This will be an extreme annoyance and stress factor to the residents in the surrounding neighborhoods.

Other noise issues.

Loud noise from materials being dumped into an empty truck. A large boulder drop, is like hitting a large base drum. It is startling because you don't expect it. Repeated impact noise is also annoying and stressful to the neighboring residents.

Rock crushers and sifters are noise issues. Equipment that process concrete, asphalt and gravel, powered by a diesel engine is excessively noisy. Mr. Phillips has indicated that the rock crusher would only be rented for several days a year. Are we expected to endure it just because it's a couple of times a year?

D) Dust:

There is mica in the quarry. Repeated high exposure to mica causes fibrosis in the lungs and scarring of the lung tissue. This results in the chronic coughing and shortness of breath typical of pneumoconiosis. The carcinogenic effects of mica are unclear but considering other known health effects it is probably best to avoid exposure as much as possible. What assurances do we have that the excessive dust generated will be contained?

E) Traffic:

The intersection of Notch Road and I384 and Rt6 is designated as non-compliant by the DOT. Line of sight issues, no exit ramp, no on ramp, narrow bridge, a turning radius of more than 90 degrees, an extreme slope exactly at the turn onto Notch Road makes this an extremely dangerous intersection. It is frightening trying to get out of Notch Road onto I384 during rush hour. It will be even more dangerous if large vehicles are allowed to use this area at any time.

Although Mr. Phillips has indicated that his trucks will only exit the area by going up Notch Road, there is no guarantee that vendors or subcontractors for his company will not enter the non-conforming intersection and become a hazardous obstruction to town residents trying to enter or exit from Notch Road.

Included is the turning radius of a standard 30-foot truck with 20-foot wheelbase, overlaid on the site plan (Figure 3). Figure 3 shows that a truck of that size will not be able to enter or leave the site without crossing into oncoming traffic lanes and obstructing Notch Road Ext.

Is there is a turnaround planned in the industrial zone? If there is no plan these vehicles will need to back-out or back in using Notch Road as the turnaround. A low Boy trailer and truck, which carries large equipment and is typically 60 feet long, could cause a significant traffic backup onto I 384.

F) Wetlands:

As mentioned above, just one quart of oil, can contaminate up to a quarter million gallons of drinking water or cause an oil slick almost 2 acres in size. There is not a substantial buffer region to adequately protect the runoff that will occur from quarry operations. Catch basins are not very deep and will fill with sediment and be useless. Is there a plan in place to catch any petroleum products in the basins that could leak from vehicles or equipment?

Is it possible that the wetlands in front of the apartments could dry up due to the extra surface area that is being added by the stockpiles? They could easily add an extra 16,000 square feet of surface area due to the conical shape of the stockpile. Much of the processed material in the 8 stockpiles is reclaimed. What is in this material? Are there petroleum products or natural elements in large quantities (lime in concrete)? They could have an effect on the wetlands.

G) Property Values:

The design of a two-story metal building, 120 feet long and the proposed 50-foot stockpiles, plus the removal of existing trees will be unsightly. Presently we have a row of trees blocking a blighted area. What might be done to make this area look less obtrusive and how will the surrounding property values of the residents be impacted?

Conclusions:

In my opinion and the general consensus of the Cook Drive neighborhood, is that there is nothing in the proposed application that will maintain or protect our health, safety or wellbeing. If this application is approved, we will have stress and health issues due to excessive noise and dust, frustration due to increased traffic at a dangerous intersection, pollution of our water and damage to wetlands.

Stress from time spent around elevated noise levels has been linked with increased workplace accident rates and aggression and other anti-social behaviors. **The most significant sources are vehicles**, aircraft, prolonged exposure to loud music, and industrial noise.

If this application continues, it would be prudent to have an impact study done by the State of Connecticut.

An ERT (Environmental Review Team) should be assembled to ensure that there are no environmental elements that would be harmed before any excavation begins.

An ERT review consists of a natural resources inventory report assembled with summaries written by a team of environmental professionals drawn together from a variety of federal, state, regional and local agencies, and private consultants. Team members vary for each review conducted based on the concerns and requests mentioned in the application.

Thank you for reviewing our concerns. If you have any questions, please contact me.

Ron Beaudoin 860 649 487 860 682 5266 Cell

2 Cook Drive

Bolton, CT.

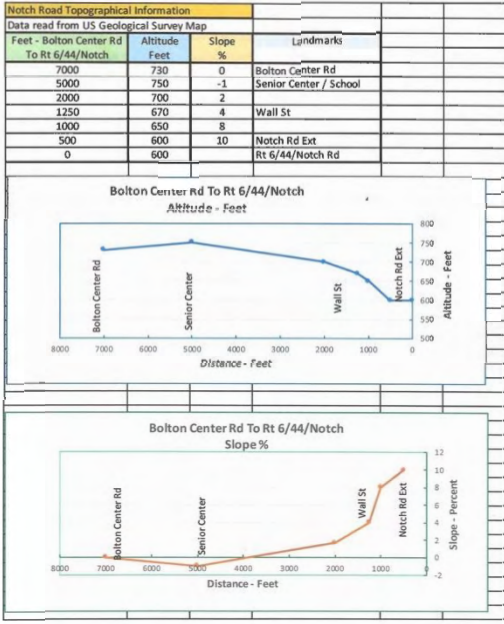


Figure 1

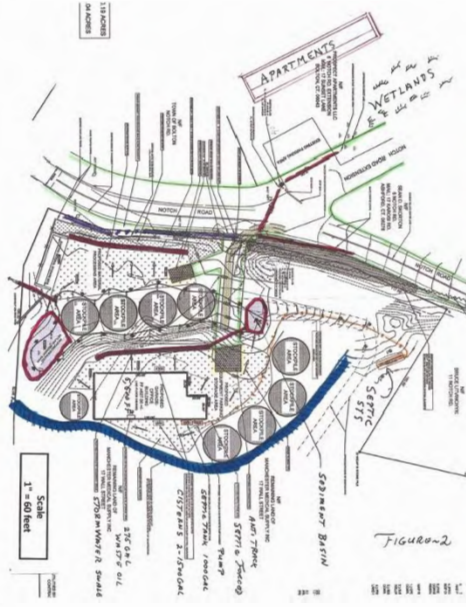


Figure 2

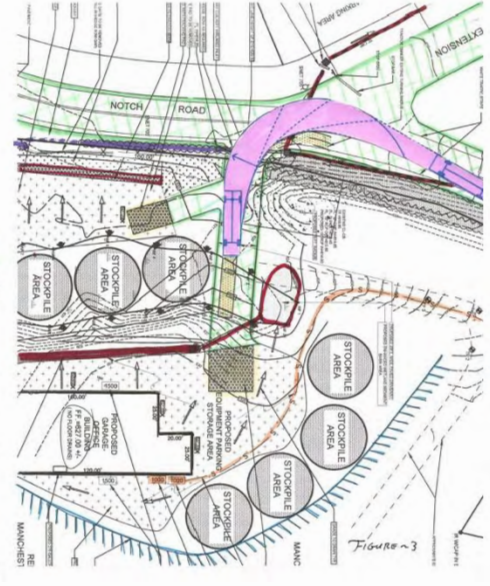


Figure 3

Notch Road Topographical Information			
Data read from US Geological Survey Map			
Feet - Bolton Center Rd To Rt 6/44/Notch	Altitude Feet	Slope %	Landmarks
7000	730	0	Bolton Center Rd
5000	750	-1	Senior Center / School
2000	700	2	
1250	670	4	Wall St
1000	650	8	
500	600	10	Notch Rd Ext
0	600		Rt 6/44/Notch Rd

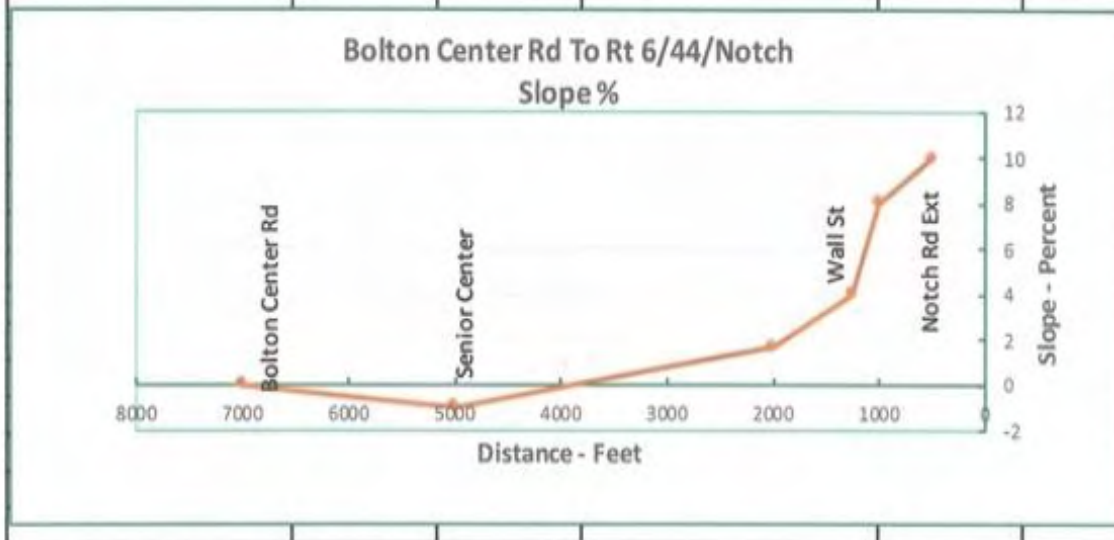
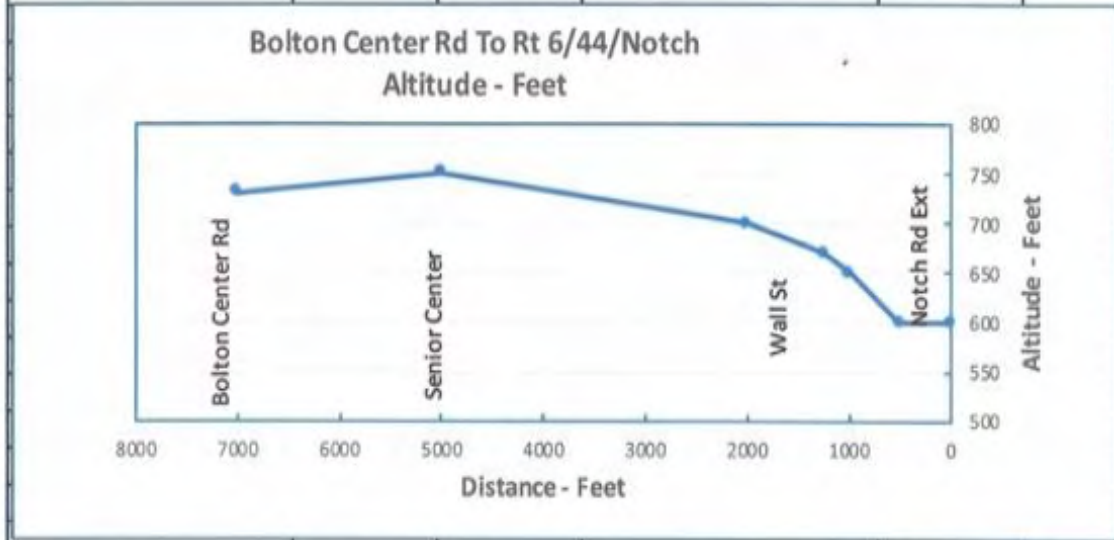


