

Planning Permit

PL-20-8

Status: Active

Submitted: Jun 08, 2020

Applicant



Stephen Penny

8606463500

stpenny@pbolaw.com

Location

1225 BOSTON TPKE

BOLTON, CT 06043

Internal Use

Conditions

--

Petition Received?

--

Date of Newspaper Publication for Public Hearing

--

Date of Newspaper Publication of Planning and Zoning Commission Action

--

Summary of Planning and Zoning Commission Action

--

Bond Required?

--

Legal/Technical Review NOT Required

--

Date of Planning and Zoning Commission Action

--

Date Application Received by Inland/Wetlands Commission (if applicable)

--

Date in Inland/Wetlands Commission Action (if applicable)

--

Additional Applicant Info

Applicant Type

Owner

Permit Info

Development Title

1225 Boston Turnpike

Occupancy Type

Commercial

Building Type

Special Permit

Permit For

Special Permit Application

Project Cost

1

Work Description

Nursery and value added agribusiness

Is this a modification of a previously approved application?

No, this is a new application.

Comments

--

Parcels Included in Project

Land Records: Page 989	MBL / Parcel ID 06/27/11
Land Records: Vol. 174	

Amendment to Zoning Regulations or Change of Zone

Describe Amendment to Zoning Regulations or Change of Use; provide reason for amendment; demonstrate consistency with Bolton Plan of Conservation & Development:

Uses are by special permit in the RMUZ zone

Additional Project Info

Date of Receipt --	Hearing Not Required --
Hearings Commencement Deadline --	Hearings Completion Deadline --
Decision Deadline --	Extended --
Existing Gross Sqft 17822	Proposed Gross Sqft 17822
Existing Parking Spaces 10	Proposed Parking Spaces 35
Total Acreage / Sqft 5	Linear Feet 705.57
Disturbed Acres 1	Distance to Town Line 600 feet

Construction Progress

Construction Progress 0	Time Spent (hrs) 0
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Setbacks

Front Required

--

Front Provided

--

Back Required

--

Back Provided

--

Left Required

--

Left Provided

--

Right Required

--

Right Provided

--

Open Space Required

--

Open Space Provided

--

Lot Coverage Required

--

Lot Coverage Provided

--

Engineer Information

Company Name

--

Engineer Name

Richard F. Mihok

Address

18 Laurel Ln

City

Marlborough

State

CT

Zip

06447

Phone

860-295-9049

Registration #

--

Insurance Expiration

--

AOR

--

Email

6906@att.net

Architect Information

Company Name

--

Architect Name

None

Registration #

--

License Expiration

--

Address

--

City

--

State

--

Zip

--

Phone

--

Email

--

AOR

--

Attorney Info

Name	Address
Stephen T. Penny	202 West Center Street
City	State
Manchester	CT
Zip	Phone
06040	860-646-3500
Email	
stpenny@pbolaw.com	

Contractors

Other Experts Retained by Applicant

Zoning Site Plan and Special Permit Checklist

All draft deeds for any roads, road widenings and easements for drainage, conservation, driveways, utilities	Evidence of request for approval by the Health District and/or Sewer Authority for review, as appropriate
Not Included	Not Included
Evidence of submission of application to the Inland Wetlands Commission if it is within that Commission's jurisdiction	Evidence of submission of a request for review and approval by the Fire Marshal and Fire Chief of the water supply for fire protection
Not Included	Not Included
Copies of any required applications to other local, state or federal regulatory approvals	Written evidence of applicant's legal interest in the subject property (deed, lease option to purchase, bond for deed, etc.)
Not Included	Included
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)	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
Not Included	Not Included
Digital copy of plans in DXF or DGN format if available	Paper and digital copies of all reports including hydrology, hydraulic and drainage computations and
Not Included	Not Included
14 sets of complete stamped and signed site plans measuring 24" x 36	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
Included	

Names of abutting lot owners

Not Included

Plan title block in the extreme lower right corner (not sideways) to include the name of the town of Bolton

Included

North arrow on each plan including the reference meridian

Included

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'

Not Included

Original and revision plan dates and revision explanations shown on the affected plan sheets

Included

Existing and proposed structures and features, their uses and those to be removed, shown on the plan

Included

Sight distances from property entrances along public roads shown on plan and on profile if grading is needed

Not Included

Outside Storage Areas\itField

Included

Existing and proposed water supply shown on plan

--

Existing and proposed footing drains, curtain drains and dry wells, shown on plan

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Existing and proposed bridges and culverts on or adjacent to the site, shown on plan

Not Included

Included

USDA Soils boundaries and types

Not Included

All plan sheets numbered with the format "sheet x of y"

Included

Clear legible plans with all lines, symbols and features readily identifiable

Included

Graphic bar scale on each plan sheet, not smaller than 1"= 40' unless otherwise approved by the Commission

Included

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

Included

Existing and proposed grading with two foot contours to T-2 standards, for all ground surfaces, shown on plan

Not Included

HVAC equipment located outside the building(s)

Not Included

Existing and proposed driveway entrances to street, parking, loading areas, fire lanes, sidewalks and construction detail drawings, shown on plan

Included

Soil test locations and soil test results shown on plan

Not Included

Existing and proposed sewage disposal systems and design information, shown on plan

Not Included

Underground / overhead utilities, existing and proposed

Not Included

Existing wells and sewage disposal systems on other properties that could conflict with proposed site improvements, shown on plan

Not Included

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.

