

**BOLTON PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**7:30 p.m., Wednesday, December 9, 2020**  
**Virtual Meeting**  
**Minutes & Motions**

**Members Present:** Chairman Adam Teller, Vice Chairman James Cropley, Christopher Davey, Arlene Fiano, Thomas Robbins, T. Manning (arrived 7:38 p.m.), and Alternates Rodney Fournier, Marilee Manning (arrived 7:38 p.m.)

**Members Excused:** Benjamin Davies, Alternate Jeremy Flick

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

Others Present: Megan Phillips, Nick Lavigne, Ronald Beaudoin, Jane Scopino.

1. **Call to Order:** Chairman A. Teller called the meeting to order at 7:35 p.m. R. Fournier was seated for T. Manning.

2. **Approval of Minutes: November 18, 2020 Regular Meeting Minutes**

Corrections: Page 2, Staff Reports – change “Gramegma’s” to “Gramegna’s”.

**C. Davey moved** to approve the minutes of the November 18, 2020 regular meeting as amended. **J. Cropley seconded.** Vote: 4-0-2 (R. Fournier, C. Davey). Motion passed.

The Mannings joined the meeting at 7:38 p.m. R. Fournier is now seated for B. Davies.

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) – Request to Continue Public Hearing to January 13, 2021.**

A. Teller began this item at 7:48 p.m. Megan Phillips was present on behalf of Mr. Phillips. The applicant waives any time limits that might still be in effect for the completion of the public hearing. P. Carson said for the record this matter is operating under the Governor’s extension.

Audience of Citizens:

Ronald Beaudoin, 2 Cook Drive – Confirmed he was able to connect via Zoom with the information he received from P. Carson. Any neighbors who wish to speak on this matter should contact the Land Use office for individual Zoom instructions or R. Beaudoin can send an email to the office listing the email address interested in participating. The town prefers to have a list of those who enter the Zoom meeting.

P. Carson said a couple of emails were received on this matter and are included in the file.

A. Teller asked P. Carson to put those asking for the Zoom meeting invitation to be put on the list for circulating the information for the next meeting. He said an email was also received from Attorney Fiorentino on behalf of the applicant asking for the continuance.

**A. Teller moved** to continue the public hearing on Mr. 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, January 13, 2020, via Zoom at 7:45pm as requested by the applicant applying the Governor’s Executive Order extension and the applicant consents to a waiver of

time standards to continue. **T. Manning seconded. Motion corrected** to the year 2021 by A. Teller; **seconded by T. Manning.** Vote: 7-0-0. Motion passed.

#### **4. Residents' Forum:**

No one wished to speak. C. Davey asked for point of order – since the Special Permit application is not going to be heard this evening should anyone wishing to speak on that matter speak now or after the application is heard. A. Teller said the practice of the PZC is to give speakers the opportunity to be heard once the public hearing is opened. The hearing was noticed for 7:45 p.m. this evening. P. Carson added the public hearing is open, although being continued at the applicant's request, and people can only speak on this while the public hearing is open.

#### **5. Staff Reports:**

J. Rupert reported:

- The regular activity in the office has slowed down as is normal for this time of year. It has been a busy year and he is happy for a bit of relief. Activity is expected to pick up around the beginning of March.
- Waiting to hear from the judge regarding the wetlands violation for 45 Shoddy Mill Road.
- A strong letter stating a violation was sent to 11 Hebron Road for an unpermitted driveway. It is hoped the owners will respond to the Town Attorney's letter without having to go through the court system. The next step on this matter, if no response, will take place in two weeks.
- The owners have responded to a violation letter regarding a shed without a primary structure on Mt. Sumner Road; they will remove the shed by February 1, 2021. The shed is unpermitted and improperly located as there is no dwelling on the property and the shed was constructed without zoning or building permits.
- A complaint was received about the keeping of chickens on Brookfield Road. The owners seem to be working toward compliance by submitting an application.
- Answering J. Cropley's question, the Lyndale Farm owner has until the end of the year to come back to the PZC with an application with no additional fee. Attorney Penny has called to finish up the application. After the first of the year the matter will be turned over to the Town Attorney if it has not come before PZC.

P. Carson reported:

- She has been working on the items that are on the agenda.
- A draft for Accessory Dwelling Unit is another item she has worked on.
- P. Carson is preparing an annual report for the Commission.
- Last week Bolton received Bronze status from Sustainable CT. She will be working on items to obtain the Silver certification level.
- P. Carson and J. Rupert will attend the Joint Land Use Boards meeting this Monday.

#### **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. Discussion/Possible Decision: FY 2021/22 Budget**

Proposed budget narrative and proposed budget were included in the packet.

The budget narrative was shared. A. Teller wanted to add under section two where we indicate no increases, the fiscal year we are talking about begins when the COVID restrictions are most likely lifted. Are there any applications that have been waiting or held up because of COVID. P. Carson and J. Rupert have not heard from anyone that they are holding up their application because of COVID. A. Teller saw the article about the drive-in property today. Such an application may garner more interest and multiple hearings/meetings may be required. We might want to note there is a little possibility that we might have this budget but then go over it. J. Rupert said we should be able to add something without much difficulty. A. Teller roughed out some language to be added to section two – Please note that if applications delayed by COVID are filed all at once in fiscal 2021 public hearing expenses would increase including publication and clerk compensation. There may be some applications coming forward in the next fiscal year or at the end of this year but these are not being held up by the pandemic.

