

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:30 PM, WEDNESDAY, JULY 12, 2023
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD
In-Person and Via Zoom

MINUTES

PZC Members Present In-Person: Chairman Tom Manning, Rodney Fournier, Thomas Robbins, & Alternate Tom Crockett

PZC Members Present Via Zoom: Jeffrey Scala (arrived 7:34 p.m.), Alternates Kawan Gordon & Steven Clark

PZC Members Absent: Vice-Chair James Cropley, Arlene Fiano, Jeremy Flick

Staff Present Via Zoom: Patrice Carson, AICP, Consulting Director of Community Development, Recording Secretary Linda H. McDonald

Others Present in-person: Michael Bugnacki, Sydney Shifrin, John Lorch, Anne Lorch, Larry Pease

Others Present via zoom: Nicholas Shifrin

1. Call to Order: Chairman T. Manning called the meeting to order at 7:30 p.m. T. Crockett was seated for J. Cropley. K. Gordon was seated for A. Fiano. S. Clark was seated for J. Flick.

2. Approval of Minutes: June 14, 2023

T. Crockett MOVED to APPROVE the regular meeting minutes of June 14, 2023 as presented. R. Fournier SECONDED. By roll call vote, the MOTION CARRIED 6:0:0.

3. Residents' Forum: No one came forth to speak.

4. Staff Reports

P. Carson reported most of the staff's work is for items on tonight's agenda. Staff met with several members of the public who are looking at purchasing property and wondering what they can do with that property. Work has started on 271 Hop River Road gas station and the building permit was issued about a week ago. Staff applied for the State permits to connect the gas station with the Hop River Trail.

P. Carson noted Interim Zoning Enforcement Officer Michael D'Amato is working with the town of Mystic to get some plans for the transit-oriented housing units developed built on septic systems to bring to the commission.

5. Public Hearing

a. APPLICATION: Zoning Regulation Amendments to Sections 6A.14 & 8B.2.b. to Amend Traditional Multiple Dwelling Complexes for (the Elderly) Seniors and Allow in NB Zone, Michael Bugnacki (#PL-23-4)

P. Carson read the legal notice into the record.

M. Bugnacki explained he is applying for a change in the zoning regulations to allow for senior housing in the Neighborhood Business zone and said there is a need for senior housing. The regulation proposes one-level, one-bedroom handicap accessible units no larger than 1,000 square feet. Each unit would have a patio in the rear for enjoyment of the outside or other amenity.

J. Scala asked why the applicant is restricting the units to the elderly versus creating smaller one-bedroom apartments. M. Bugnacki responded this is to fill a need in the community. J. Scala asked if there was any need for small single bedroom apartments for non-age restricted housing. P. Carson said the regulations already allow for traditional housing complexes that are not necessarily for the elderly. She said, when the applicant came in to talk to staff about this, they were trying to allow for something different from just these large complexes and noted this change is only applicable in the Neighborhood Business (NB) zone. She said if it is successful, maybe it can be expanded to other zones at that point.

J. Scala said he personally has mixed feelings about age-restricted housing because he believes it is discriminatory against young people. He said he is wondering why have age-restricted rather than just opening up this style of housing to all in the zone.

P. Carson said the Plan of Conservation and Development (POCD) supports diverse types of housing and one of the types of housing is for the seniors. She said seniors in town are trying to downsize and stay where they have been. If you have younger people trying to move in, like children who grew up in town, there are regulations that allow for that type of housing already.

In response to a question of whether the commission can make changes to the proposed regulation change, P. Carson said the applicant is asking to alter a specific section of the zoning regulations that is already about apartments for the “elderly”. He is not asking to alter the section that has nothing to do with the elderly.

K. Gordon commented he has mixed thoughts. He said as a person who served on the former Diversity Commission, one of the populations that was identified in the commission’s findings as not having full representation was elderly persons and one thing that came up was affordable housing. He said he thinks the overall idea being presented is good. However, he thinks it make sense to make sure the commission is not locking themselves into a situation where they are not going to be compliant for that type of zoning for that type of housing in the future when it comes to age restrictions.

P. Carson, for the record, stated this application was referred to the Capital Region Council of Governments. They responded that they find no apparent conflict with the regional plans or policies or concerns and the CROG staff commends the amendment to better enhance public health for all ages. Neighboring municipalities were also notified and no comments were received. P. Carson said there is a staff report that discusses the amendments for seniors and the key issues that are taken from the POCD that support this change.