Not Included

Existing and proposed signs with dimensions and construction detail drawings, shown on plan

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Existing and proposed fences and walls with dimensions and construction detail drawings, shown on plan

Not Included

Table on plan of parking / loading spaces required / provided

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Not Included

Existing trees of 6" caliper or greater

Not Included

Lighting plan including the location, size, height, light intensity coverage areas and manufacturer's product descriptions for each light type

Included

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

Not Included

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

Not Included

Zoning district boundaries affecting the site, shown on plan

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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

Not Included

Fire lanes

Not Included

Off-site traffic improvements

Not Included

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

Not Included

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

Not Included

Significant archaeological sites

Not Included

Erosion and Sedimentation Control Plan, with narrative and construction detail drawings, in accordance with the latest Connecticut Guidelines for Soil Erosion and Sediment Control

Not Included

Architectural elevation drawings of proposed buildings

Not Included

Architectural floor plans of existing and proposed buildings

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Traffic Impact Report for applicable sites as described in Zoning Regulations Section 16A.2.k.

Not Included

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

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Certified copy of Certificate of Public Convenience and Necessity in connection with a "water company", in accordance with CGS, Section 8-25a

Not Included

Engineer's itemized cost estimate for public improvements based on published Connecticut DOT unit prices as basis for the establishment of a performance bond.

Not Included

Statement in drainage report that the after development flows for all storm events do not exceed the before development flows

Not Included

Sanitary Waste Disposal Plan (if community sewerage system)

Not Included

Evaluation of the impact of proposed development upon existing and potential public surface and ground drinking water supplies, pursuant to CGS, Section 8-2

Not Included

Existing and proposed Covenants or Restrictions

Not Included

Engineer's itemized cost estimate for the installation of all erosion and sediment controls based on published Connecticut DOT unit prices

Not Included

Engineer's itemized cost estimate in connection with any restoration guarantee required pursuant to Section 12

Not Included

Public Hearings

Attachments (2)

pdf **Plans**

Jun 08, 2020

pdf **1225 Bstn Tpke.Statement of Use 6-9-20.pdf**

Jun 09, 2020

Timeline

Permit Fee

Status: Paid June 9th 2020, 4:33 pm

Application Review

Status: Completed June 9th 2020, 4:33 pm

Assignee: Danielle Palazzini

Legal/Technical Review

Status: In Progress

Assignee: Patrice Carson

Engineering Approval

Status: Pending

Fire Marshal Approval

6/9/2020

Status: Pending

Planning Approval

Status: Pending

Application Approval

Status: Pending

Bond Received

Status: Pending

Legal/Technical Review Release

Status: Pending

Bolton Planning & Zoning Commission Pending Application

Date: June 8, 2020

Applicant: Happy Town, LLC

Application: Special Use Permit

Document: Statement of Use per § 16A.2.b. of the Zoning Regulations

1. Detailed Narrative Description as to the Nature and Extent of Proposed Use

Two tree service tenants will both grow nursery stock, specifically trees, on the property. Two locations are shown on the site plan for the raising of the nursery stock, one along the easterly lot line and the other in the northwesterly corner of the 4.93-acre property. "Nursery (agricultural) is a special permit use under § 8C.2.b. of the zoning regulations. One of the tenants will also process logs on the property and sell firewood and wood chips. The other will provide landscaping services off-site and also process logs on the property for use as lumber and timber for building materials and also firewood and a heating product. These processing operations will take place out-of-sight of persons travelling on the Boston Turnpike (Rte. 44) or even those persons on the front portions of the property.

At least one of these businesses holds a Farmer Tax Exemption Permit from the Connecticut Department of Revenue Services for the acquisition of property (machinery and equipment) "used exclusively in agricultural production".

The proposed uses will not require the construction of any additional buildings on the site. The only new structures will be two ten-foot high privacy fences strategically located to screen the "value added agribusiness and forestry uses (processing and sale)" that constitute a special permit use under § 8C.2.b. of the zoning regulations. Both companies will store their equipment, overnight and/or when not in use, inside the existing structures on the site, or as necessary if inside space is inadequate, behind the buildings or privacy fences.

2. Provision for Water Supply, Sewage, Solid and Liquid Waste Disposal, Drainage, and Utilities

There is a private well on the property, and it is serviced by a public sewer. There is no need for additional utilities to support the proposed uses. The site is flat and the project engineer has concluded that it presents no drainage issues.

3. Number of persons estimated to occupy or visit the premises on a daily basis, and the basis for determining the parking and loading requirements for the use; provisions for pedestrian access within and into the site, where appropriate.

The two businesses combined will employ six persons in their on-site operations, but they will only be on the site part-time for approximately 20 hours per week. The proposed 35 parking spaces were based on ten spaces for employees, and twenty-five spaces for customers of the farm stand with five at any one time based on past experience. The farm-based nature of the proposed uses do not lend themselves to an expectation of or need for specific provisions for pedestrian access within the site, while entry onto this particular site given its location will be exclusively by vehicle.

4. An estimate of the type of vehicular traffic and number of vehicle trips to be generated on a daily basis and at peak hours.

The engineer based his estimates on 10 vehicle trips a day for the tenant companies and 25 per day for the farm stand (35 both in and out). The traffic manuals do not provide information on these uses.