The budget was shared by P. Carson. This is a flat budget. There is a note that the budget can flex based on the amount of activity coming to the Commission. And there is a note of a \$400 potential drop if that was forced on PZC out of payroll which is a little more than 5%.

**T. Manning moved** to approve the budget narrative with item 2 amended as discussed, the proposed budget and drop as presented. **R. Fournier seconded.** Vote: 7-0-0. Motion passed.

**b. Other:** There was none.

## **8. Correspondence**

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

P. Carson said there has been nothing new on this item. There was a Diversity session discussion by four nationally known speakers at the CCM conference. If there is a meeting recording link that can be shared it will be sent to the PZC. ADUs were not discussed.

A Joint Land Use Boards meeting will be held Monday at 7:00pm. P. Carson will email the Zoom information to attend. A. Teller said each board will be giving a summary of what it has been working on.

T. Manning reported the CRCOG meeting included a presentation on regional planning.

C. Davey asked if Members will be given an overview of the Charter Revision Commission (CRC) at the Joint Meeting of the Land Use Boards? Is there anything we should discuss or make recommendations to that Commission? A. Teller said there is nothing on that agenda regarding charter revision and it will not be part of his brief. The CRC has discussed making the PZC an appointed board rather than elected and combining the PZC with the IWA. Both are proposals that have received support from the majority of the CRC. Also discussed by the CRC is making the Board of Selectmen (BOS) a seven member board with the BOS being more accountable for everything that happens in town. These changes may create a more coordinated approach with the Economic Development Commission, Planning, and Land Use. Not everyone will love this approach but these proposals have bipartisan support of the majority of the CRC.

Combining the PZC and IWA will simplify regulations. Currently, applicants must receive IWA support before receiving a final decision by PZC usually over two months because of the frequency of meetings for each board. Under the proposal the applicant can receive an approval at one meeting with the unstated assumption that most applications are not that complicated. If a more complicated application is brought forth that is where Staff and more reviews by experts would be involved. These proposals have not gone through final draft or voting by the CRC. This is an effort to make things more workable for the applicants and the public. Wetlands education is offered through DEEP and people can benefit from this education whether they are on a wetlands board or not. There is also a suggestion of changing the Board of Finance to a Finance Commission made up of the BOS, Board of Education, and two at-large appointees.

A. Teller said this all has to go to the BOS. They make a decision on the proposals, removing some or sending all the options to the voters. The BOS also decides on how the question(s) are presented to the voters – as a package or as separate questions – as it is permitted either way.

M. Manning said the trend seems to be centralizing the process. A. Teller said the CRC also considered having a Town Manager and strong selectmen but that was voted down. The group of seven BOS would be accountable for the whole process. If townspeople don't like the decisions being made on the board, the officials can be voted out.

R. Fournier said he is glad the coin toss is being saved. A. Teller said there are some real supporters of that process.

J. Cropley asked if ADUs are adopted would things that happened in the past and not allowed be able to go forward? A. Teller said people could apply under the new regulation if they want to. The regulation would be more permissive. People will put up garages or finish off basements to allow someone to live on the property as it is expensive to live in such a town. A. Teller predicts it will happen a lot especially if another building is allowed on a one-acre lot. C. Davey asked if a property consists of multiple acres what would prevent someone from putting many accessory dwellings on the property? Or converting barns into loft apartments and renting those out? How far do we want to prevent the excess? A. Teller said there are formulas available regarding density, number of units, and lot coverage. Those are techniques that should be considered, along with what Desegregate CT is trying to achieve to allow one ADU per lot.

**9. Adjournment:**

**J. Cropley moved** to adjourn the *virtual* meeting at 8:36 p.m. **R. Fournier seconded.**

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.*

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

**Sent:** Wednesday, December 30, 2020 10:57 AM

**To:** Carson, Patrice <[pcarson@boltonct.org](mailto:pcarson@boltonct.org)>; 'Bill Philips' <[Bill@landieconstruction.com](mailto:Bill@landieconstruction.com)>

**Cc:** 'Andrew Bushnell' <[abushnell@bushnellassociatesllc.com](mailto:abushnell@bushnellassociatesllc.com)>; Rupert, Jim <[jrupert@boltonct.org](mailto:jrupert@boltonct.org)>;

Palazzini, Danielle <[dpalazzini@boltonct.org](mailto:dpalazzini@boltonct.org)>

**Subject:** RE: Special Permit for 1 Notch Road - Status?

Patrice

Bill Philips has instructed me to withdraw the application, reserving his right to re-file in the future.

Bill will make the necessary arrangements to pay any outstanding fees owed.

Thank you for your assistance.

Happy New Year.

Tom Fiorentino

## ***Draft for Discussion at PZC Meeting January 13, 2021***

### **Accessory Dwelling Units (ADUs) Overview**

- Only one ADU is allowed per lot and the minimum occupancy or rental term shall be 30 days.
- The property owner must occupy either the principal dwelling unit or the ADU as their principal place of residence.
- The principal dwelling unit must have been constructed ? or more years prior to the date of application for a building permit to create an ADU.
- A Determination Letter granting pre-approval of the ADU must be received by the Land Use Office and an annual affidavit must be filed with the Land Use Office, attesting to the continued owner occupancy of the property.
- The ADU size shall be:
  - **Internal or Detached Unit:** a minimum of 250 sq. ft. and not more than 750 sq. ft. or 35% of the total building size of the structure, whichever is less; or up to 1,000 sq. ft. by special permit.