FIGURE ~ 1

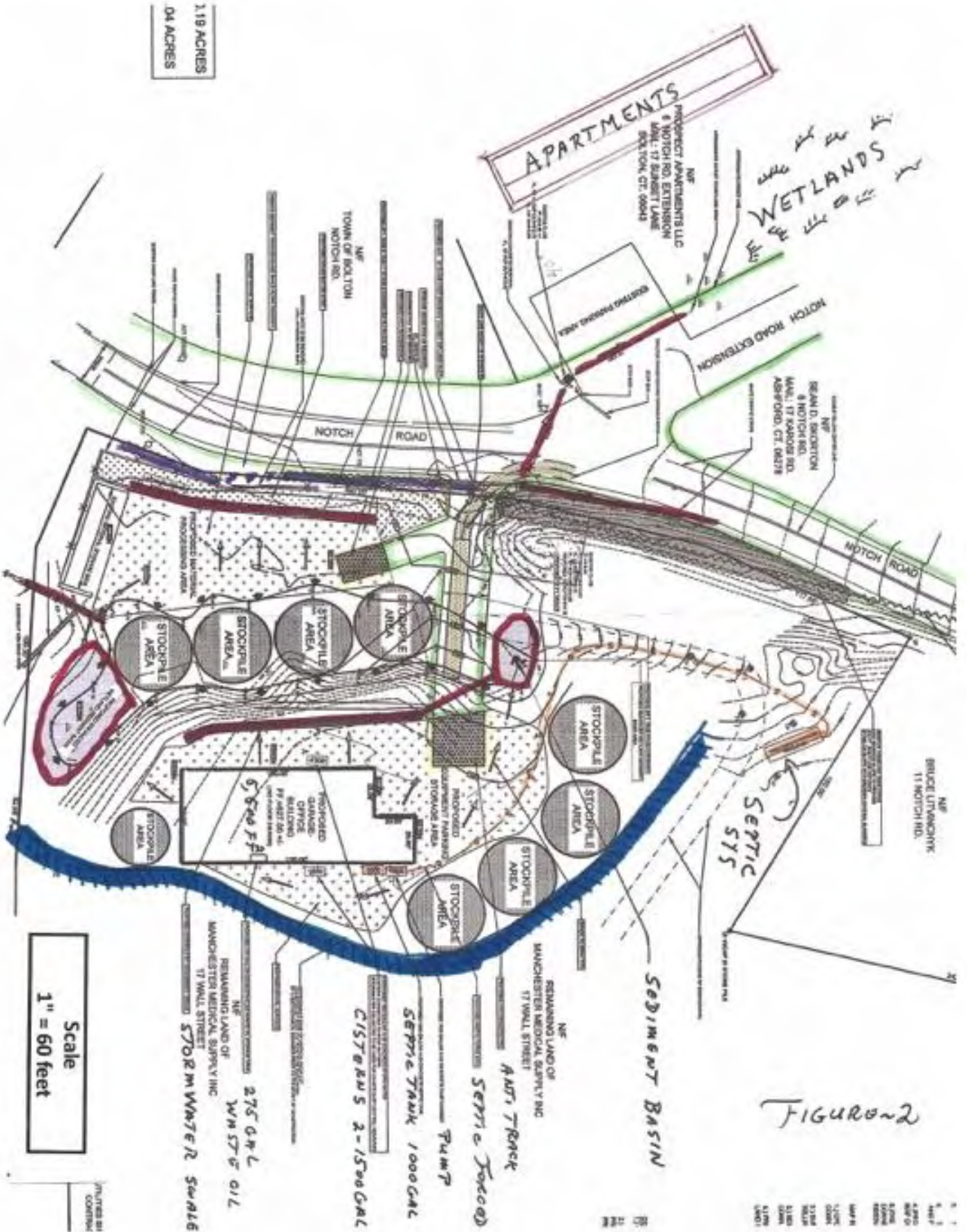


FIGURE 2

1.19 ACRES
04 ACRES

Scale
1" = 60 feet

PLATES BY
CONWAY

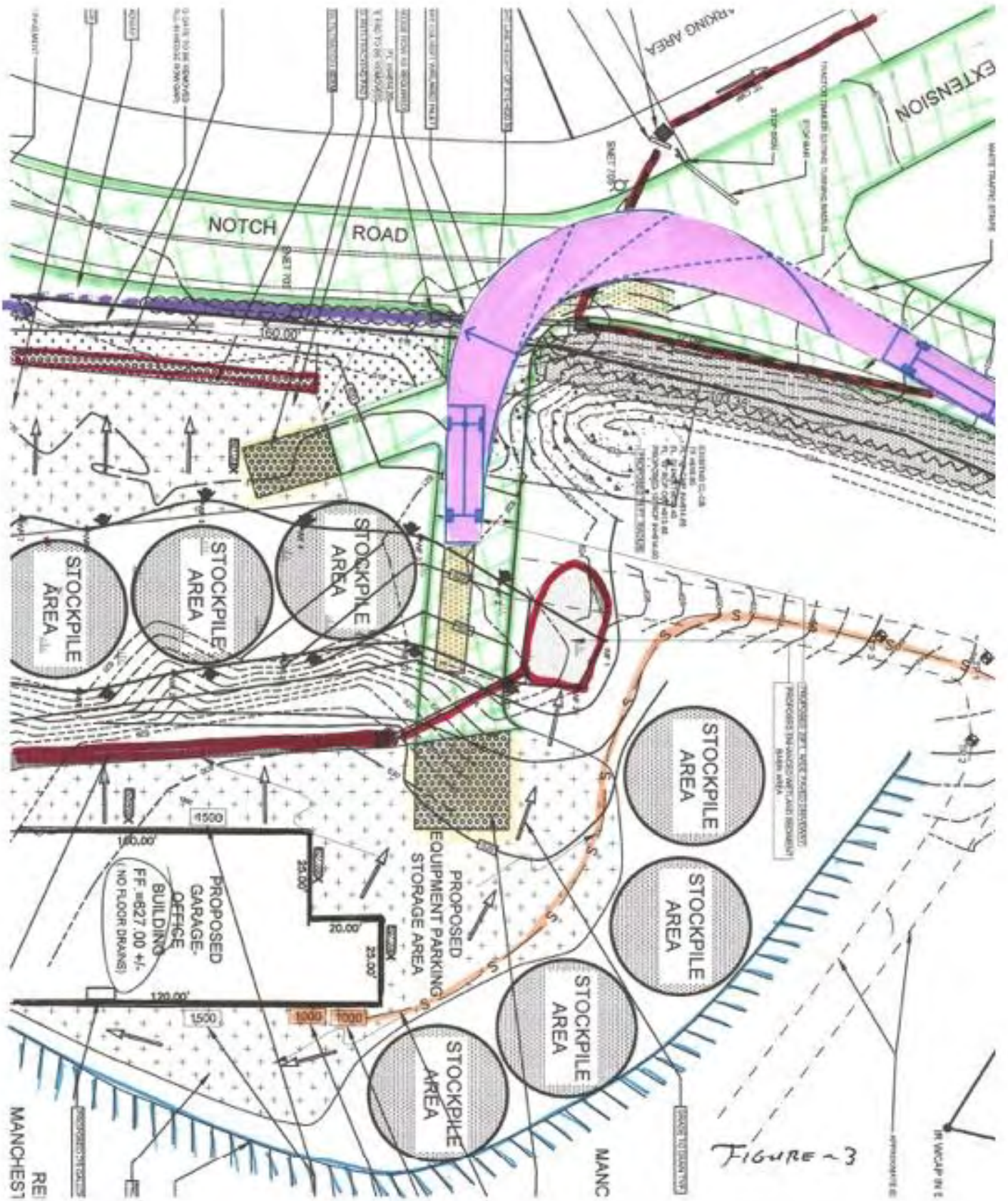


FIGURE - 3

Nov. 18th P&Z Public Hearing -William Phillips Special Permit Application #PL-20-12 for a proposed garage/office building, excavation business, equipment storage and materials processing

My name is Barry Stearns and I live at 21 Cook Drive, Bolton, CT.

I have some concerns and questions about the application being discussed tonight. Some of my concerns are because I live in the neighborhood. Some are in my capacity as the President of The Cook Drive Water Association, Inc. which is responsible for the safe operation and maintenance of a Community Well providing water to 19 homes on Cook Drive and Notch Road Extension. This well has been providing water to our community for almost 70 years.

Our well property is not an actual abutter of the quarry property but it is located approximately 200' from the property. In none of the Inland Wetlands and P & Z minutes that I have read has there been any mention of this Community Well. It is also not mentioned in any of the applications that I have found and read. The well property is very small and we do not have anywhere else to drill a new well should something happen to our current well.

Listed below are the major concerns:

1. Cook Drive Water Association, Inc. Well

We would like to know why no consideration was given to any impact this project may have on the Cook Drive Water Association well and water system?

2. Stockpile Areas

What exactly is going to be stored in the Stockpile areas shown on the site plan prepared for Landie Construction. What is going to be required of the applicant to ensure that there will be no runoff or leaching of any materials which could affect the ground water in our neighborhood? Are there any restrictions on what can be stored?

3. Traffic Impact

What is the traffic impact going to be on Notch Road? There are very few trucks going up Notch Road at this time and the applicant has stated that they will not be going out to 6 & 44 but rather will be going up Notch Road to leave the site. Their vehicles and their vendor vehicles will be entering from 6 & 44. How much truck traffic will this add to Notch Road?

4. Noise and Dust

The State of Connecticut DOT clear cutting of all of the trees around the 6 & 44 intersection has led to a dramatic increase in traffic noise in our normally quiet neighborhood. We are concerned that the addition of a contracting company and its operations will only add to the noise problem. In a conversation that I had with Mr. Phillips I asked him why he was moving

from his present location. He said that he was getting noise complaints from a neighbor. The quarry site is surrounded by residential zones and the noise problem will persist.

When the quarry was operational there were problems with dust and mud on Notch Road from vehicles exiting the quarry. What is going to be done to insure that this problem will not return when Landie becomes operational. Also, there was an agreement with the previous operators at this property that they would not start up until 8:00am. Can this start up time be part of the approval of this application.

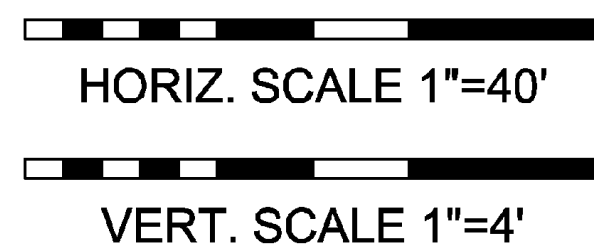
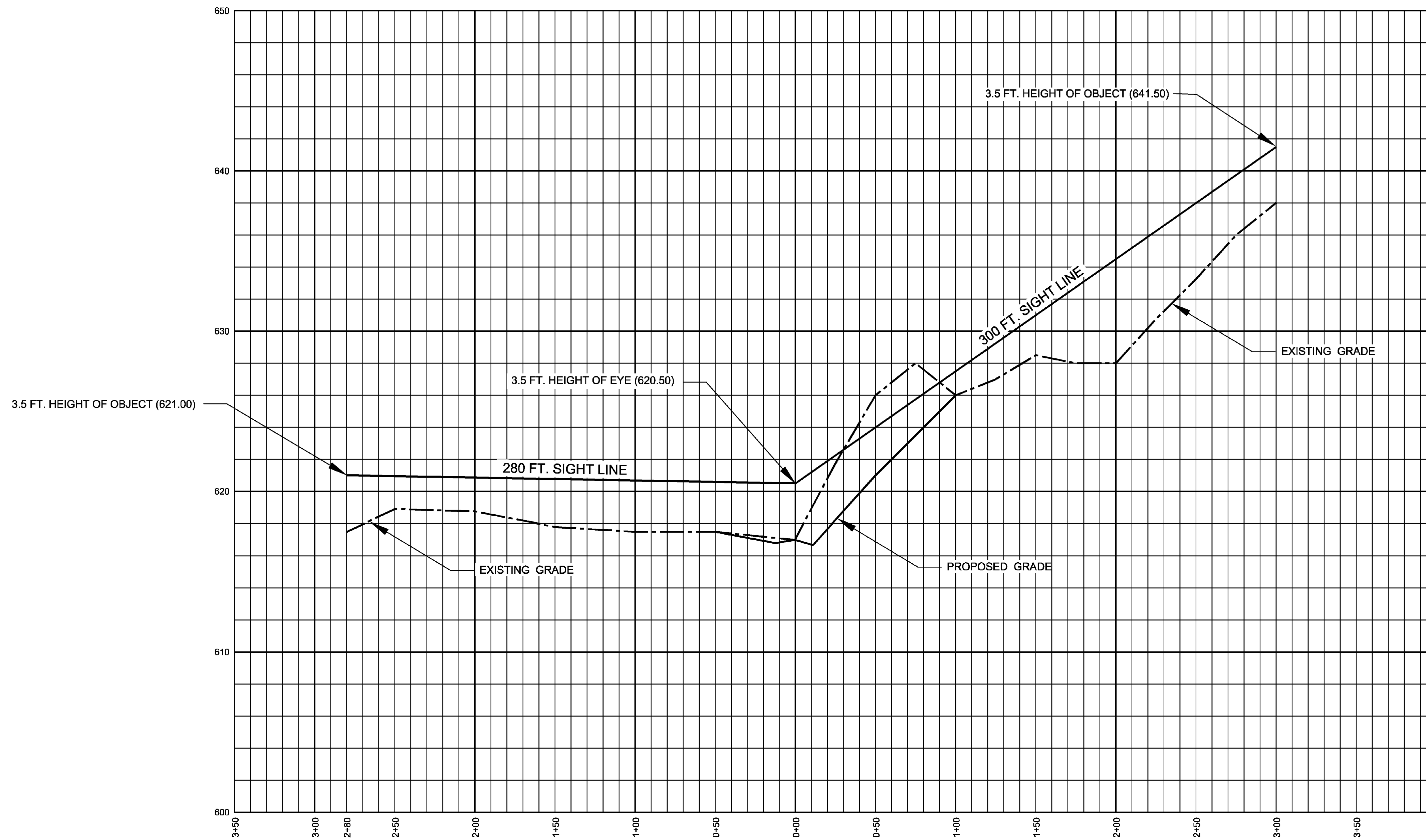
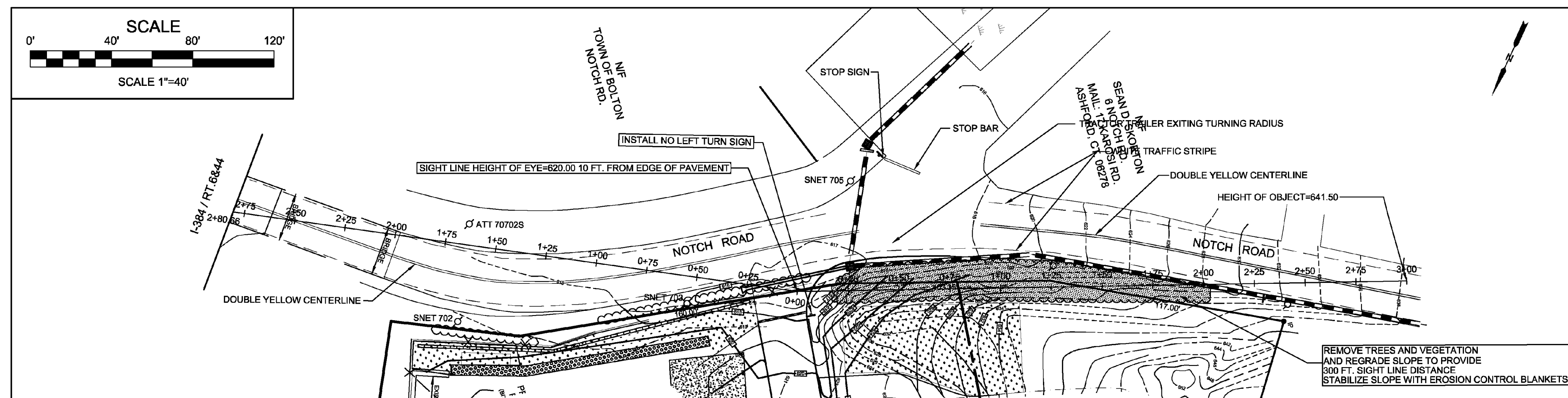
5. Intersection of Notch Road and 6 & 44