5. Equipment or other methods to be established to comply with required performance standards.

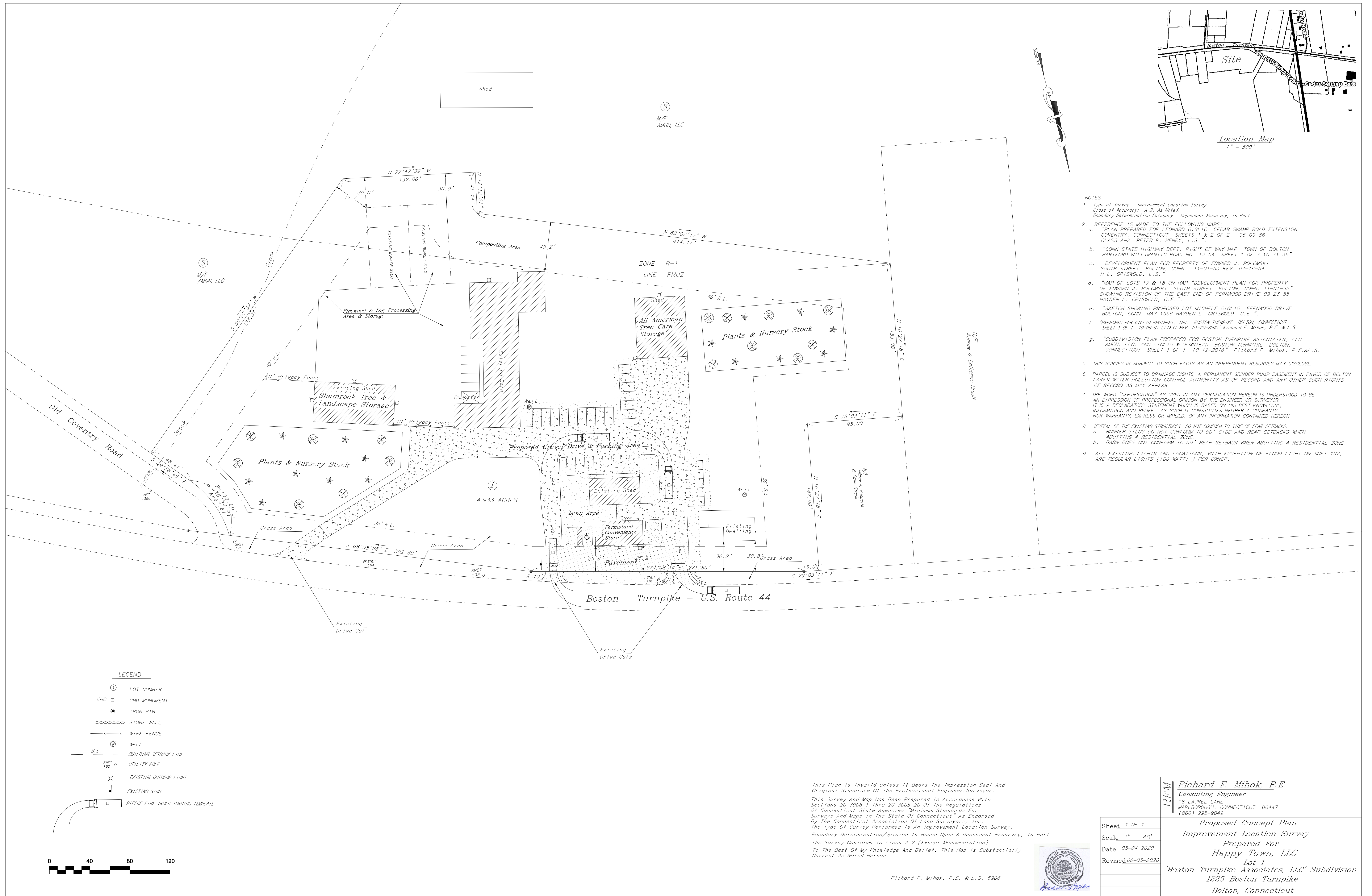
The applicant is not aware of any such equipment or methods that would be required with respect to the proposed uses.

6. Disclosure of any toxic or hazardous materials to be used, stored or processed in connection with the proposed use or occupancy.

No such toxic or hazardous materials will be used or processed on the site in connection with the proposed uses other than pesticides by the licensed arborist applicators.