### **REGULATION**

#### X.X.X. Accessory Dwelling Units (ADUs)

A. Intent. Accessory Dwelling Units or ADUs are an allowed accessory use where they are, by design, clearly subordinate to the principal dwelling unit, meeting the requirements of the following section.

A. ADUs are intended to advance the following:

1. Diversify housing choices in the Town while respecting the residential character and scale of existing neighborhoods;
2. Provide a non-subsidized form of housing that is generally less expensive than similar rental units in multi-family buildings;
3. Create more housing units with minimal adverse effects on Bolton's neighborhoods;
4. Provide flexibility for families as their needs change over time and, in particular, provide options for seniors to be able to stay in their homes and for households with disabled persons; and
5. Preserve historic buildings, particularly historic carriage houses and barns.

B. Accessory Dwelling Unit (Definition). A separate dwelling unit located within a Single-Family or a Two-Family dwelling, or within a detached building located on the same lot as a Single-Family or a Two-Family, as an accessory and subordinate use to the primary residential use of the property, provided that such separate dwelling unit has been established pursuant to the provisions of the Bolton Zoning Regulations and Building Codes.

### C. Rules for All Accessory Dwelling Units (ADUs)

1. No ADU shall be held in separate ownership from the principal structure/ dwelling unit;
2. No more than one (1) ADU shall be allowed per lot;
3. The property owner must occupy either the principal dwelling unit or the ADU;
4. The total combined number of individuals residing in the principal and ADU may not exceed the number allowed in the principal dwelling unit alone;
5. The principal dwelling unit must have been constructed ? or more years prior to the date of application for a permit to construct an accessory apartment as evidenced by a certificate of occupancy for the original construction of the dwelling or, where no certificate is available, the owner provides other evidence of lawful occupancy of the existing dwelling on or before a date at least ? years prior to the date of application, except by special permit;
6. Where the ADU or the principal dwelling is occupied as a rental unit, the minimum occupancy or rental term shall be 30 days;
7. No additional parking is required for the ADU. If parking for the ADU is added, however, screening is required sufficient to minimize the visual impact on abutters, such as evergreen or dense deciduous plantings, walls, fences, or a combination;
8. Once a Certificate of Occupancy is issued the property address will be added to a master list of ADUs and the Assessor's Office shall be notified;
9. When ownership of the property changes, the new property owner shall notify the Land Use Office within 30 days, at which time the Building Department may conduct a determination of compliance with this Section; and
10. The property owner shall file with the Land Use Office a sworn certification attesting to continued compliance with the requirements of this Section and all applicable public safety codes. Such certification shall be filed annually on the first business day of January or upon transfer to a new owner as provided above, and the property may be subject to inspection.

### D. Rules for Internal and Detached ADUs

1. An internal ADU is allowed by right as a use accessory to a Single Family Dwelling and a Two-Family Dwelling.
2. An Internal ADU shall be a minimum of 250 square feet and a maximum of 750 square feet or 35 percent of the total Habitable Space in the principal dwelling, as defined in ??, whichever is less. The PZC may grant a special permit for a larger Internal ADU up to 1,000 square feet or ?% of the total Habitable Space, whichever is less.
3. Exterior alterations to an existing structure or existing accessory structure, or the creation of a new accessory structure are permitted provided they are in keeping with the architectural integrity of the structure, and the look, character and scale of the surrounding neighborhood as viewed from the street, including, but not limited to, the following considerations:
  - a. The exterior finish material should be the same or visually consistent in type, size, and placement, as the exterior finish material of the remainder of the building;

- b. The roof pitch should be consistent with the predominant roof pitch of the remainder of the building;
  - c. Trim should be consistent in type, size, and location as the trim used on the remainder of the building;
  - d. Windows should be consistent with those of the remainder of the building in proportion and orientation;
  - e. Exterior staircases should be designed to minimize visual intrusion and be complementary to the existing building;
4. Only one entrance may be located on the facade of the building facing a street unless the building had additional street-facing entrances before the ADU was created.
  5. A Detached ADU must be at least six (6) feet from the principal dwelling unit on the site.
  6. A Detached ADU must meet the setback requirements of the principal dwelling unit, as well as floor area and other applicable dimensional controls as required by the Zoning Regulations.





# Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

## BOLTON PLANNING AND ZONING COMMISSION

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

1. Application Title: Happy Town, LLC

2. Check all that apply:

Special Permit Application       Modification of an Approved Special Permit Application\*

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

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

3. Street Address of subject property 1225 Boston Turnpike, Bolton, CT

4. Deed Reference (Bolton Land Records) Volume 174 Page 989

5. Assessor's Records Reference: Map # 06 ; Block # 27 Parcel / Lot # 936

6. Current zone(s) of subject property RMUZ Acreage: 4.93

7. In Aquifer Protection District? Yes  No

8. In FEMA Flood Area? Yes  No

9. Wetlands Application Required? Yes  No

10. Applicant(s) Happy Town, LLC c/o Andrew T. Ladyga, Member

Address 2812 Boston Turnpike, Coventry, CT Zip 06238

Phone # 860-810-0905 Fax # 860-487-0736 E-mail allbusiness2047@gmail.com

11. Owner(s) of subject property same as applicant

Address \_\_\_\_\_ Zip \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ E-mail \_\_\_\_\_

12. Official Contact / Representative regarding this Application: Stephen T. Penny, Esq.

Address 202 West Center Street, Manchester, CT Zip 06040

Phone # 860-646-3500 Fax # 860-643-6292 E-mail stpenny@pbolaw.com

13. Project Engineer: Richard Mihok  
Address 18 Laurel Lane, Marlborough, CT Zip 06447  
Phone # 860-295-9049 Fax # \_\_\_\_\_ E-mail 6906@att.net

14. Project Architect: N/A  
Address \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ E-mail \_\_\_\_\_

15. Other Experts Retained by Applicant: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

16. Briefly describe the proposed use of the subject property. Provide greater detail in Project Narrative.  
Two tree service tenants will both grow nursery stock, specifically trees, on the property. One of those will process logs on the property and sell firewood and wood chips. The other will provide landscaping services and also process logs on the property for use as lumber and timber for building materials and also firewood and a heating product.

17. Square footage of new / expanded space: N/A # of new parking spaces 35

18. List the Section(s) of the Zoning Regulations under which application is made: 8C.2.b.; 8C.2.c.

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

20. Applicant's Endorsement:  
I am a willful participant and fully familiar with the contents of this application.  
Signature Andrew Ludyn Date 12/30/20

21. Owner's Endorsement:  
I am a willful participant and fully familiar with the contents of this application.  
Signature Andrew Ludyn Date 12/30/20

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

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

---

**For Town Use Only**

---

Base Fee Paid \_\_\_\_\_ Check # \_\_\_\_\_

Date application received by Inland Wetlands Commission (if applicable) \_\_\_\_\_

Date of Inland Wetlands Commission action (if applicable) \_\_\_\_\_

Date application received by Planning and Zoning Commission \_\_\_\_\_

Date of public hearing (if required) \_\_\_\_\_

Date of Planning and Zoning Commission action \_\_\_\_\_

Date of newspaper publication of Planning and Zoning Commission action \_\_\_\_\_

Summary of Planning and Zoning Commission action \_\_\_\_\_

---

---

---

**Revised March 11, 2009**

**BOLTON PLANNING & ZONING COMMISSION  
CHECKLIST FOR SITE PLAN REVIEW (§ 16A)  
AND SPECIAL PERMIT (§ 16B) APPLICATIONS  
March 11, 2009**

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

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

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

Some of the items below are essential for any application while others may not be applicable for a particular proposal. The applicant is encouraged to ask the town staff to review the completed application with all supporting information and the completed checklist, prior to submitting the application to the Planning and Zoning Commission so that the staff can provide the applicant an opinion on the completeness of the application.

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

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

Name of Development 1225 Boston Turnpike

Applicant Happy Town, LLC Date 12/30/2020

Item	Description	Applicant		Staff	
		Included	Not Included	Completeness Opinion	
				Yes	No
1	Completed, signed application by applicant and owner	X			
2	Payment of required application fees	X			
2A	Statement of Use in accordance with § 16A.2.b	X			
3	All draft deeds for any roads, road widenings and easements for drainage, conservation, driveways, utilities		X		
4	Evidence of request for approval by the Health District and/or Sewer Authority for review, as appropriate		X		
5	Evidence of submission of application to the Inland Wetlands Commission if it is within that Commission's jurisdiction	X			
6	Evidence of submission of a request for review and approval by the Fire Marshal and Fire Chief of the water supply for fire protection		X		
7	Copies of any required applications to other local, state or federal regulatory approvals		X		
8	Written evidence of applicant's legal interest in the subject property (deed, lease option to purchase, bond for deed, etc.)		X		

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

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

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

**Bolton Planning & Zoning Commission Pending Application**

**Date:** December 30, 2020

**Applicant:** Happy Town, LLC

**Application:** Special Use Permit

**Property:** 1225 Boston Turnpike, Bolton

**Document:** List of Abutters within 500 feet of subject property

Street and Property Address

Owners and Mailing Address

**Boston Turnpike**

1145	1638 Trust & 1638S Trust 540 East Main Street, Branford, CT 06405
1159	HD Property Group LLC 3515 South Street, Coventry, CT 06238
1173	Jessica L. Gagnon 1173 Boston Turnpike, Bolton, CT 06043
1177	Est. of Dominic A. Giglio & Dorothy A. Giglio 1177 Boston Turnpike, Bolton, CT 06043
1191	Andrew & Catherine Breault 1191 Boston Turnpike, Bolton, CT 06043
1201	Jeffrey A. Poquette & Dawn Strede 1201 Boston Turnpike, Bolton, CT 06043
1212	Westwood LLC 154 Brandy Street, Bolton, CT 06043
1230	Happy Town LLC 2812 Boston Turnpike, Coventry, CT 06238
1262	James V. Cropley 27 Stonehedge Lane, Bolton, CT 06043