As a 46 year resident of Cook Drive I have seen and experienced all kinds of problems with the intersection of Notch Road and Rtes. 6 & 44. As you know, the state has a plan in motion to reroute Notch Road to the west, through the old quarry property to bring this intersection into compliance with a conforming, safe intersection. What is going to happen when that plan becomes a reality?

I ask the Planning & Zoning Commission to not approve this Special Permit as I and the Cook Drive/Notch Road Extension community feel that it is a threat to our water supply and the quality of life for our community.

If you do decide to approve this application I would like to see the following conditions added to the approval:

1. No activity at the site until 8:00am.
2. No blasting will be allowed.
3. Mr. Phillips told me that rock crushing and screening will be limited to no more than 4 times per year for a few days each time. Please add that as a condition.
4. All truck traffic entering **and** leaving the site must not use the Notch Road and 6 & 44 intersection.



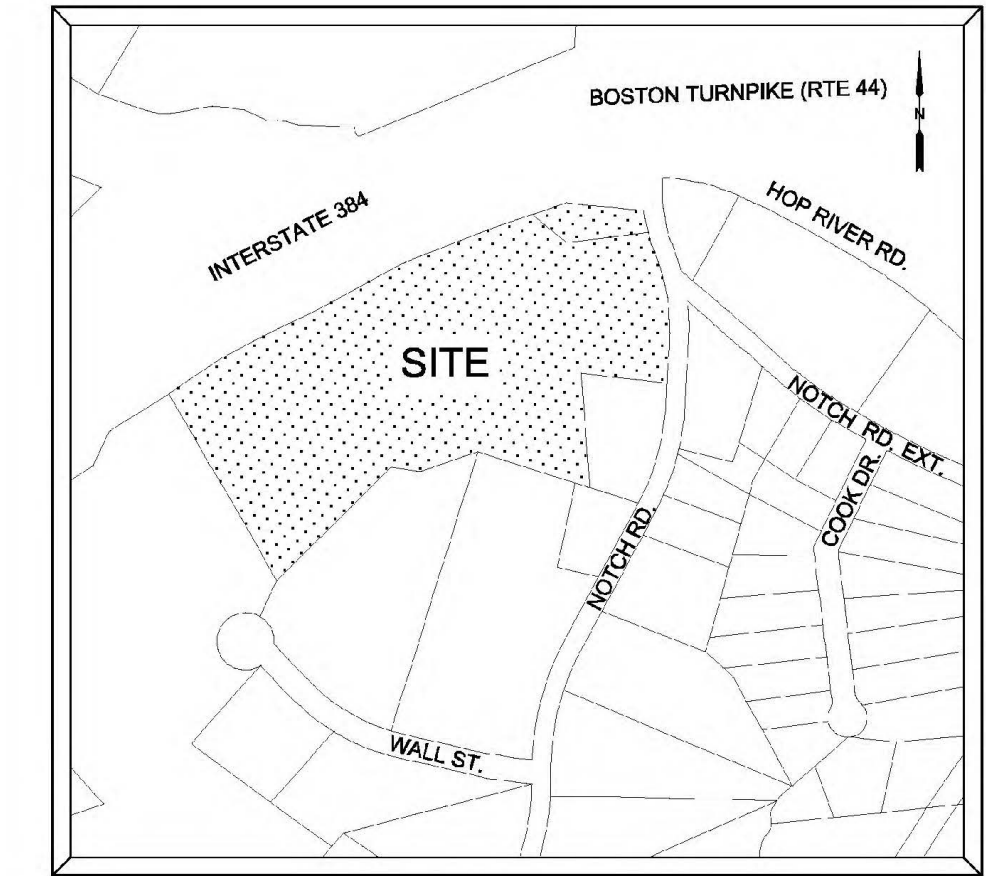
INTERSECTION I-384 2+80

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

ANDREW F. BUSHNELL, P.E., L.S. 24561
 THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

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

PLAN PREPARED FOR			
LANDIE CONSTRUCTION			
17 WALL STREET		BOLTON, CT.	
SITE LINE PLAN			
SCALE: 1"=40'	DATE: 10/8/2020	FILE NO. 2017-1	SHEET: 1 OF 1
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875			
REVISIONS:			



KEY MAP
SCALE 1"=400'

- 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 23, 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 REFERENCE 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.
 - 4.) PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 090109001B EFFECTIVE DATE JUNE 1, 1981.
 - 5.) 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.

THE WESTERN AREA OF THE PROPOSED DEVELOPMENT IS PRESENTLY INACCESSIBLE FOR SURVEY PURPOSES. THE TOPOGRAPHY AND EDGE OF VERTICAL ROCK CUT SHOWN AREA APPROXIMATE. MODIFICATION TO THE SITE PLAN MAYBE REQUIRED AFTER THIS AREA BECOMES ACCESSIBLE AND A MORE ACCURATE SURVEY CAN BE COMPLETED.

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

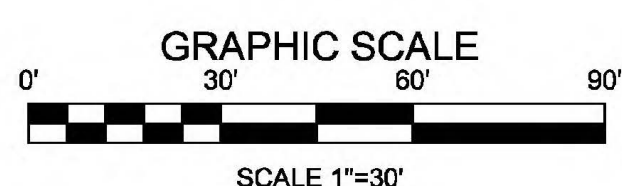
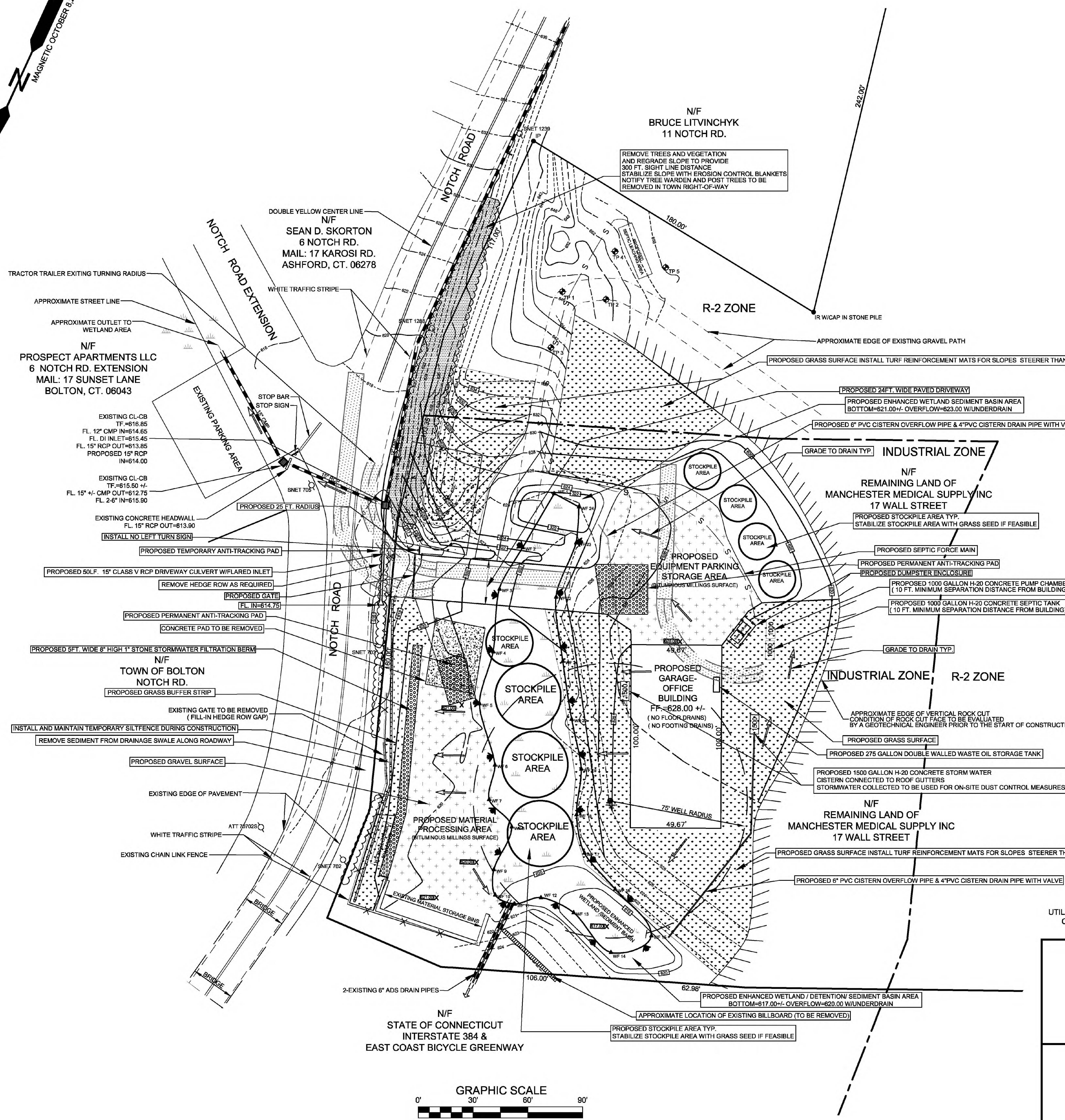
- EROSION AND SEDIMENTATION CONTROL MAINTENANCE PLAN:**
(ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL.)
- 1.) INSPECT ANTI-TRACKING PADS ON A WEEKLY BASIS. REJUVEANATE OR ADD STONE 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 REJUVEANATE 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
- WETLANDS FLAG
- PROPOSED UNDERGROUND UTILITIES