Happy Town, LLC
Applicant/Owner

By Andrew Ladyga
Andrew Ladyga, its Member



- NOTES
- Type of Survey: Improvement Location Survey.
Class of Accuracy: A-2, As Noted.
Boundary Determination Category: Dependent Resurvey, In Part.
 - REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - PLAN PREPARED FOR LEONARD GIGLIO CEDAR SWAMP ROAD EXTENSION COVENTRY, CONNECTICUT SHEETS 1 & 2 OF 2 05-09-86 CLASS A-2 PETER R. HENRY, L.S.
 - CONN STATE HIGHWAY DEPT. RIGHT OF WAY MAP TOWN OF BOLTON, HARTFORD-WILLIMANTIC ROAD NO. 12-04 SHEET 1 OF 3 10-31-35.
 - DEVELOPMENT PLAN FOR PROPERTY OF EDWARD J. POLOMSKI SOUTH STREET BOLTON, CONN. 11-01-53 REV. 04-16-54 H.L. GRISWOLD, L.S.
 - MAP OF LOTS 17 & 18 ON MAP "DEVELOPMENT PLAN FOR PROPERTY OF EDWARD J. POLOMSKI SOUTH STREET BOLTON, CONN. 11-01-52" SHOWING REVISION OF THE EAST END OF FERNWOOD DRIVE 09-23-55 HAYDEN L. GRISWOLD, C.E.
 - SKETCH SHOWING PROPOSED LOT MICHELE GIGLIO FERNWOOD DRIVE BOLTON, CONN. MAY 1986 HAYDEN L. GRISWOLD, C.E.
 - PREPARED FOR GIGLIO BROTHERS, INC. BOSTON TURNPIKE BOLTON, CONNECTICUT SHEET 1 OF 1 10-06-87 LATEST REV. 01-20-2000 Richard F. Mihok, P.E. & L.S.
 - SUBDIVISION PLAN PREPARED FOR BOSTON TURNPIKE ASSOCIATES, LLC AMON, LLC, AND GIGLIO & OLNSTEAD BOSTON TURNPIKE BOLTON, CONNECTICUT SHEET 1 OF 1 10-12-2016 Richard F. Mihok, P.E. & L.S.
 - THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.
 - PARCEL IS SUBJECT TO DRAINAGE RIGHTS, A PERMANENT GRINDER PUMP EASEMENT IN FAVOR OF BOLTON LAKE'S WATER POLLUTION CONTROL AUTHORITY AS OF RECORD AND ANY OTHER SUCH RIGHTS OF RECORD AS MAY APPEAR.
 - THE WORD "CERTIFICATION" AS USED IN ANY CERTIFICATION HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTEE NOR WARRANTY, EXPRESS OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON.
 - SEVERAL OF THE EXISTING STRUCTURES DO NOT CONFORM TO SIDE OR REAR SETBACKS.
 - BUNKER SILOS DO NOT CONFORM TO 50' SIDE AND REAR SETBACKS WHEN ABUTTING A RESIDENTIAL ZONE.
 - BARN DOES NOT CONFORM TO 50' REAR SETBACK WHEN ABUTTING A RESIDENTIAL ZONE.
 - ALL EXISTING LIGHTS AND LOCATIONS, WITH EXCEPTION OF FLOOD LIGHT ON SNET 192, ARE REGULAR LIGHTS (100 WATT+) PER OWNER.

- LEGEND
- ① LOT NUMBER
 - CHD □ CHD MONUMENT
 - IRON PIN
 - ○ ○ ○ ○ STONE WALL
 - x - x - WIRE FENCE
 - ⊙ WELL
 - - - - - BUILDING SETBACK LINE
 - SNET # UTILITY POLE
 - ⊗ EXISTING OUTDOOR LIGHT
 - ⊠ EXISTING SIGN
 - ⊠ PIERCE FIRE TRUCK TURNING TEMPLATE



This Plan is Invalid Unless It Bears The Impression Seal And Original Signature Of The Professional Engineer/Surveyor.
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.
The Type Of Survey Performed Is An Improvement Location Survey.
Boundary Determination/Opinion Is Based Upon A Dependent Resurvey, In Part.
The Survey Conforms To Class A-2 (Except Monumentation)
To The Best Of My Knowledge And Belief, This Map Is Substantially Correct As Noted Hereon.

Richard F. Mihok, P.E. & L.S. 6906



Richard F. Mihok, P.E.
Consulting Engineer
18 LAUREL LANE
MARLBOROUGH, CONNECTICUT 06447
(860) 295-9049

Sheet 1 of 1
Scale 1" = 40'
Date 05-04-2020
Revised 06-05-2020

Proposed Concept Plan
Improvement Location Survey
Prepared For
Happy Town, LLC
Lot 1
'Boston Turnpike Associates, LLC' Subdivision
1225 Boston Turnpike
Bolton, Connecticut

LANDIE CONSTRUCTION, INC.

21 Clark Road, Bolton, CT 06043
Tel: 860-646-43015 Fax: 860-646-1347
CT P7 Lic. No. 0284144
CT Sub-Surface Lic. No. 003666

ABUTTING PROPERTY OWNERS

- | | | | |
|----|---|----------------|----------------------------------|
| 1. | Deborah Carbone | 15 Notch Road | 15 Notch Rd, Bolton, 06043 |
| 2. | David M Ostafin | 1 Wall Street | 1 Wall St, Bolton, 06043 |
| 3. | David W Pearsall | 15 Wall Street | 15 Wall St, Bolton, 06043 |
| 4. | Town of Bolton | Notch Road | 222 Bolton Ctr Rd, Bolton, 06043 |
| 5. | Sean D Skorton | 6 Notch Road | 17 Karosi Rd, Ashford, 06278 |
| 6. | James & Marion A. Howard
& John Stygar | 14 Wall Street | 14 Wall St, Bolton, 06043 |
| 7. | Bruce Litvinchyk | 11 Notch Rd | 11 Notch Rd, Bolton, 06043 |

Planning Permit

PL-20-9

Status: Active

Submitted: Jun 09, 2020

Applicant



William Phillips

8607981400

bill@landieconstruction.com

Location

1 NOTCH RD

BOLTON, CT 06043

Internal Use

Conditions

--

Petition Received?

--

Date of Newspaper Publication for Public Hearing

--

Date of Newspaper Publication of Planning and Zoning Commission Action

--

Summary of Planning and Zoning Commission Action

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Bond Required?