Street and Property Address

Owners and Mailing Address

1266

Est. of Charles Minicucci  
218 Hebron Road, Bolton, CT 06043

1270

Celjab LLC  
6 Mendon Road, Sutton, MA 01590

1239

Kevin A. Byam  
276 Jobs Hill Road, Ellington, CT 06029

1276

Mark D & Keri A. Renner  
1276 Boston Turnpike, Bolton, CT 06043

1288

Paul Mohr Ditalia  
1288 Boston Turnpike, Bolton, CT 06043

2874

Joseph A. Mercure  
2874 Boston Turnpike, Coventry, CT 06238

**Old Coventry Road**

No #

AMGN LLC  
29 Fernwood Drive, Bolton, CT 06043

No #

Amanda G. Olmstead & Robin A. Giglio  
137 Washburn Avenue, Coventry, CT 06238

15

Amanda G. Olmstead  
137 Washburn Avenue, Coventry, CT 06238

**Tolland Road**

1

Philip M. Blazawski  
2724A Boston Turnpike, Coventry, CT 06238

4

Maya Properties LLC  
83 Lookout Mt. Road, Manchester, CT 06040

11

Milly Jo Medina  
11 Tolland Road, Bolton, CT 06043

15

Joseph D. & Sharon W. Madore  
15 Tolland Road, Bolton, CT 06043

Street and Property Address

Owners and Mailing Address

20

Lainie A. Bickford & Roxann E. Feda  
20 Tolland Road, Bolton, CT 06043

21

Robert L. & Diane M. Madore  
21 Tolland Road, Bolton, CT 06043

30

Patricia L. LeBrun  
30 Tolland Road, Bolton, CT 06043

## Bolton Planning & Zoning Commission Pending Application

**Date:** December 30, 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 process logs on the property for use as lumber and timber for building materials and also to produce firewood and a heating product. These processing operations will take place out-of-sight of persons travelling on 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, or alteration of the existing buildings. 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, or within the two existing concrete bunker silos.

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

There is a private well on the property, which is also served by the public sewer system. 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 (overly generous) 35 parking spaces were based on ten spaces for employees, and twenty-five spaces for customers of the farm stand, though only five at any one time are expected 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.

7. Waiver and Exception Under Section 15.Q. of the Regulations

To the extent that the Commission might conclude that a parking waiver is required under the circumstances presented by this application, the applicant believes that a waiver of the parking area impervious surface requirement would be appropriate here based on the following considerations:

- 1) the most intensive use from a traffic perspective is likely to be the pre-existing farm stand use, which is already served by bituminous paving;

2) the site, which has historically been occupied by direct agricultural and agriculture-related accessory uses, presents itself as a rural agricultural property and will continue to do so under the proposed uses, and so the introduction of a large area of bituminous pavement atop the existing gravel base would detract from that environment;

3) the parking areas shown on the plan are separated from one another as the uses they serve are also removed from each other, and so 5-space parking nodules can be accomplished;

4) the site is flat and, as stated above, the engineer has identified no existing drainage issues, so letting the parking area continue to drain by sheet flow onto the site would promote the commission's Low Impact Development requirements set forth in Section 16A.2.1 of the regulations; and

5) all parking is well-removed from the man-made agricultural wetlands located along the easterly boundary of the subject parcel.

Happy Town, LLC  
Applicant/Owner

By Andrew Ladyga  
Andrew Ladyga, its Member

Inland Wetlands

**C-20-11**

---

**Your Submission**

Attachments

---

Permit Fee

Application Review

Inland Wetlands

Issue Permit

**Your submission**

Submitted Dec 31, 2020 at 10:17am

---

**Contact Information**

**Stephen Penny**

Email address

stpenny@pbolaw.com

Phone Number

8606463500

Mailing Address

202 West Center Street , Manchester, CT 06040-4855

---

**Location**

**1225 BOSTON TPKE  
BOLTON, CT 06043**



REPORT DATE: November 11, 2020

PAGE 1 OF 3

**REMA ECOLOGICAL SERVICES, LLC**

164 East Center Street, Suite 8  
Manchester, CT 06040

860.649.REMA (7362)

**ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT**

**PROJECT NAME & SITE LOCATION:**

(+/- 4.93 acres)

1225 Boston Turnpike

Bolton, CT

**REPORT PREPARED FOR:**

Mr. Andrew T. Ladyga, Member

Happy Town, LLC

2812 Boston Turnpike

Coventry, CT 06238

REMA Job No.: 20-2339-BOL19

Field Investigation Date(s): 9/26/2020

**Field Investigation Method(s):**

- Spade and Auger
- Backhoe Test Pits
- Other: \_\_\_\_\_

**Field Conditions:**

Weather: Mostly sunny, 70s

Soil Moisture: Low-moderate

Snow Depth: N/A

Frost Depth: N/A

**Purpose of Investigation:**

- Wetland Delineation/Flagging in Field
- Wetland Mapping on Sketch Plan or Topographic Plan
- High Intensity Soil Mapping by Soil Scientist
- Medium Intensity Soil Mapping from *The Soil Survey of Connecticut* Maps (USDA-NRCS)
- Other: \_\_\_\_\_

Base Map Source: CT Web Soil Survey; USDA-NRCS (attached); Figure A (attached)

Wetland Boundary Marker Series: RES-A-1 to RES-A-35 (closed line), and RES-1A-1 to RES-1A-6 (open line)