PLAN PREPARED FOR

LANDIE CONSTRUCTION

17 WALL STREET BOLTON, CT.

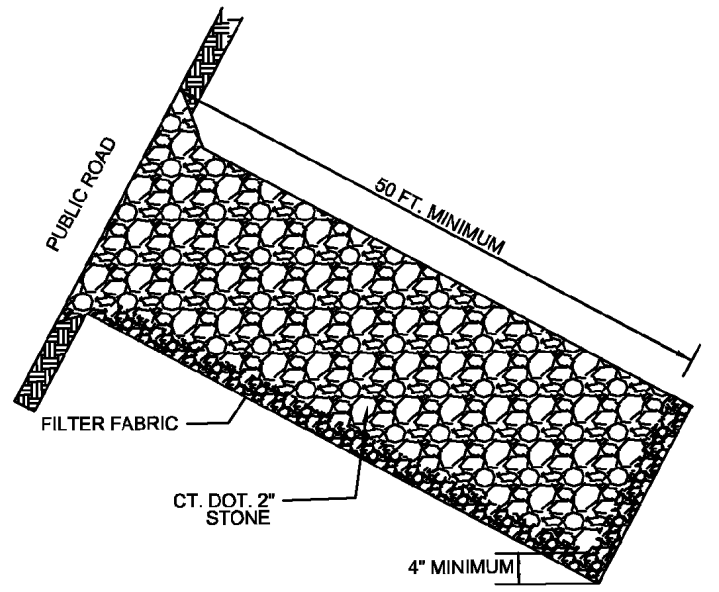
SITE PLAN

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, 10/8/2020
11/10/2020

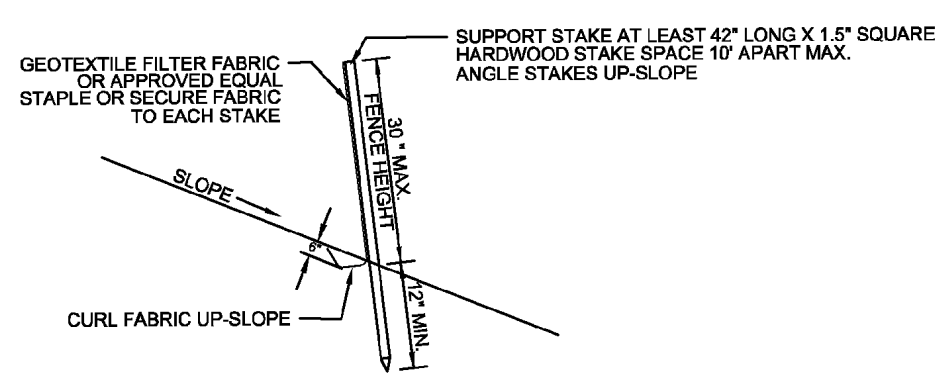
- CONSTRUCTION NOTES:**
- 1.) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 - 2.) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR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

EROSION CONTROL CONSTRUCTION SEQUENCE PLAN HOUSE LOT DEVELOPMENT
NOTE: ALL EROSION AND SEDIMENT CONTROL ACTIVITIES SHALL CONFORM TO THE METHODS OUTLINED IN THE 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL MANUAL.

- 1.) COORDINATE MARKING OF LIMITS OF DISTURBANCE BY A LICENSED LAND SURVEYOR. SUPPLY TOWN EROSION CONTROL OFFICER WITH A LETTER FROM THE SURVEYOR CERTIFYING THE LIMITS OF DISTURBANCE WERE MARKED IN ACCORDANCE WITH THE APPROVED PLAN.
- 2.) CLEAR TREES AS REQUIRED.
- 3.) PRIOR TO SOIL DISTURBANCE INSTALL EROSION CONTROL MEASURES. SILT FENCE AND ANTI-TRACKING PAD (SEE PLAN DETAILS AND LOCATIONS). ADDITIONAL MEASURES MAY BE REQUIRED AS SITE CONDITIONS REQUIRE. COORDINATE AN INSPECTION OF INSTALLED MEASURES WITH THE EROSION CONTROL OFFICER. SUPPLY THE TOWN OF BOLTON EROSION CONTROL OFFICER WITH THE NAME AND PHONE NUMBER OF A CONTACT PERSON RESPONSIBLE FOR THE EROSION CONTROL MEASURES.
- 3.) PERIODICALLY AND AFTER LARGE RAIN EVENTS INSPECT EROSION CONTROL MEASURES AND REPAIR AS NECESSARY.
- 4.) GRUB AND STRIP TOPSOIL. STOCKPILE TOPSOIL IN AREAS INDICATED ON THE APPROVED PLAN.
- 5.) CONSTRUCT AND STABILIZE DRIVEWAY.
- 6.) CONSTRUCT HOUSE, WELL, DRIVEWAY, SEPTIC SYSTEM AND OTHER IMPROVEMENTS AS SHOWN.
- 7.) SPREAD STOCKPILED TOPSOIL. MACHINE RAKE, FERTILIZE, SEED AND MULCH DISTURBED AREAS. USE GRASS SEED THAT IS ACCEPTABLE FOR THE SITE CONDITIONS (I.E. SUN OR SHADE) AND THE SEASON OF THE YEAR IN WHICH THIS ACTIVITY IS COMPLETED. PROVIDE TEMPORARY STABILIZATION OF THE SITE (I.E. STRAW OR HAY ETC.) IF THE TOPSOIL IS SPREAD DURING A TIME OF LEAK WHEN GRASS SEED WILL NOT GERMINATE. PROVIDE PERMANENT STABILIZATION WHEN WEATHER CONDITIONS ALLOW.
- 8.) REMOVE EROSION CONTROL MEASURES AFTER THE SITE HAS BECOME FULLY ESTABLISHED.
- 9.) ANY EXISTING DISTURBED AREAS MUST BE SEEDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED BY OCTOBER 15.
- 10.) DEWATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE SLUMP AND A TEMPORARY OUTLET SILT POOL LOCATED WITHIN THE LIMITS OF DISTURBANCE.



SILT FENCE DETAIL
NOT TO SCALE

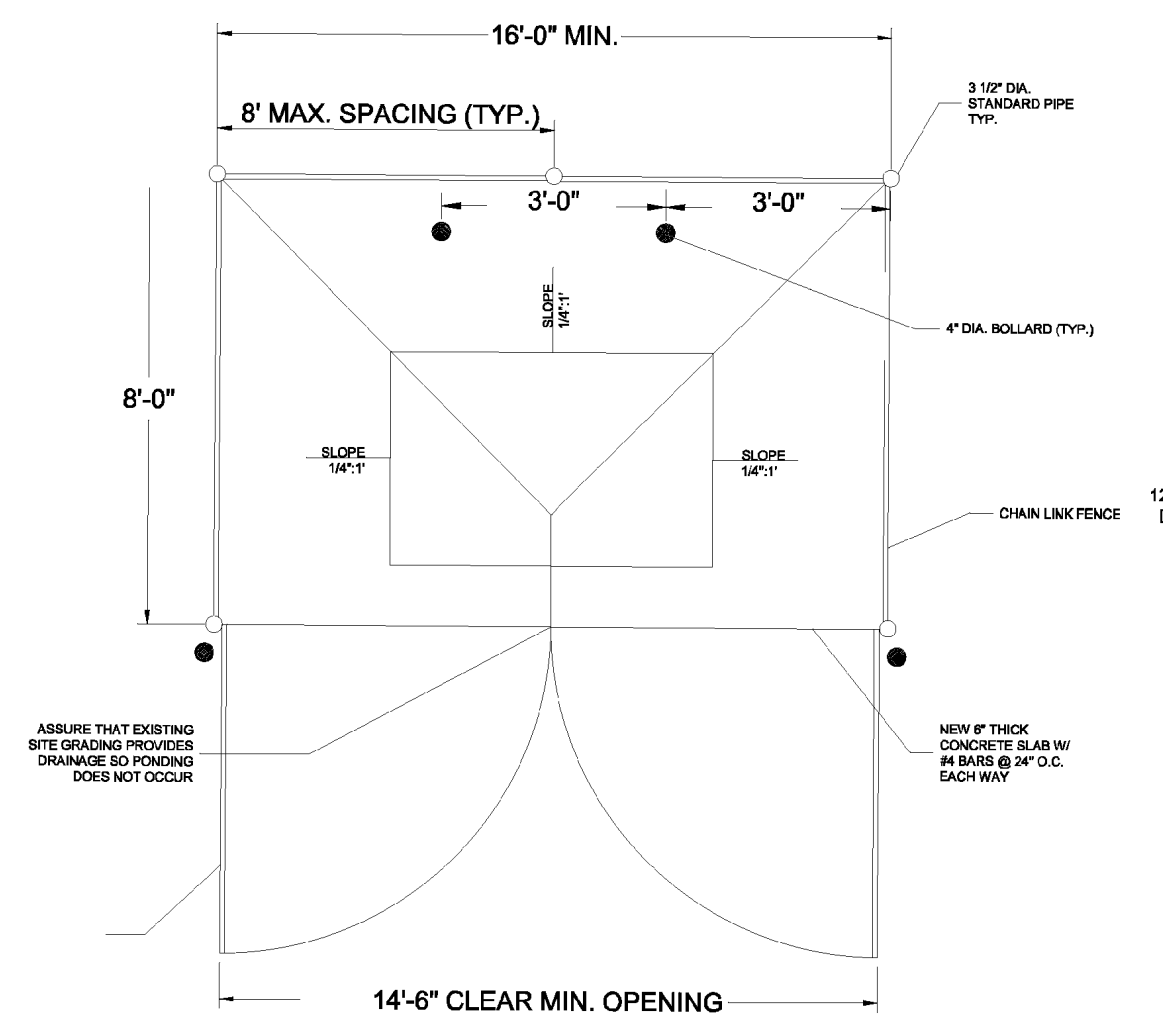
SITE SEEDING NOTES:
PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 90 LBS/1000 SQ.FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LBS./AC. OR 7.5 LBS. PER 1000 SQ.FT. WORK LIME AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4".

SEED APPLICATION: APPLY SEED MIXTURE FROM THE CHART BELOW BY HAND, CYCLONE SEEDER OR HYDRO SEEDER. INCREASE SEED MIXTURE BY 10% IF HYDRO SEEDER IS USED. LIGHTLY ROLL OR ROLL THE SEEDED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN THE TIMES SHOWN ON THE CHART BELOW. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE.

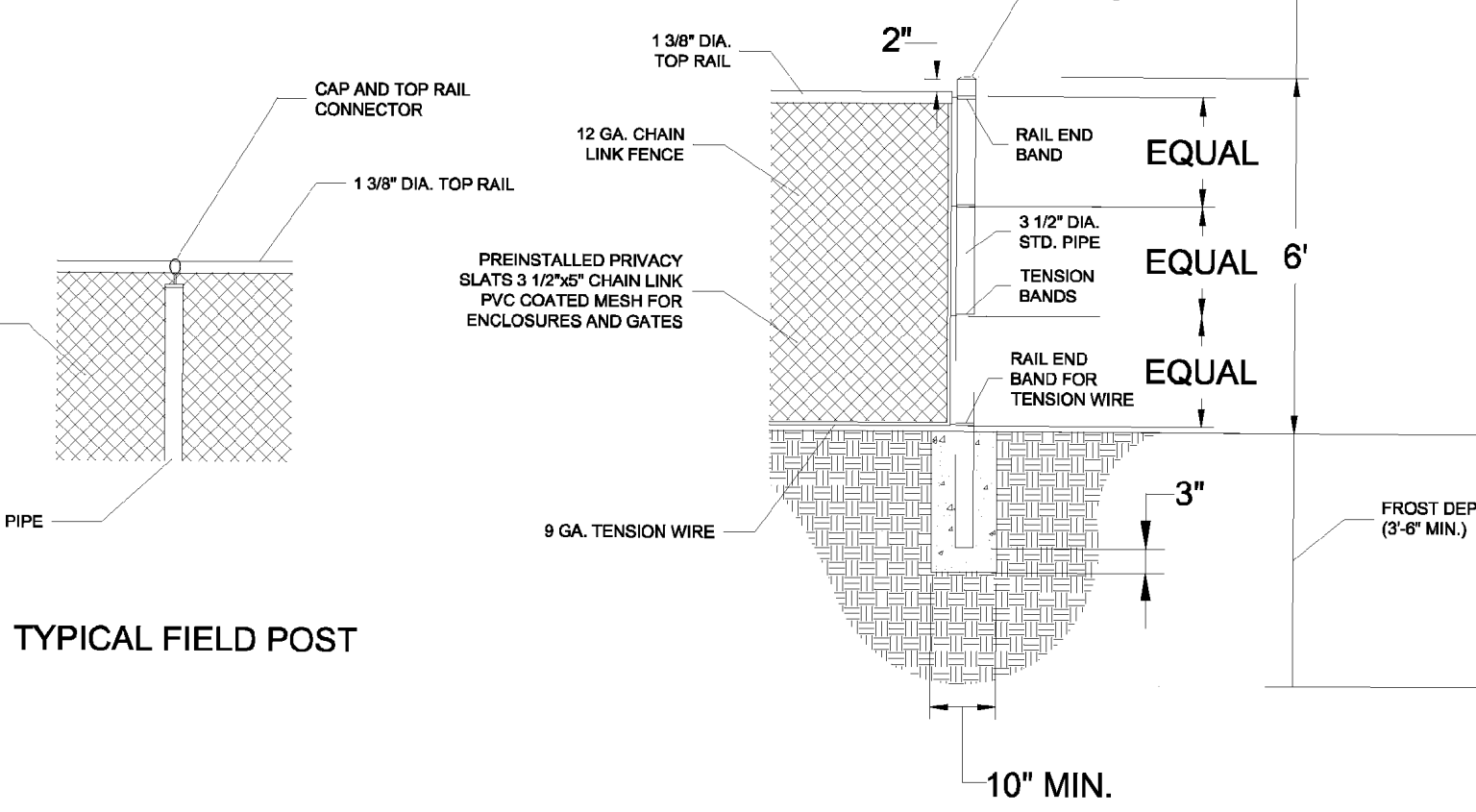
MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 2 TO 3 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH A TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX USE TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL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