--

Legal/Technical Review NOT Required

--

Date of Planning and Zoning Commission Action

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Date Application Received by Inland/Wetlands Commission (if applicable)

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Date in Inland/Wetlands Commission Action (if applicable)

--

Additional Applicant Info

Applicant Type

Other

Permit Info

Development Title

--

Occupancy Type

--

Building Type

Site Plan Review

Permit For

Special Permit Application

Project Cost

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Work Description

Proposed garage/office building, equipment storage area and material processing area

Is this a modification of a previously approved application?

No, this is a new application.

Comments

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Parcels Included in Project

Amendment to Zoning Regulations or Change of Zone

Describe Amendment to Zoning Regulations or Change of Use; provide reason for amendment; demonstrate consistency with Bolton Plan of Conservation & Development:

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Decision Deadline

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Extended

--

Existing Gross Sqft

--

Proposed Gross Sqft

--

Existing Parking Spaces

--

Proposed Parking Spaces

--

Total Acreage / Sqft

--

Linear Feet

--

Disturbed Acres

--

Distance to Town Line

--

Construction Progress

Construction Progress

0

Time Spent (hrs)

--

Setbacks

Front Required

--

Front Provided

--

Back Required

--

Back Provided

--

Left Required

--

Right Required

--

Open Space Required

--

Lot Coverage Required

--

Left Provided

--

Right Provided

--

Open Space Provided

--

Lot Coverage Provided

--

Engineer Information

Company Name

--

Address

--

State

--

Phone

--

Insurance Expiration

--

Email

abushnell@bushnellassociatesllc.com

Engineer Name

Andrew Bushnell

City

--

Zip

--

Registration #

--

AOR

--

Architect Information

Company Name

--

Registration #

--

Address

--

State

--

Phone

--

AOR

--

Architect Name

--

License Expiration

--

City

--

Zip

--

Email

--

Attorney Info

Name	Address
--	--
City	State
--	--
Zip	Phone
--	--
Email	
--	

Contractors

Other Experts Retained by Applicant

Name	Title / Expertise
John Ianni	--
Phone No	New Field
--	--
Address	
--	

Zoning Site Plan and Special Permit Checklist

All draft deeds for any roads, road widenings and easements for drainage, conservation, driveways, utilities	Evidence of request for approval by the Health District and/or Sewer Authority for review, as appropriate
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Certified copy of Certificate of Public Convenience and Necessity in connection with a "water company", in accordance with CGS, Section 8-25a

--

Engineer's itemized cost estimate for public improvements based on published Connecticut DOT unit prices as basis for the establishment of a performance bond.

--

Public Hearings

Attachments (5)

pdf **Plans**

Jun 09, 2020

pdf **QuarryEHHD.pdf**

Jun 09, 2020

pdf **QuarryIWApp.pdf**

Jun 09, 2020

pdf **QuarryAgreement.pdf**

Jun 09, 2020

pdf **Abutting Property Quarry .pdf**

Jun 09, 2020

Timeline

Permit Fee

Status: Due Now

William Phillips June 9th 2020, 1:39:54 pm

Patrice told me the permit fee would be 385.00, but the system only allowed me to pay 60.00? How do I pay the rest?

Patrice Carson June 9th 2020, 2:00:26 pm

Can you drop a check off at town hall - place check in mail slot on the left hand side of the building (when facing town hall - where the tax payments are dropped off) for the remaining \$325.00? Thank you.

Danielle Palazzini June 9th 2020, 2:48:13 pm

6/9/2020

I can add the fee to the system so you can pay online??

Application Review

Status: In Progress

Assignee: Patrice Carson

Patrice Carson June 9th 2020, 2:01:31 pm

Can you drop a check off at town hall - place check in mail slot on the left hand side of the building (when facing town hall - where the tax payments are dropped off) for the remaining \$325.00? Thank you.

Legal/Technical Review

Status: Pending

Engineering Approval

Status: Pending

Fire Marshal Approval

Status: Pending

Planning Approval

Status: Pending

Application Approval

Status: Pending

Bond Received

Status: Pending

Legal/Technical Review Release

Status: Pending

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 \$ ~~999,999~~

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.

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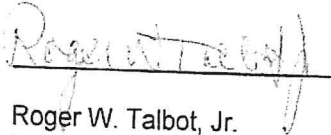
BUYER



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.



Eastern Highlands Health District

4 South Eagleville Road • Mansfield, CT 06268 • Tel: (860) 429-3325 • Fax: (860) 429-3321 • www.ehhd.org

APPLICATION FOR SOIL TESTING

Please submit this completed application with fees* to the Eastern Highlands Health District office in your town and contact the local sanitarian to schedule an appointment.