**General Site Description/Comments:** The "study area" or "site" is a roughly +/-4.93-acre parcel, on the south side of Boston Turnpike, in Bolton. The site, which was subdivided out of a large parcel known as the Giglio Farm, is characterized by agricultural fields, a residence, and several barns and storage buildings. At the far eastern section of the site, a ditched intermittent stream flows southerly to Bolton Pond Brook located off-site. Also, a wet meadow wetland occurs in this section and is hydrologically tied to the stream. The study area's soils are both disturbed and undisturbed (except for the plow layer), and include buried wetland soils at the location of the aforementioned wet meadow. The study area's soils are derived predominately from glacial till deposits (i.e., unstratified sand, silt, and rock), and sandy fill within the areas of past disturbance. The upland soil types are the moderately well drained Woodbridge (45) soil series, while the wetland-type soils are the poorly and very poorly drained Ridgebury, Leicester, and Whitman (3) soil series complex. Disturbed upland and wetland soils are mapped as Udorthents (308) and Aquents (308w), respectively. The regulated areas associated with the study area, include the aforementioned ditched watercourse and wet meadow. The latter is a seasonally saturated wetland which also includes a scrub-shrub cover type, particularly along the stream. Dominant and common overstory trees include red maple, weeping willow, and cottonwood. The locally dense shrub thicket along the stream includes multiflora rose, silky and gray dogwoods, and Morrow's honeysuckle. Herbaceous species include asters and goldenrods, blue vervain, roughstem and narrow-leaved goldenrods, sedges, soft rush, smartweeds, Joe-pye-weeds, purple willowherbs, sensitive and marsh ferns, rough bedstraw, jewelweed, common reed, and others.

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: (+/- 4.93 acres)  
1225 Boston Turnpike, Bolton, CT

SOIL MAP UNITSUpland Soils

**Woodbridge fine sandy loam (45).** This series consists of deep, moderately well drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level to moderately steep soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. In tilled areas, these soils typically have a very dark grayish brown fine sandy loam surface layer 7 inches thick. The subsoil from 7 to 30 inches is dark yellowish brown and light olive brown fine sandy loam, mottled below 18 inches. The substratum from 30 to 60 inches is light olive brown, very firm and brittle gravelly fine sandy loam.

**Udorthents (308).** This soil mapping unit consists of well drained to moderately well drained soils that have been altered by cutting, filling, or grading. The areas either have had two feet or more of the upper part of the original soil removed or have more than two feet of fill material on top of the original soil. Udorthents or Made Land soils can be found on any soil parent material but are typically fluvial on glacial till plains and outwash plains and stream terraces.

Wetland Soils

**Ridgebury fine sandy loam (3).** This soil series consists of deep, poorly and somewhat poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level to moderately steep soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a black sandy loam surface layer 6 inches thick. The mottled subsoil from 6 to 16 inches is olive gray sandy loam. The mottled substratum from 16 to 60 inches is a light olive brown and olive, very firm and brittle gravelly sandy loam.

**Leicester fine sandy loam (3).** This series, which is some Connecticut counties is found only in complex with the Ridgebury and Whitman series, consists of deep, poorly drained loamy soils formed in friable glacial till on uplands. They are nearly level to gently sloping soils in drainage ways and low lying positions on till covered uplands. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a surface layer of black fine sandy loam 6 inches thick. The subsoil from 6 to 23 inches is grayish brown, mottled fine sandy loam. The substratum from 26 to 60 inches or more is dark yellowish brown, mottled, friable, gravelly fine sandy loam.



ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: (+/- 4.93 acres)  
1225 Boston Turnpike, Bolton, CT

SOIL MAP UNITS

*Whitman fine sandy loam (3)*. This series, which is some Connecticut counties is only mapped in complex with the Ridgebury and Leicester series, consists of deep, very poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level and gently sloping soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a black fine sandy loam surface layer 8 inches thick. The mottled subsoil from 8 to 15 inches is gray sandy loam. The mottled substratum from 15 to 60 inches is firm, olive gray to gray dense glacial till.

*Aquents (308w)*. This soil map unit consists of poorly drained and very poorly drained, disturbed land areas. They are most often found on landscapes which have been subject to prior filling and/or excavation activities. In general, this soil map unit occurs where two or more feet of the original soil surface has been filled over, graded or excavated. The *Aquents* are characterized by a seasonal to prolonged high ground water table and either support or are capable of supporting wetland vegetation. *Aquents* are recently formed soils which have an aquic moisture regime. An aquic moisture regime is associated with a reducing soil environment that is virtually free of dissolved oxygen because the soil is saturated by groundwater or by water of the capillary fringe. The key feature is the presence of a ground water table at or very near to the soil surface for a period of fourteen days or longer during the growing season.

Any accompanying soil logs and soil maps, and the on-site soil investigation narrative are in accordance with the taxonomic classification of the National Cooperative Soil Survey of the USDA Natural Resource Conservation Service, and with the Connecticut Soil Legend (DEP Bulletin No.5, 1983), as amended by USDA-NRCS. Jurisdictional wetland boundaries were delineated pursuant to the Connecticut General Statutes (CGS Sections 22a-36 to 22a-45), as amended. The site investigation was conducted and/or reviewed by the undersigned Registered Soil Scientist(s) [registered with the Society of Soil Scientists of Southern New England (SSSSNE) in accordance with the standards of the Federal Office of Personnel Management].