SEED SELECTION:	LB/1000 SQ. FT.	SEED MIXTURE	RECOMMENDED SEEDING DATES
PERMANENT LAWN	0.45	KENTUCKY BLUEGRASS	4/1-8/15
	0.45	CREeping RED FESCUE	8/15-10/1
	0.10	PERENNIAL RYEGRASS	
SLOPES & COARSE LAWN	0.45	CREeping RED FESCUE	4/1-8/15
	0.05	RED TOP	8/15-10/1
	0.45	TALL FESCUE	
SLOPES (NO MOWING)	1.8	CREeping RED FESCUE	4/1-8/15
	0.2	RED TOP	8/15-10/1
TEMPORARY COVER	3.0	WINTER RYE	4/15-8/15, 8/15-10/15
	1.0	OR ANNUAL RYEGRASS	3/1-8/15, 8/1-10/15

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



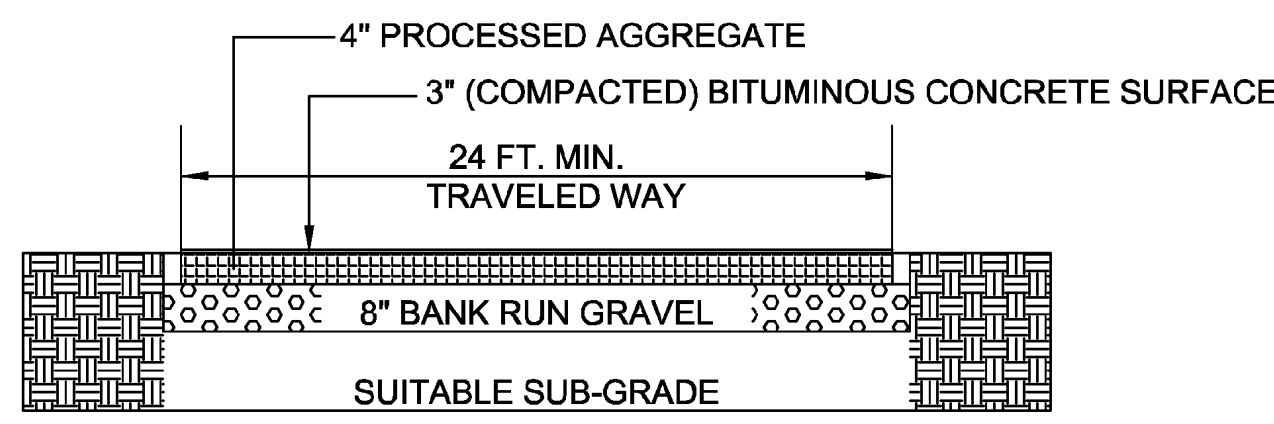
PLAN VIEW



TYPICAL FIELD POST

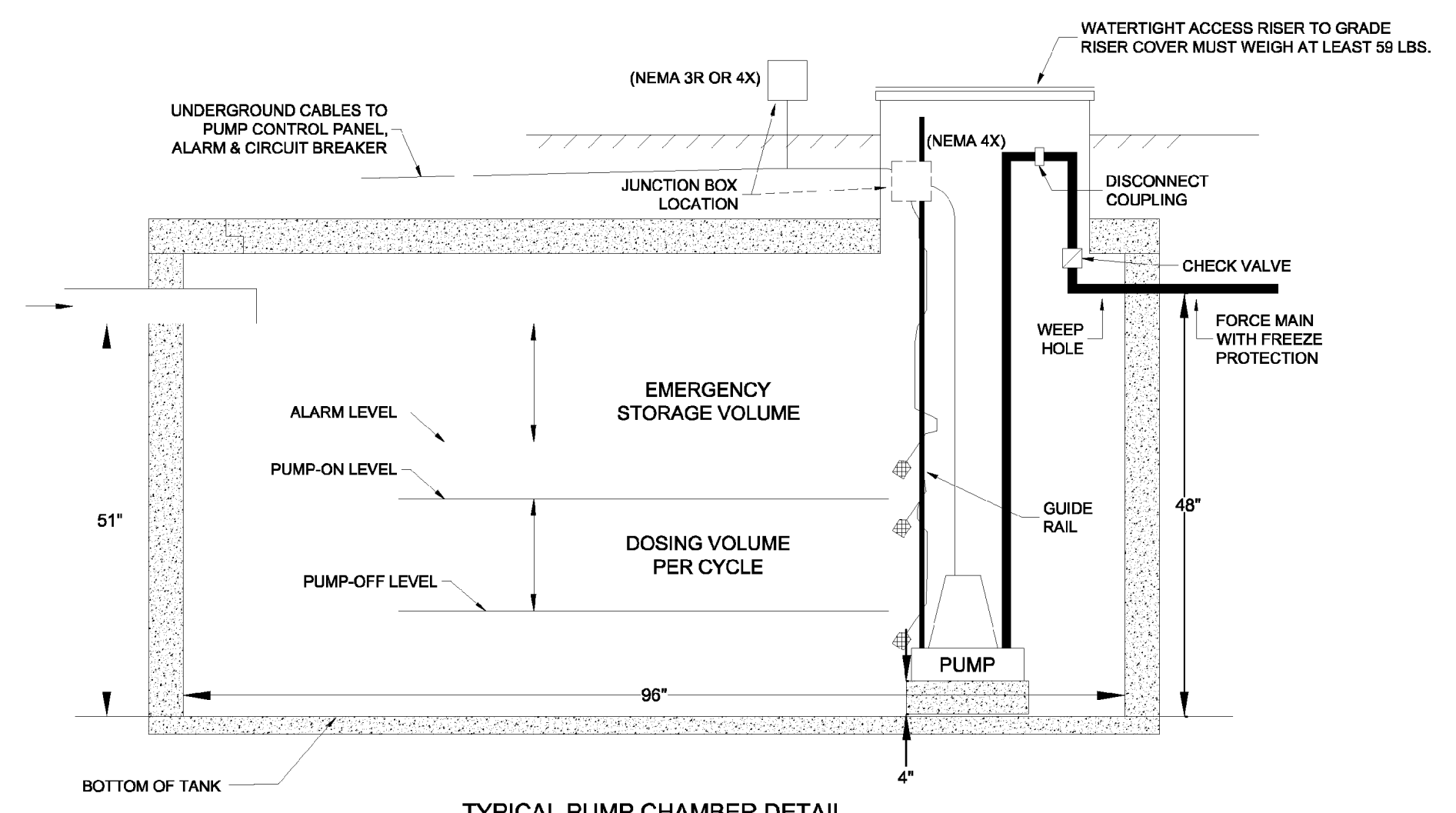
TYPICAL CORNER POST

CHAIN LINK PRIVACY FENCE 2-6 YARD DUMPSTER ENCLOSURE (NOT TO SCALE)



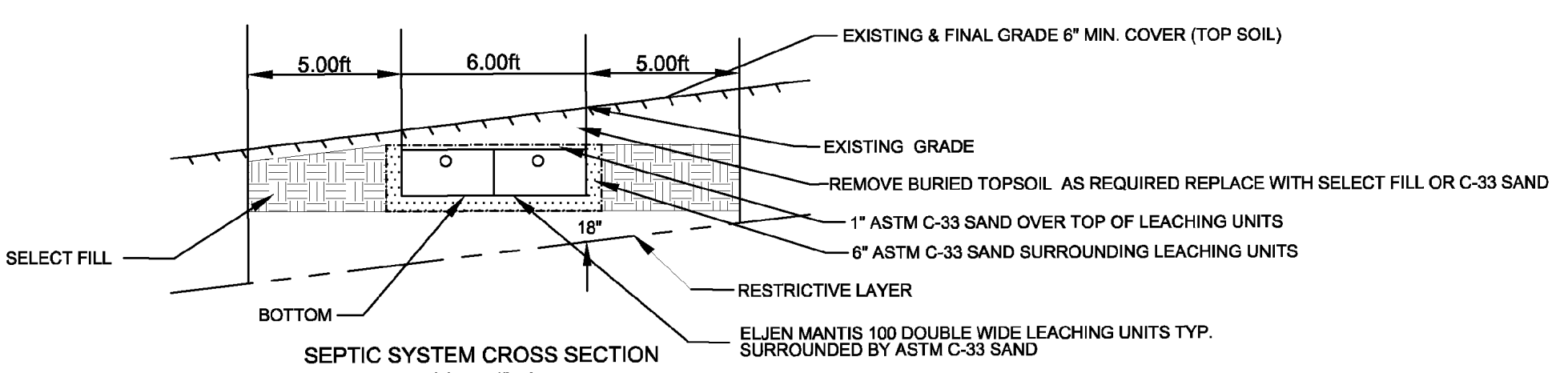
PAVED DRIVEWAY DETAIL (12% MAX GRADE)

NOT TO SCALE

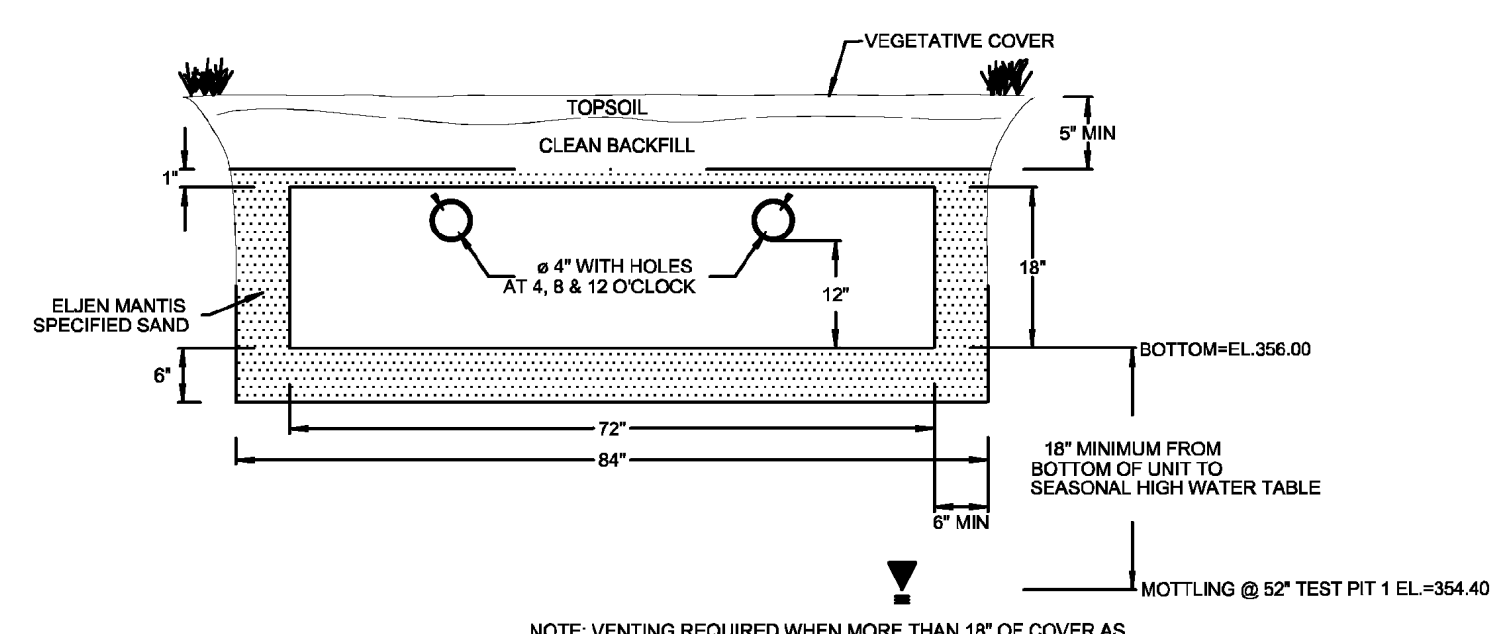


TYPICAL PUMP CHAMBER DETAIL
NOT TO SCALE

AN ELECTRICAL PERMIT AND NECESSARY INSPECTIONS OBTAINED BY THE TOWN OF BOLTON 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



SEPTIC SYSTEM CROSS SECTION
SCALE 1"=5"



ELJEN 100 DOUBLE WIDE LEACHING UNIT DETAIL
NOT TO SCALE

NOTE: VENTING REQUIRED WHEN MORE THAN 18" OF COVER AS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE

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 46" TEST PIT 5
GROUND SLOPE >15.0%
MLSS: 14 H.F. X 1.83 F.F. X 1.0 P.F.= 25.67' MINIMUM (30' PROVIDED)

REQUIRED: 1,000 GALLON TWO-COMPARTMENT SEPTIC TANK AND 550 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.