Up to 2 or 3 weeks lead time may be required for scheduling soil tests

Purpose of Soil Test: Septic Repair
 New Lot Development

B100a
 Subdivision

Site Assessment

Date: 2/3/20

Name of applicant: LANDIE CONSTRUCTION

Mailing Address of applicant: 21 CLARK RD., BOLTON CT, 06043

Telephone: 860-646-9305 Email: bill@landieconstruction.com Fax: 860-646-1347

Property owned by (if different than applicant): MANCHESTER MEDICAL SUPPLY

Mailing Address of owner: 275 NEW STATE RD, MANCHESTER CT, 06042

Telephone: 860-649-9015

Location of property: 12 NOTCH RD

Town: BOLTON CT

If no street number or lot number is available: Assessors Map# _____ Block # _____ Lot# _____

Soil testing for vacant lot/s requires location map enclosed with application

If testing for subdivision, proposed name: _____ # of Lots _____

Deep Hole - \$100.00 (for first three test pits per lot) _____ Perc Test - \$85.00 _____

Additional Test Pits - quantity _____ \$ _____ (\$30 each)

As the property owner or the duly authorized representative of the property owner for the above referenced property, I agree to permit EHHD staff to enter the above referenced property for the purpose of administering a site evaluation to determine the suitability of the site for on-site sewage disposal. I further agree that this authorization to enter the subject property may extend through a period of time ending with the final septic design approval and affirm such with my signature below.

Signature of Applicant

***FEES:**

Checks Payable to the Eastern Highlands Health District (EHHD).
Coventry: Checks payable to Town of Coventry;
Tolland: Checks payable to Town of Tolland

Office Use Only: Date: _____ Amount Enclosed: _____ Check Number/Cash: _____ Receipt No. _____

NOTES

RECEIPT

DATE 2/13/2020

NO. **096264**

RECEIVED FROM Landie Const

ADDRESS 12 notch Rd

One hundred

\$ 100⁰⁰

FOR Soil test

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	<u>20052</u>
BALANCE DUE		MONEY ORDER	

BY [Signature]

©2001 REDIFORM © 81806



Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

APPLICATION NO. _____

APPLICATION FOR INLAND WETLANDS PERMIT BOLTON INLAND WETLANDS COMMISSION / AGENT

1. Project Name (as applicable): _____

2. Street address of subject property 1 Notch Road, Bolton

✓ 3. Current Deed Reference (Bolton Land Records) Volume _____ Page _____

✓ 4. Assessor's Records Reference: Map # _____; Parcel / Lot # _____

5. Applicant(s) William Phillips

✓ Signature of Applicant(s) _____

Address 21 Clark Road, Bolton, CT 06043

Telephone #: 860-798-1400; Fax #: 860-646-1347 E-mail: bill@landieconstruction.com

6. Owner(s) of Property (if not the applicant) Manchester Medical Supply, Inc.

✓ Address c/o Attorney Fatima Lobo 280 Adams St. Manchester CT 06042

Telephone #: 860-645-0006; Fax #: 860-645-1110 E-mail: Fatima@Lobo-law.com

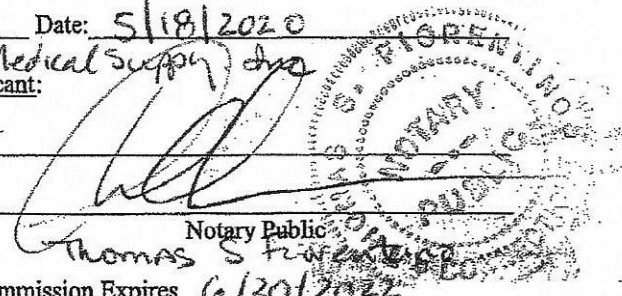
I am a willful participant and fully familiar with the contents of this application.

✓ Signature FATIMA L. LOBO Date: 5/18/2020

Atty Fatima Lobo, atty for Manchester Medical Supply, Inc.
The owner's signature needs to be notarized only if the owner is not the applicant:

✓ Subscribed and sworn to before me at Manchester CT

This 18 day of May 2020 Attest: _____



My Commission Expires 6/30/2022

7. Official Contact Regarding the Application: William Phillips

Address 21 Clark Rd

Telephone #: 860-798-1400; Fax #: 860 646 1347 E-mail: bill@landieconstruction.com

8. Project Engineer: Bushnell + Associates

Address 563 Woodbridge St, Manchester Zip 00042

Phone # 860-643-7875 Fax # _____ E-mail abushnell@bushnellassociates
11c.com

9. Other Experts Retained by Applicant: John Ianni

10. Describe the proposed activity: Change to wetlands

11. Size of Subject Property (acres): Approximately 4 acres

12. a. Total area of wetlands to be affected by the activity (acres) .23

b. Open water body area altered (acres) 0

c. Stream alteration (linear feet) 0

d. Buffer/upland area altered (acres) 1.15

e. Areas of wetlands/watercourses restored, enhanced or created (acres) .06

13. Describe how the proposed activity affects wetlands, watercourses, and the regulated areas. Due to nature of

wetlands a portion will be filled and a portion enhanced

resulting in no permanent impact to the wetlands is anticipated.

14. Describe measures that will be taken to minimize the impact on wetlands, watercourses and the regulated areas. _____

Silt fence, hay bails

15. Is there a Conservation or Preservation Restriction on the Property? Yes _____ No . If yes, please append.

16. Is this an activity associated with a use for which you intend to apply to the Planning & Zoning Commission? Yes No _____

17. Append a list of the names and addresses of abutting property owners.

18. Provide a key map of the property at a scale of 1" = 500' (if subdivision or site plan). Otherwise, indicate location on Town Map and append).

19. Provide the required information as described in Section 7.5 of the Inland Wetlands and Watercourses Regulations of the Town of Bolton.

20. The Commission may require additional information at any time during the review of the application as described in Section 7.6 of the Inland Wetlands and Watercourses Regulations.