Respectfully submitted,

**REMA ECOLOGICAL SERVICES, LLC**



George T. Logan, MS, PWS, CSE  
Registered Soil Scientist  
Field Investigator/Senior Reviewer

**FIGURE A:** Wetland Delineations Sketch Map  
1225 Boston Turnpike, Bolton, CT  
(as seen on a 2019 aerial photograph)



STUDY AREA

RES-A-1 to A-35

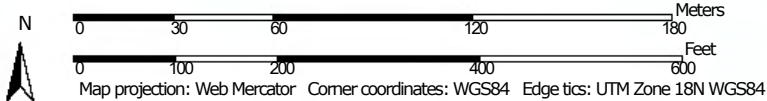
RES-1A-1 to 1A-6



Soil Map—State of Connecticut  
(1225 Boston Turnpike, Bolton, CT)




Map Scale: 1:2,290 if printed on A landscape (11" x 8.5") sheet.




## MAP LEGEND


### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot




Sinkhole





Slide or Slip



Sodic Spot


 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

### Water Features

 Streams and Canals

### Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut

Survey Area Data: Version 20, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

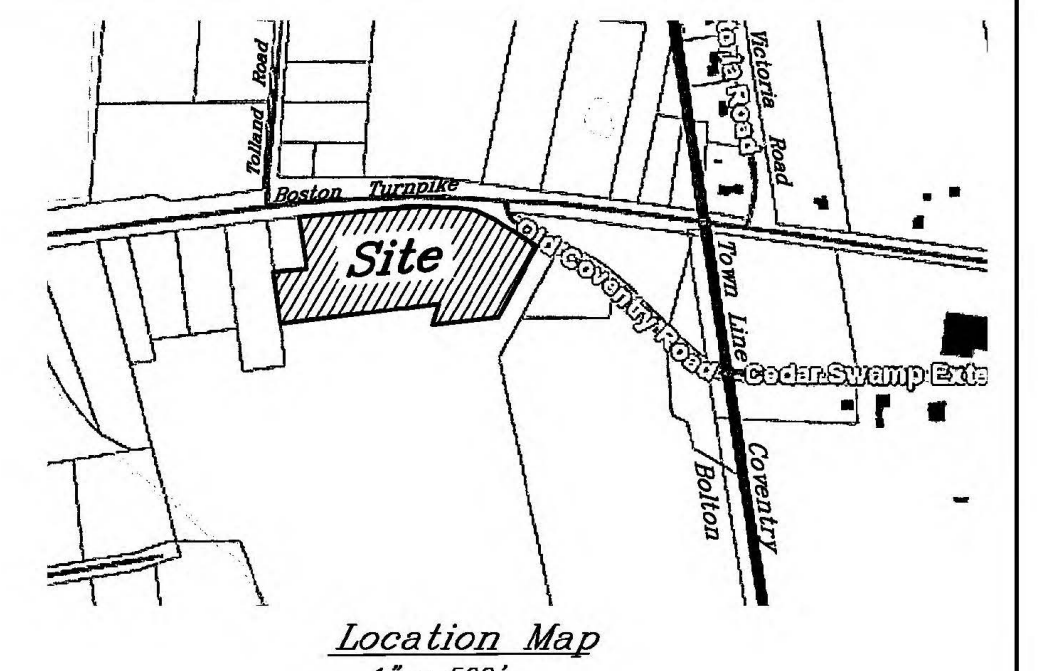
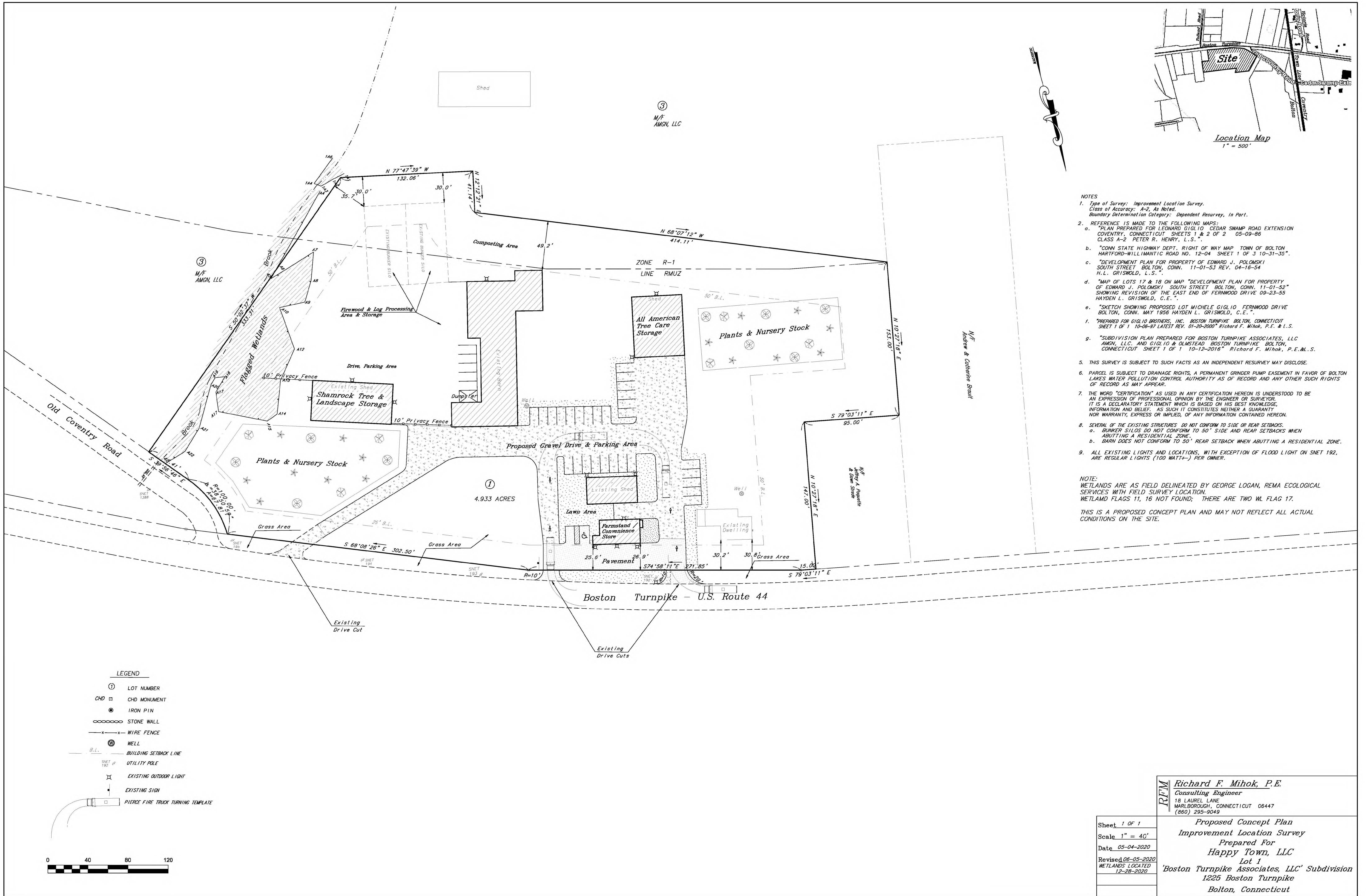
Date(s) aerial images were photographed: Sep 3, 2019—Oct 22, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	1.1	4.8%
45A	Woodbridge fine sandy loam, 0 to 3 percent slopes	2.9	12.3%
45B	Woodbridge fine sandy loam, 3 to 8 percent slopes	18.2	76.3%
51B	Sutton fine sandy loam, 0 to 8 percent slopes, very stony	1.6	6.5%
<b>Totals for Area of Interest</b>		<b>23.9</b>	<b>100.0%</b>