MANTIS UNIT BOTTOMS TO BE NO MORE THAN 28" 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
#30	600 um	25.0-60.0
#50	300 um	5.0-30.0
#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	100
#10	70 - 100	70 - 100	70 - 100
#40	10 - 50	10 - 75	10 - 75
#100	0 - 20	0 - 5	0 - 5
#200	0 - 5	0 - 2.5	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 FROM OVERCOMPACTION, SILTATION OR OTHER DAMAGE. THE INSTALLER IS RESPONSIBLE FOR PROPERLY COMPACTING THE SELECT FILL TO FACILITATE CONSTRUCTION AND TO PREVENT SETTLING. SELECT FILL SHALL EXTEND A MINIMUM OF FIVE (5) FEET 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
0-4" TOPSOIL
4-24" BROWN FINE SANDY LOAM
24-72" COMPACT GREY/BROWN SANDY HARDPAN
MOTTLING NONE
SEEPAGE NONE
LEDGE 72"

TEST PIT 2
0-2" TOPSOIL AND FILL
2"-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

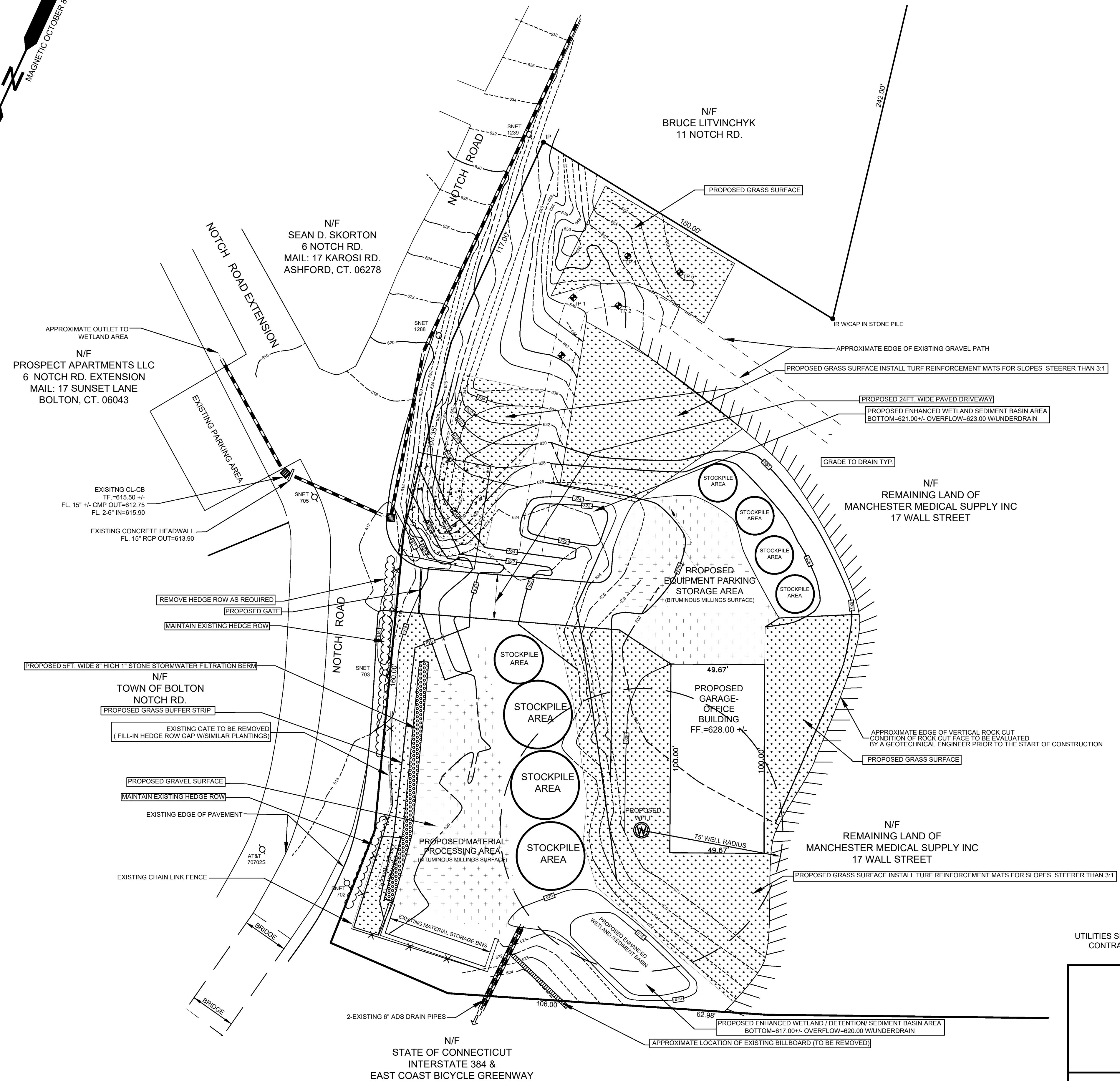
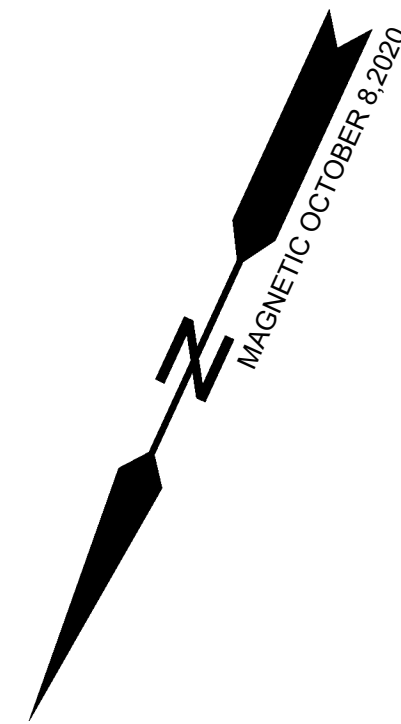
TEST PIT 4
0-4" TOPSOIL
4-30" FILL
30-38" BURIED TOPSOIL
36-130" BROWN FINE SANDY LOAM ROCKY
MOTTLING NONE
SEEPAGE NONE
LEDGE 130"
ROOTS TO 45"

TEST PIT 5
0-4" TOPSOIL
4-46" BROWN FINE SANDY LOAM STONEY
46-125" COMPACT TILL & DECOMPOSED ROCK
MOTTLING NONE
SEEPAGE NONE
LEDGE NONE

TIME	READING (IN.)	DIFFERENCE (IN.)
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

PERCOLATION RATE = 1-10 MIN./IN.

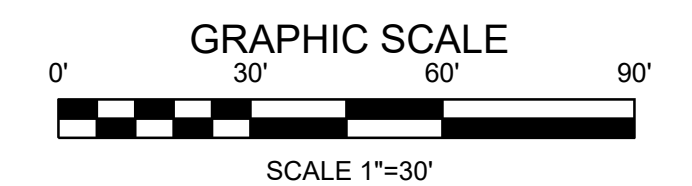
PLAN PREPARED FOR			
LANDIE CONSTRUCTION			
17 WALL STREET	BOLTON		
CONSTRUCTION / E&S/ SEPTIC DETAILS			
SCALE: NONE	DATE: 9/2/2020	FILE NO. 2017-1	SHEET: 2 O
BUSHNELL ASSOCIATES LLC.			
CIVIL ENGINEERING AND LAND SURVEYING			
563 WOODBRIDGE STREET		MANCHESTER, CT. 060	
860-643-7875			
REVISIONS: 10/01/2020 11/10/2020			



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

LEGEND

- EXISTING MERESTONE
- IRON ROD TO BE SET
- EXISTING IRON ROD
- ⊙ PROPOSED WELL
- ⊕ PROPOSED SILT FENCE/ LIMIT OF DISTURBANCE
- ⊔ EXISTING UTILITY POLE
- ⊗ PROPOSED SPOT GRADE
- ⊗ EXISTING SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR



LANDIE CONSTRUCTION

17 WALL STREET BOLTON, CT.

LANDSCAPE PLAN

SCALE: 1"=30' DATE: 11/12/2020 FILE NO. 2017-1 SHEET: 1 OF 1

Town of Hebron

ACCESSORY APARTMENTS

PURPOSE

It is the purpose of this Section of the Regulations to allow for the establishment of accessory apartments in appropriate locations in Hebron to help address the current and future housing needs of the community while protecting the public's health, safety and welfare.

STANDARDS

1. Accessory apartments shall:
 - a. be permitted in single-family detached dwellings;
 - b. shall meet the requirements for a single-family dwelling as determined by the Connecticut State Building Code; and
 - c. be located on a lot meeting the minimum lot area requirement of the applicable zone.
2. Only one (1) accessory apartment shall be permitted per property.
3. The owner of the property must reside on the premises.
4. The principal dwelling unit and the accessory apartment shall be connected by an operable door on a common wall and shall not constitute a two-family dwelling as defined by the Connecticut State Building Code.
5. The principal dwelling and the accessory apartment shall be subject to the approval by the Town Sanitarian for use of private water and septic systems, or from the Town of Hebron Water Pollution Control Authority for connection into the public sewer system.
6. An accessory apartment may be established by construction of an addition to the principal structure, provided that:
 - a. the single-family character of the dwelling and the surrounding neighborhood is not changed;
 - b. the maximum permitted building coverage is not exceeded;
 - c. a dormer does not extend above the existing roof ridge line and does not extend in depth beyond the first floor exterior front wall;
 - d. the addition shall not be constructed into the existing front yard; and

- e. the character of the neighborhood shall not be negatively impacted.
7. The accessory apartment shall be a minimum four hundred (400) square feet of floor area but not more than thirty-five percent (35%) of the total floor area.
 8. An accessory apartment shall not contain more than two (2) bedrooms.
 9. A total minimum of three (3) off street parking spaces shall be provided: Two (2) spaces per principal dwelling and one (1) space for the accessory apartment. Such parking shall be adequately drained and suitably screened from adjacent residences.
 10. An accessory apartment may be permitted within a cellar or basement providing that one wall allows access to grade. Said access shall not be to the front yard.
 11. Both dwelling units shall share all utility services and shall not have separate metering devices for utility services.
 12. No accessory building shall be used or created for the purpose of accommodating an accessory apartment.
 13. An affidavit shall be filed on the land records specifying that the property owner shall reside on the premises in order for the accessory apartment to be valid.

PERMIT PROCEDURES

1. Applications for a Building Permit and Certificate of Zoning Compliance shall be reviewed by the Building Official and Director of Planning respectively and shall be accompanied by the following:
 - a. an affidavit of ownership signed by the owner of the premises;
 - b. an affidavit signed by the owner of the premises affirming the intent of an owner to occupy either the principal dwelling or accessory apartment;
 - c. a report prepared by and bearing the seal of a professional engineer verifying the adequacy of the sewage disposal and water supply systems for both dwelling units and approved by the Town Sanitarian; and
 - d. in lieu of a Site Plan and Architectural Plans, sufficient building drawings and/or clear photographs to show the exterior/ interior building alterations proposed.
2. If subsequently requested by the Director of Planning or Zoning Enforcement Officer, the owner of the premises shall, for verification purposes, execute and provide a sworn affidavit to such officer stating that said premises is occupied by the owner or by his or her spouse.

Town of Killingly

SECTION 566. SECONDARY DWELLING UNIT

Section 566.1 – Intent

It is the intent of this Secondary Dwelling Unit (SDU) section to:

- a. Provide flexibility in housing options in response to the changing needs of families;
- b. Create new housing units while respecting and maintaining the appearance and scale of single family development;
- c. Provide housing that responds to smaller household size and increasing housing costs;
- d. Provide opportunities for a younger generation to live independently; and
- e. Provide an older generation with a means of obtaining rental income, security, companionship, and/or services, thereby enabling them to stay more comfortably in homes and neighborhoods they might otherwise need to leave.

Section 566.2 Definitions

Secondary Dwelling Unit – an additional dwelling unit established in conjunction with a primary residence (single family dwelling) on the same lot. A secondary dwelling unit shall include a kitchen, sleeping quarters, and full bathroom facilities with a permanent foundation. There are three types of secondary dwelling units: Interior (often referred to as an in-law apartment), Attached and Detached.

Primary Residence – is the principle residential structure.