21. Fee: Base Fee (See Fee Schedule) _____

State Fee

\$60.00

Other fees (See Fee Schedule) _____

22. The Applicant must ensure that this application is complete and conforms with the Inland Wetlands and Watercourses Regulations (available at the Land Use Office for \$10.00). Ten (10) copies plus the original of the application and supporting documents must be provided. The Commission encourages the applicant to discuss any project with the Town Staff and/or the Commission before submitting an application. The Commission requests that applications be submitted at least one week before the meeting.

23. The Agency shall monitor all Bolton wetlands and watercourses and have enforcement powers as described in Section 14 of the Inland Wetlands and Watercourses Regulations. The Commission Members and designated agent(s) may make regular inspections upon reasonable notice of all regulated activities to investigate possible violations of the Inland Wetlands and Watercourses Regulations.

Applicant must initial: WRP

24. If this application is filed with the Inland Wetlands Agent under Section 12.1 of the Inland Wetlands and Watercourses Regulations, the Applicant may appeal the Agent's decision according to the process described in section 12.2 of the Inland Wetlands and Watercourses Regulations.

For Staff / Commission Use Only

Date application filed with Town _____ Date Received by Commission _____

Date of Commission's action on this application _____

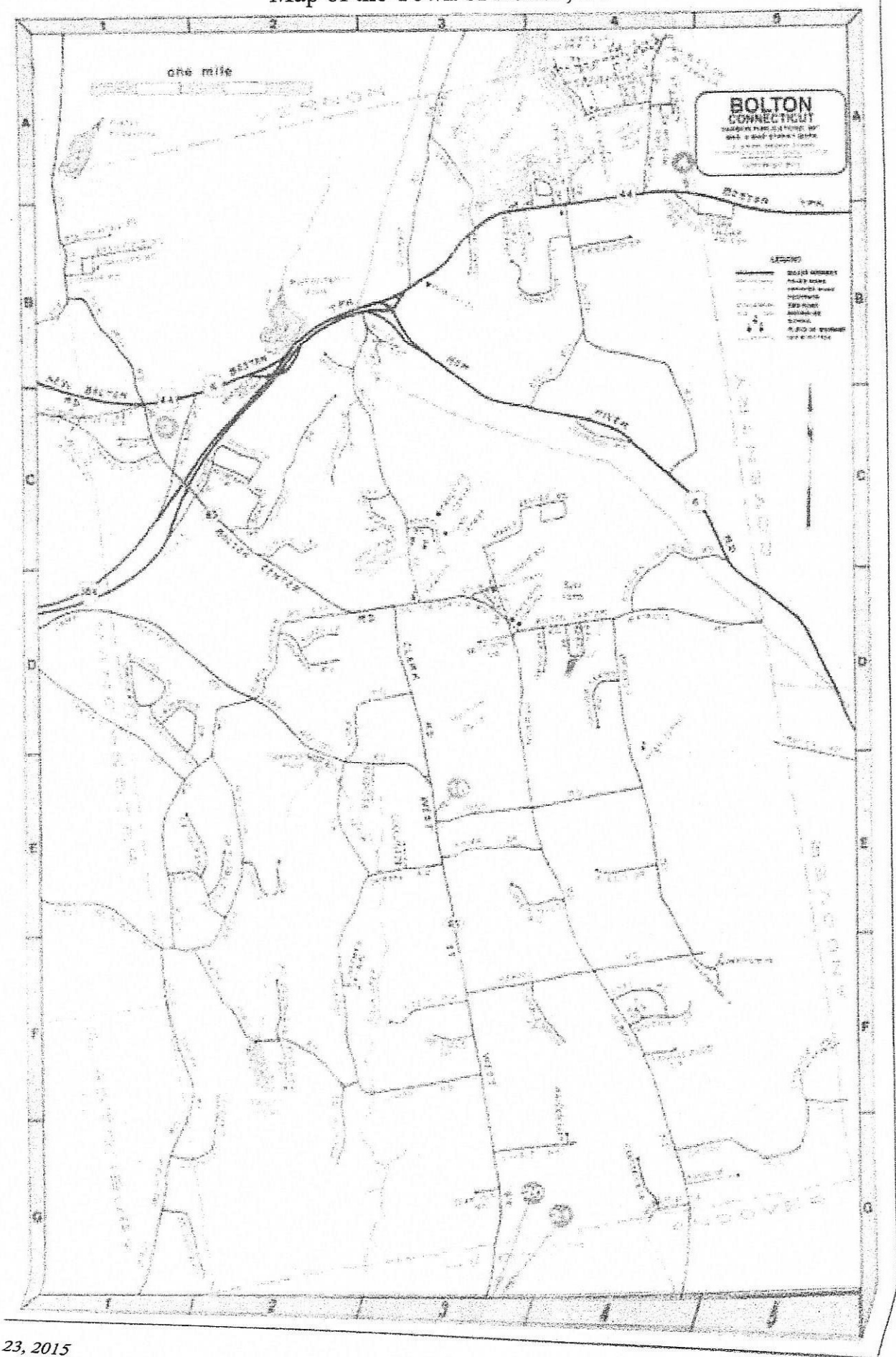
Permit: Approved _____ Approved with Conditions _____ Denied _____ Not Required _____