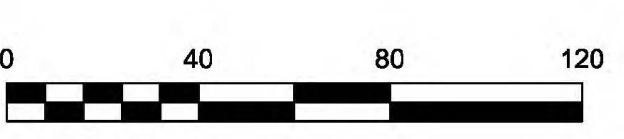


- NOTES**
- Type of Survey: Improvement Location Survey.  
Class of Accuracy: A-2, As Noted.  
Boundary Determination Category: Dependent Resurvey, In Part.
  - REFERENCE IS MADE TO THE FOLLOWING MAPS:
    - PLAN PREPARED FOR LEONARD GIGLIO CEDAR SWAMP ROAD EXTENSION COVENTRY, CONNECTICUT SHEETS 1 & 2 OF 2 05-09-96 CLASS A-2 PETER R. HENRY, L.S.
    - CONN STATE HIGHWAY DEPT. RIGHT OF WAY MAP TOWN OF BOLTON HARTFORD-WILLMANTIC 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 1956 HAYDEN L. GRISWOLD, C.E.
  - PREPARED FOR GIGLIO BROTHERS, INC. BOSTON TURNPIKE BOLTON, CONNECTICUT SHEET 1 OF 1 10-06-97 LATEST REV. 01-20-2000 Richard F. Mihok, P.E. & L.S.
  - SUBDIVISION PLAN PREPARED FOR BOSTON TURNPIKE ASSOCIATES, LLC AMGN, LLC, AND GIGLIO & OLMSTEAD 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 LAKES 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 WARRANTY 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 30' 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.

**NOTE:**  
WETLANDS ARE AS FIELD DELINEATED BY GEORGE LOGAN, REMA ECOLOGICAL SERVICES WITH FIELD SURVEY LOCATION.  
WETLAND FLAGS 11, 16 NOT FOUND; THERE ARE TWO WL FLAG 17.  
THIS IS A PROPOSED CONCEPT PLAN AND MAY NOT REFLECT ALL ACTUAL CONDITIONS ON THE SITE.

**LEGEND**

- ① LOT NUMBER
- CHD □ CHD MONUMENT
- IRON PIN
- ○ ○ ○ ○ STONE WALL
- - - WIRE FENCE
- ⊙ WELL
- - - B.L. BUILDING SETBACK LINE
- ⊙ UTILITY POLE
- ⊙ EXISTING OUTDOOR LIGHT
- ⊙ EXISTING SIGN
- ⊙ PIERCE FIRE TRUCK TURNING TEMPLATE



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

**RFM**

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

Sheet 1 of 1
Scale 1" = 40'
Date 05-04-2020
Revised 06-05-2020
WETLANDS LOCATED 12-28-2020