Gross Floor Area – For the purpose of the secondary dwelling unit, the gross floor area shall be the total floor area (in square feet) of all floors in the secondary dwelling unit. If the secondary dwelling unit is part of a larger structure (garage, barn, or primary structure) then the gross floor area is calculated by the outside area of walls of the secondary dwelling unit only.

This would include stairwells and elevator shafts, but would not include areas such as unfinished basements, garages, or mezzanines.

Example 1: a one story building with exterior wall dimensions of 20' x 25' would have a gross floor area of 500 square feet. If that same building was two-stories, the gross floor area would be 1000 square feet.

Example 2: a one story building with exterior wall dimensions of 20' x 50' (1000 square feet) contained a secondary dwelling unit that was 20' x 25' then the gross floor area of the secondary dwelling unit would be 500 square feet.

Section 566.3 An Secondary Dwelling Unit may be permitted in the following zones:

- Rural Development □ Medium Density
- Low Density □ Residential Medium Density (Borough)

Section 566.4 Secondary Dwelling Unit Types

- Interior – Located within the existing primary residence and is typically a conversion of existing space. For example: an attic or basement.
- Attached – Living space that are added to the primary residence. The additional unit can be converted out of an existing attached garage or constructed on the side and/or rear of the primary residence.
- Detached – A freestanding unit separate from the primary residence. A detached garage conversion or new construction, within the same lot boundaries of the existing primary residence.

Section 566.5 Interior & Attached Secondary Dwelling Unit Requirements (Zoning Permit Only)

Interior and Attached Secondary Dwelling Units shall meet the following standards and requirements:

- a. No secondary dwelling unit shall be approved if accessory to a two-family dwelling or any multifamily use; (SDU are only allowed with a single family dwelling)
- b. Only one secondary dwelling unit shall be permitted for each lot;
- c. All setback requirements for the zone in which the accessory dwelling unit is located shall apply;
- d. The secondary dwelling unit is subject to all the applicable health, fire and building codes as the primary residence;
- e. The owner of the property must reside in either the primary residence or the secondary dwelling unit;

The secondary dwelling unit shall:

- not exceed 1,000 square feet in maximum gross floor area;
 - contain no more than one (1) bedroom;
 - be designed to preserve and maintain the single-family residential appearance of the subject lot and be consistent with the single-family character of the neighborhood;
- f. The lot on which the accessory structure is to be located shall conform to the minimum lot area requirement for the zone in which the property is located;
 - g. Access from the public right-of-way shall serve both the primary and secondary dwelling units; no additional curb cuts shall be created to serve a secondary dwelling unit.
 - h. Parking will be in compliance with Section 530 Off Street Parking and Loading standards.

Section 566.6 Detached Secondary Dwelling Unit Requirements (Site Plan Review)

Detached Secondary Dwelling Units shall meet the following standards and requirements:

- a.** No secondary dwelling unit shall be approved if accessory to a two-family dwelling or any multifamily use; (SDU are only allowed with a single family dwelling)
- b.** Only one secondary dwelling unit shall be permitted for each lot;
- c.** All setback requirements for the zone in which the accessory dwelling unit is located shall apply;
- d.** The secondary dwelling unit is subject to all the applicable health, fire and building codes as the primary structure;
- e.** The owner of the property must reside in either the primary residence or the secondary dwelling unit;

The secondary dwelling unit shall:

- not exceed 1,000 square feet in maximum gross floor area;
 - contain no more than two (2) bedrooms;
 - be designed to preserve and maintain the single-family residential appearance of the subject lot and be consistent with the single-family character of the neighborhood;
- f.** The lot on which the accessory structure is to be located shall conform to the minimum lot area requirement for the zone in which the property is located;
 - g.** Access from the public right-of-way shall serve both the primary and secondary dwelling units; no additional curb cuts shall be created to serve a secondary dwelling unit.
 - h.** Parking will be in compliance with Section 530 Off Street Parking and Loading standards.
 - i.** The secondary dwelling unit must be located within 150 feet of the primary residence or be the conversion of an existing detached structure (e.g. garage) which is not currently a dwelling unit.
 - j.** Mobile homes or recreational vehicles shall not be used as an secondary dwelling unit.

Town of Mansfield

L. ACCESSORY DWELLING UNITS

1. **Unit Types and Design Standards.** Accessory Dwelling Units shall comply with the following requirements:
 - a. *Accessory Dwelling Unit Types.* An accessory dwelling unit may be created only through the following methods:
 - Converting existing living area within a principal dwelling, such as basement or attic space.
 - Adding floor area (i.e. addition).
 - Constructing a new principal dwelling with an internal or detached accessory dwelling unit.
 - Converting or adding onto an existing accessory structure on a lot, such as a garage or other outbuilding.
 - Constructing a new accessory dwelling unit within a separate detached structure.
 - b. *Prohibition on Use of Recreational Vehicles as ADU.* Recreational vehicles, travel trailers and any other wheeled or transportable structure shall not be used as an accessory dwelling unit.
 - c. *Maximum Size.* The ADU shall not exceed 50% of the livable floor area of the principal dwelling or 1,000 square feet, whichever is less.
 - d. *Floorplan.* The ADU shall include a distinct kitchen or kitchen area containing a sink, refrigerator, stove or stovetop, oven, cabinets, and adequate counter space for food preparation and serving; and a bathroom containing toilet, sink and shower or bathtub.
 - e. *Entrances.*
 - The ADU must have an entrance separate and distinct from any entrance used to access portions of the building that are not part of the ADU.
 - No new entrances for an accessory dwelling unit may be added to the front façade of a principal dwelling.
 - f. *Nonconforming Structures.* Accessory dwelling units may be located in existing principal or accessory structures that are nonconforming to height and/or setback requirements provided the structure is not altered in any manner that would increase the degree of noncompliance.
 - g. *Parking*
 - A minimum of three off-street parking spaces shall be provided to serve the single-family dwelling and accessory dwelling unit.
 - Unobstructed access from the street to each required parking space shall be provided and no parking space shall be located on lawn areas.

h. *Utilities.* Accessory dwelling units may be connected to the water, wastewater, electric, gas, and other utilities of the principal dwelling or may have separate services. No ADU shall be approved for a property with an on-site wastewater disposal system until the applicant has demonstrated to the satisfaction of the local health department that the septic system can accommodate the additional flow and a code complying area identified that complies with DPH requirements.

2. **Owner Occupancy Required.**

- a. *Declaration of Restrictions.* The property owner shall file a declaration of restrictions on the land records stating:
 - Either the principal dwelling unit or accessory dwelling unit shall be occupied as a primary residence by a record owner of the property at least six months per calendar year. "Owner" shall be as defined in Article 7, Section G.2.a.
 - Occupancy of the accessory dwelling unit is limited to two adult persons. Children under the age of 18 that are the legal responsibility of an adult occupant may also reside in the ADU, provided that total maximum occupancy of the unit shall be not exceed 1 occupant per 100 square feet of combined living room and dining room space. For example, if the combined size of the accessory dwelling unit's living and dining areas is 400 square feet, occupancy would be limited to a total of two adults and up to two children, or 1 adult and three children.
 - The accessory dwelling unit shall not be sold separately from the principal dwelling unit, nor shall the lot be subdivided to provide a separate lot for the accessory dwelling unit.
 - These restrictions shall run with the land and are binding upon any successor owner of the property.
 - These restrictions shall not be modified or removed without the consent of the Town of Mansfield.
- b. *Modification of Restrictions.* No deed restriction shall be modified unless approved by the PZC.
- c. *Release of Restrictions.* Upon verification that an accessory dwelling unit established pursuant to this Section has been removed, the Zoning Enforcement Officer shall record appropriate documentation to release the encumbrance. Any fees associated with such release shall be borne by the property owner.
- d. *Certification of Owner Occupancy.* The property owner shall submit a notarized statement by the first of January of each year ending in a zero or five, certifying that:
 - One of the units is the primary residence of the owner;
 - The owner meets the requirements of an owner-occupant as required by this section; and

The accessory dwelling unit continues to comply with all applicable requirements.

A certification of owner occupancy shall also be required upon property transfer to a new owner.

3. **Application Requirements.** The following documentation shall be submitted with applications for an ADU:
 - a. A draft declaration of deed restrictions pursuant to Section 10.L.2 in a form acceptable to the Town Attorney.
 - b. Any other documents needed to determine compliance with the Regulations.
 - c. A Zoning Permit shall not be issued until the declaration has been approved by the Zoning Enforcement Officer and Town Attorney and recorded on the land records by the property owner.

4. **Violations.** In addition to penalties for violation identified in Chapter 11 of these Regulations and Chapters 134 and 189 of the Mansfield Code of Ordinances, the Certificate of Compliance for an Accessory Dwelling Unit may be revoked for non-compliance with these Regulations or if there are two or more noise and/or nuisance violations associated with the property on which such unit is located within a 12 month period. Special Permit approval shall be required for reinstatement of any Accessory Dwelling Unit permit that has been revoked.

With regards to lots with on-site wastewater disposal systems, we require the following:

h. Utilities. No ADU shall be approved for a property with an on-site wastewater disposal system until the applicant has demonstrated to the satisfaction of the local health department that the septic system can accommodate the additional flow and a code complying area identified that complies with DPH requirements.

Town of Old Saybrook

In Old Saybrook where public water supply is partial and sewers are non-existent, See the (alphabetical listings in Section 53):

SECTION 53

Special Standards for Specific Uses

53.0 [reServed]

53.1 Standards

The following special standards, conditions, and procedures are applicable to the establishment of these specific uses when permitted in a District.

Accessory Apartment, (mixed use). An accessory apartment (mixed use) is a *dwelling unit* that is accessory and subordinate to a permitted non-residential *use* and is an additional *use* which the Commission may approve by Special Exception.

A maximum of two accessory apartments (mixed use) may be permitted on a lot in the Central Business B-1 Zoning District and the Incentive Housing Zone, Mixed Use Subzone. The location within the Incentive Housing, Mixed Use Subzone is only for purposes of indicating an eligible location and is not subject to the Regulations listed in Section 54 Incentive Housing Zone or Public Act 07-04.

The following standards, conditions, and procedures are applicable to the establishment of all accessory apartments (mixed use):

- A. When two accessory apartments (mixed use) are proposed on a lot, the total s.f. of both apartments will not exceed 50% of the *gross floor area* of the *buildings on a lot*. One apartment will not exceed 800 s.f. of *gross floor area* and the other will not exceed 1,500 s.f. of *gross floor area* not to exceed 2,300 s.f. If only one apartment is proposed, the accessory apartment (mixed use) will not exceed 800 s.f. or 1500 s.f. of *gross floor area*.
- B. Except for an access door, lobby, or hallway, no portion of an accessory apartment (mixed use) will be located on a first *story* will be located facing a street in a manner that disrupts a series of commercial uses (i.e., non-residential uses permitted in the underlying zone) as viewed from a street or other public space. The purpose of this provision is to restrict first story accessory apartments (mixed use) to those areas where commercial uses transition to nearby residential uses located along the street. A door along the street to access second *story* apartments or to a hallway to access rear apartments is to be permitted and is encouraged.
- C. For corner lots, the Commission in its discretion may allow for first *story* accessory apartments (mixed use) facing a street when the location does not break up an existing or planned commercial streetscape.

- D. Any *gross floor area* remaining on any story of the building that is not *used* for accessory apartments (mixed use) must be *used* in accordance with the *uses* permitted in the *underlying district*, or, if vacant, is being actively marketed such uses.
- E. Residential uses shall comply with the provisions of Section 68, specifically Sections 68.1.3 and 68.1.4.
- F. Any Special Exception issued under this Section shall be valid until the following January of each year ending in a five (5) or a zero (0), at which time the owner of the premises will file with the Enforcement Officer an affidavit, and such other evidence as the Enforcement Officer may require, establishing that the accessory apartment (mixed use) continues to comply with the criteria set forth above, the approved plans, and any condition of approval attached to such Special Exception.