Permit No. _____

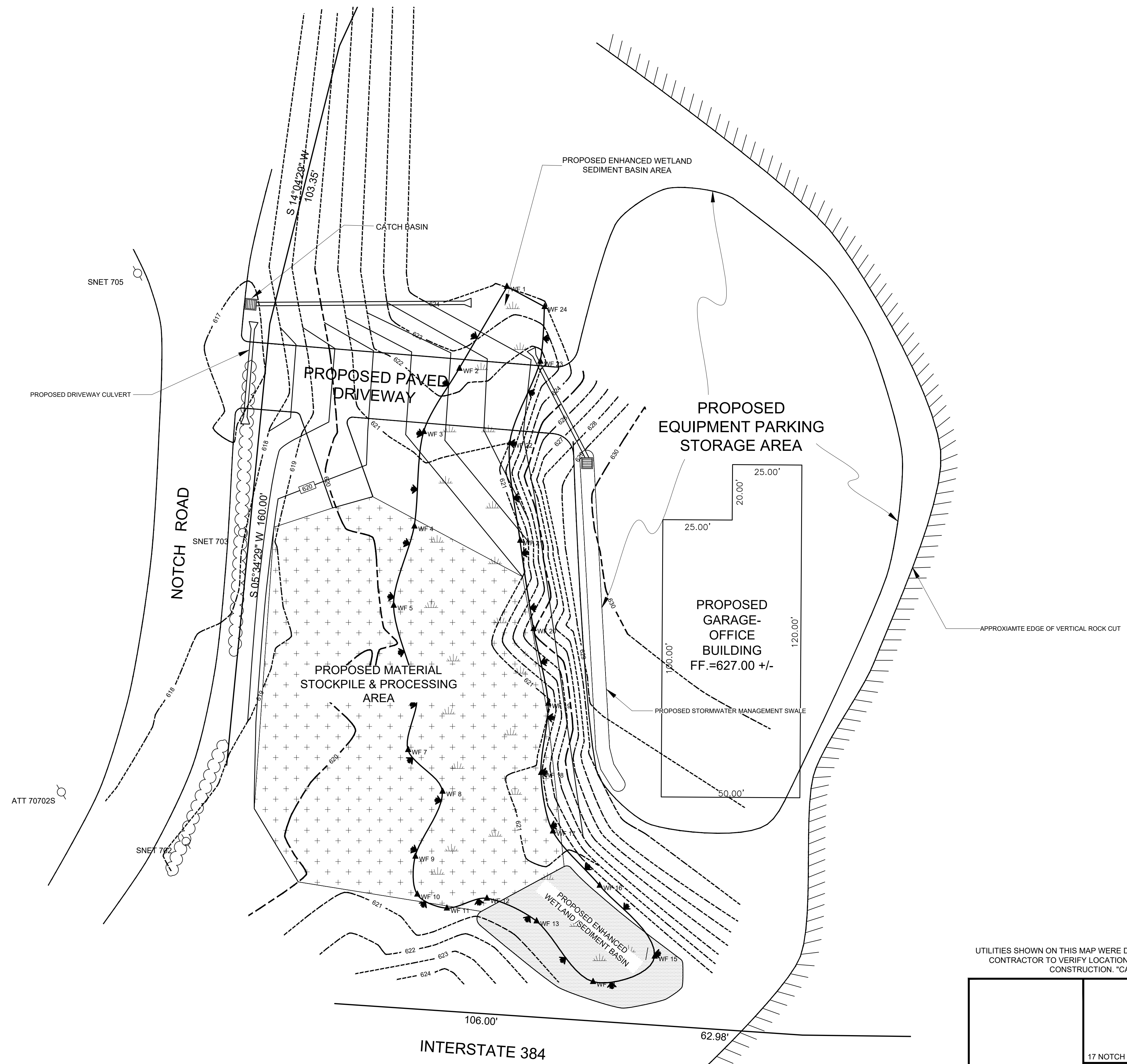
Chairman, Inland Wetlands Commission

Agent, Inland Wetlands Commission

Map of the Town of Bolton, CT

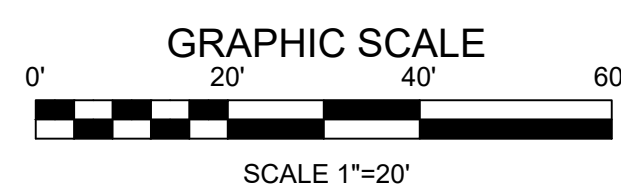


Revised June 23, 2015



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 NOTCH ROAD		BOLTON, CT.	
CONCEPTUAL SITE PLAN			
SCALE: 1"=20'	DATE: 2/20/2020	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: 5/18/2020			





9 Abbe Road
Manchester, CT 06040
Office Phone – (860) 798-0144
E-mail – bugnacki@aol.com
CT Registration - #HIC 0536495 & #NHC0001077

Town of Bolton
222 Bolton Center Street
Bolton, Ct 06043
Planning and Zoning Commission

Dear Planning and Zoning Commission

MTS Builders Inc. has an approved 5-unit commercial building in the neighborhood business zone. The building is located at #7 Loomis Road. We have a potential client that would like to do a gym use. They would occupy one or two of the unit spaces. We feel this type of use would be covered under the personal and business services section of the allowed. We would like confirmation of this.

Thanks,

A handwritten signature in blue ink, appearing to read "Michael Bugnacki", written in a cursive style.

Michael Bugnacki
President