Accessory Apartment (residential). An apartment *dwelling unit* that is accessory to a single detached *dwelling* for one (1) family is a use subordinate to the *dwelling* and an additional *use* for which a Certificate of Zoning Compliance is required. The following standards, conditions, and procedures are applicable to the establishment of the accessory apartment (residential):

- A. The accessory apartment (residential) will be located within, or in an addition to, the single detached *dwelling* and will be provided with a kitchen and complete bathroom, separate from the facilities of the remainder of the dwelling, as well as two(2) means of egress including a separate outside door. A garage *structure* attached to the *dwelling* and converted to contain an accessory apartment (residential) is considered to be within the dwelling.
- B. Either the single detached *dwelling* or the accessory apartment (residential) will be occupied by a person who owns the premises, except, under this subsection, a person may also be a *non-profit corporation* organized for the purpose of providing housing for low and moderate income individuals and families, where the premises is not operated for profit, in which case both the single detached *dwelling* and the accessory apartment (residential) may be occupied by non-owners.
- C. The single detached *dwelling* to which the apartment is *accessory* will be located on a *lot* having at least the minimum area as required by these Regulations for the District where the *lot* is located and as specified when served or not served by public water supply. A single detached *dwelling*, located in a Planned Residential Development (PRD), as defined in these Regulations, is not eligible to contain an *accessory* apartment (residential).
- D. The single detached *dwelling* will be provided with the number of off-street parking spaces required by these Regulations, and the accessory apartment (residential) will be provided with at least one (1) additional off-street parking space that is usable independently of the spaces required for the *dwelling*.
- E. The single detached *dwelling* will have no less than the minimum square feet of *gross floor area*, and the accessory apartment (residential) will have a minimum floor area of not less than five hundred (500) square feet. The *gross floor area* of the accessory apartment will not exceed one-third of the total habitable *gross floor area* of the

dwelling, or one thousand (1,000) square feet, whichever is less. The accessory apartment (residential) is not eligible for use as a professional office, a *home business* in a *dwelling unit*, or for the renting of rooms.

- F. The single detached *dwelling* containing an accessory apartment will have a design that maintains the appearance of the premises as a single detached *dwelling* for one (1) family. The *dwelling* when constructed or converted to contain an accessory apartment will have only one (1) outside door along the front facade elevation unless two (2) doors existed at the time of a conversion. Stairways to an accessory apartment on floors above the ground floor of the *dwelling* will be located on the side or rear of the *dwelling* and will be fully enclosed.
- G. The application for Certificate of Zoning Compliance will be accompanied by the following:
1. An affidavit of ownership signed by the owner of the premises and affirming the intent that either the accessory apartment or the remainder of the single detached *dwelling* is to be occupied by an owner of the premises as the principal place of residence;
 2. A certification from the Connecticut River Area Health District that the water supply and sewage disposal Systems serving the premises, either existing or any proposed construction or modification thereof, conform to current State Sanitary Code requirements and are adequate to serve both the accessory apartment and remainder of the *dwelling*;
 3. A plan of the premises as specified in Paragraph 72.2; and
 4. Competent floor plan drawings of the *dwelling* and apartment, and suitable sketches, architectural drawings or photographs sufficient to show the character and extent of exterior *building* and facade construction including any alterations.
- H. Issuance of a Certificate of Zoning Compliance for an apartment *dwelling unit* that is accessory to a single detached *dwelling* for one (1) family is conditioned upon the following:
1. In January of each year ending in the numeral five (5) or zero (0), person who owns the premises will file with the Enforcement Officer a new affidavit of ownership of the premises and certifying that either the accessory apartment or the remainder of the *dwelling* is occupied by the *person* who owns of the premises as required for the original application; and
 2. The Certificate of Zoning Compliance automatically terminates when there is a change in ownership of the premises, provided however, that a new Certificate of Zoning Compliance may be issued upon receipt of the above affidavit from the new owner of the premises.

Town of Tolland

Section 17-6. Accessory Dwelling Unit

An accessory dwelling unit is allowed in a single-family dwelling unit or on a single-family residential lot in any zone pursuant to these regulations. Unless specified otherwise, an accessory dwelling unit is allowed with a zoning permit.

A. General Requirements

The following requirements apply to all accessory dwelling units:

1. At least one (1) of the occupants of either dwelling unit shall be the owner of record of said dwellings or heir.
2. The accessory dwelling unit shall be self-contained, with cooking, sanitary and sleeping facilities for the exclusive use of the occupant(s).
3. The accessory dwelling unit shall include no more than one (1) bedroom. Bedroom shall be defined by the building or health code, whichever definition is more restrictive.
4. Adequate off-street parking shall be provided.
5. A new driveway curb cut to serve the principal unit or an accessory dwelling unit shall not be permitted.
6. No more than one (1) accessory dwelling unit is allowed per parcel.
7. An accessory dwelling unit shall meet all applicable health, building and safety requirements.
8. An accessory dwelling unit shall not be located in a mobile home, recreational vehicle, travel trailer, structure that previously operated as or was intended to be a motor vehicle, or structure on wheels.
9. Accessory dwelling units shall not be rented for durations of less than 90 days.

B. Accessory Dwelling Unit – Attached or Within

An accessory dwelling unit that is attached to or part of the principal dwelling unit shall meet the following requirements:

1. For an accessory apartment located entirely in a basement, there shall be no maximum size limit.
2. For all other accessory dwelling units that are attached to or within a single-family dwelling, the maximum net floor area of the accessory dwelling unit shall not exceed whichever is lesser:
 - a. 900 square feet, or
 - b. 45% of the floor area of the total principal structure including attached garages and utility rooms but excluding seasonal unheated rooms.

3. A dwelling may be expanded beyond the existing building foundation to accommodate an accessory dwelling unit, provided that the dwelling retains the appearance of a single-family residence. If the proposed expansion is consistent with the single-family neighborhood, this approval may be permitted by staff review; however, the Commission may, at its discretion, review any and all applications.

C. Accessory Dwelling Unit – Existing Detached Structure

An accessory dwelling unit may be located in a detached structure pursuant to the following requirements:

1. The structure was lawfully in existence prior to the effective date of these regulations (April 17, 2017). The applicant shall demonstrate that the structure was legally permitted or is a legally non-conforming structure.
2. The maximum net floor area of the accessory dwelling unit shall not exceed 900 square feet.
3. The structure shall meet applicable setback requirements for an accessory structure.
4. By Special Permit, the Commission may allow an accessory dwelling unit to be located in a detached structure that does not meet the front setback for an accessory structure, provided the detached structure is located no closer to the street than the principal structure.
5. The structure shall not be expanded in order to accommodate the accessory dwelling unit. An expansion includes an increase in the height of the structure or an increase in floor area. An expanded structure shall be considered a newly built detached accessory structure, pursuant to Section D, below.

D. Accessory Dwelling Unit – Newly Built or Expanded Detached Structure

An accessory dwelling unit may be located in an accessory structure built or expanded after the effective date of these regulations (April 17, 2017) pursuant to the following requirements:

1. The lot shall meet the minimum lot size requirements for the zone.
2. The maximum net floor area of the accessory dwelling unit shall not exceed 500 square feet.
3. By Special Permit, the Commission may allow a greater maximum net floor area, but in no instance shall the square footage of the accessory dwelling unit exceed 45 percent of the floor area of the principal structure including attached garages and utility rooms but excluding seasonal unheated rooms.
4. Unless located in a detached garage, the structure shall meet the required side and rear yard setbacks for an accessory structure. The structure shall be located no closer to the front property line than the distance between the front property line and the point of the principal structure's foundation that is furthest from the front property line and in no case closer than 75 feet to the front property line. For example, if the rear wall of a house is 100 feet from the front property line, the detached accessory dwelling unit shall be a minimum of 100 feet from the front property line. If the rear wall is 50 feet from the front property

line, the detached accessory dwelling unit shall be a minimum of 75 feet from the front property line.

5. If the accessory dwelling unit will be located in a detached garage, the structure shall comply with applicable setback requirements for a detached garage.



Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043
TELEPHONE (860) 649-8066 FAX (860) 643-0021

TO: All Board & Commission Chairs and Staff Department Heads
FROM: Joshua Steele Kelly, Administrative Officer
DATE: October 28, 2020
SUBJECT: FY 2021 - 2022 Budget

Over the course of this month, the Board of Selectmen and I have remotely discussed approaches to the FY22 budgeting process. We appreciate and recognize your collective past and ongoing efforts to deliver high-quality goods and services to our residents under considerable fiscal constraints. Unfortunately, the COVID-19 pandemic has sewed uncertainty throughout every level of government and into every household across the country, and we must rise to the challenge of adapting to our new fiscal environment.

I ask you to please submit FY 22 budget requests that will maintain our current level of services or expand them at no additional cost. Any account line that contains an increase over the FY 21 budget should be paired with as detailed an explanation as you can possibly provide, and such details should be included in a narrative sheet (a sample of which has been enclosed). If you would like to propose an expansion of services under your purview for any reason, please submit an Add Decision Package form with your budget sheet to articulate that proposal. There is no maximum number of Add Decision Packages that can be submitted. Each department is also required submit a minimum of one Drop Decision Package that details what service(s) would and should be reduced first in the event that the Board decides that the initial requests are too high for taxpayers to bear. State aid and our own revenues are unknown at this time for FY 22.

We continue to do all aspects of the budget process electronically, and your budget worksheets are enclosed. Please remember responses should be for non-capital items; please contact me for more information if you have capital requests to make. All budget worksheets are to be signed and returned even if your request is unchanged from the current year. Please send your completed FY 22 Budget Worksheets, Budget Narratives, Drop Decision Package(s), and Add Decision Package(s) to Kathy McCavanagh at HR@boltonct.org. All budgets are due by end-of-business on Wednesday, December 23, 2020, without exception. If you have questions, difficulties, or suggestions, please do not hesitate to contact me at townadmin@boltonct.org.

Once all of the budget worksheets are received, I will compile them into one budget document that will be reviewed by the Board of Selectmen and I will reach out to each of you to set up a meeting about your budget submissions. At this meeting, I will go over my thoughts with you about the budget proposals that you made, and you will have an opportunity to give me any information that I may be missing as I make my evaluations. Once these meetings are completed, I will send each of you proposed adjustments to your budget sections, and you will have two weeks to review and weigh in on the proposed adjustments before they are submitted to the Board of Selectmen for their consideration. Please note that these proposed adjustments will not be shared with the Board of Selectmen before your two-week review period has

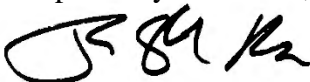
completely elapsed, and you will have every opportunity to see, understand, and weigh in on budget numbers that are presented to the Board on behalf of your department.

You are all invited and encouraged to attend the January and February Board Budget Workshop(s) at which your Budget Worksheet(s) are presented so that you can best articulate, defend, and advocate for your budgetary needs. In the event that you decide to opt out of presenting your budget proposal to the Board, I will be responsible for making that presentation, and I will use all of the information that you have provided me at that point to make the best presentation possible. Once the Board makes a decision on all proposed budgets, Add Decision Packages, and Drop Decision Packages, I will meet with you all again to discuss the results with you to make sure you understand what the Board of Selectmen's proposal to the Board of Finance really looks like.

I will also make a new offering to you each this year: I will be holding mock Board review sessions for anyone who is interested in presenting their proposal to the Board of Selectmen in-person. These mock review sessions will comprise of you and a panel of three other staff members, including me. This panel will review your submission materials and come up with as many questions as possible, and you will have the opportunity to give your presentation to that panel as a practice for the Board meeting. This will allow you to think critically about the materials you are submitting to the Board and give you the chance to find some answers to frequently asked questions that the Board may have for you. This is not a mandatory activity, but it is one in which I will strongly encourage that all of you to partake.

Your ongoing commitment and service to our community is greatly appreciated, and I look forward to seeing what innovative ideas you all have for the fiscal year to come.

Respectfully submitted,



Joshua Steele Kelly

Attachments:

- Departmental Budget Worksheets
- Budget Narrative
- Add Decision Package Sheet
- Drop Decision Package Sheet

4. Do you anticipate any funds being left in your current (FY 2021) budget? Please explain why or why not.

5. What were your department's goals for FY 2021, and how are you doing to meet those goals? Please include any metrics, narrative, or other measurements that you may have to help demonstrate success in these areas.

6. Do you have other statistics about your department's operations that you would like to share with the Board of Selectmen and the public? (E.g. how many emergency calls were placed to the Fire Department, how many marriage licenses were issued by the Town Clerk, how many visits the website had, etc.)

7. Please complete a minimum of one "drop" decision package form for your department to identify a service, program, or other item that you would prefer to see reduced in the event that Town Elected Officials choose to make budget reductions in your department. Two to three "drop" decisions are encouraged as a precaution.

8. You are invited to compete as many "add" decision packages as you feel are needed to help enhance the offerings of your department.

Please return all decision package sheets to the Selectmen's office with your completed budget sheets.

BOLTON BUDGET WORKSHOP

Code 4153	PLANNING & ZONING	
		Actual
Accounting Codes	Category	Expenditures
		2019-2020
51520	Other Payroll	685
55400	Advertising	209
56120	Office Operation Expenses	0
58100	Due & Fees	110
	Total	1,004

Any Change (+/-) in a category p
 By: Adam Teller/Patrice

Signature(s):

PLANNING & ZONING

NO. 11

		Proposed
Approp. for	Requests	by
this year	for	Bd. of Select.
2020-2021	2021-2022	2021-2022
2,400		0
540		0
2,600		0
1,580		0
7,120	0	0

Please explain.
Carson