T. Manning read the comments from Nicholas Shifrin in the chat. Handicapped, or no? Would the code require to be fully ADA compliant regardless? T. Manning responded the building code requires all units on the ground floor of an apartment building that do not have an elevator be a Group B unit and those are not fully accessible. The building code does not require ADA compliance. It references the ICCNC accessibility standards.

Nick Shifrin comments: “This affects the entire town for the foreseeable future. That the man in the blue button down is saying that people that are not seniors are more difficult to have as tenants equals discriminatory.”

Sydney Shifrin, 56 West Street, read a prepared statement signed by her and Nicholas Shifrin into the record as property owners and residents of 56 West Street which abuts the property of Mr. Bugnacki that is the subject of this Application for an amendment to the Zoning regulations. They are opposed for the following reasons and are asking the Commission to deny the requested modifications.

The purpose of the NB zone, per section 8B.1 of the zoning regulations are summarized as follows:

1. "To support shopping and services in a village atmosphere for residents...", not for multi dwelling housing.
- 2) "Due to lack of sewer and water the area cannot support the intensity of development intended for general business zone."
- 3) "Because the zone is geographically small and surrounded by rural or residential uses, development should avoid adverse impacts to the value of surrounding properties; to avoid traffic hazards or congestion and to regulate the nature of the uses so that they provide necessary convenience shopping for local needs, but no more than that" (i.e.: not for multi dwelling or senior housing).

Modification to the regulations to allow multi dwelling housing and/or high-density housing structures does not fall within the intent or spirit of the regulation and is detrimental to the local neighborhood.

This proposal not only reduces the minimum lot size, but even though the lot size is reduced by more than 40%, it still allows for the same density of development of the current lot size. It is highly unusual for any Connecticut rural community to allow development of lots of only 1 acre (40,000 sq. ft) for the simple reason that small lot size creates a high-density use, even for single family structures, never mind multi dwelling units as with this proposal. Reducing the lot size requirement from 70,000 sq. ft. to 40,000 sq. ft. further increases the density to a very high level with significant impact on the local residences and not only seems unusual but is unreasonable particularly in this neighborhood/residential area and is in direct contradiction to the stated purpose of the NB zone.

If we understand correctly, if this modification is approved, the developer would need to meet the requirements of a Special Permit per section 16 of the regulations, however, Section 16 does not seem to require a public hearing for proposed projects. We are strongly opposed to this since this would not allow neighbors to have an opportunity to review the project nor voice support or opposition to a proposal. Any such proposals, moving forward, should at a minimum require a public hearing to allow for review and discussion of the specific project.

Since the proposal for modification of the zoning regulation is from one specific developer and targeted at one specific property, it doesn't seem reasonable or appropriated to modify the regulations to meet the desire of one developer at the potential detriment to the remainder of the community.

Based on the above, we specifically request:

- 1) That you deny this application in its entirety since it does not meet the purpose of the NB zone.
- 2) You modify the Special Permit Section 16 to require a public hearing to require a public hearing for anything other than a single dwelling home in the NB zone."

Anne Lorch stated she owns a property at 44 West Street and resides at 100 West Street. She agreed with the read comments by S. Shifrin. She said "I was here a few years ago for the possibility of having a multiple business building and had a lot more information at that point in time to look at; plans drawn to see what the building looked like, plantings, parking. We have none of that right now to look at. I know you probably don't want to invest in that kind of thing until this is passed by you guys. But I think

it is very important that more people than just the people who live next to this property have a say and I agree with a public hearing because, if this gets passed, this can end up being multiplied in many other places. I don't know if this rural, very lovely little town wants to have apartment buildings splattered here and there around this entire town. I think we need to think about that it would change the whole dynamic of this community and that I am very concerned about. I've lived here for almost 50 years."

Larry Pease of 11 Loomis Road stated "I own 2 and 1/2 acres downhill and east of this proposed project, a 90x93 foot building. I bought this for family with a 100-foot setback (buffer) for the purpose of selling this property, which now is being offered right now for sale, with negotiations from people coming at me. What I am worried about is what it is going to do to my potential of having to devalue the property, to carve a couple of hundred feet above it to park trucks there for these people who are trying to buy it from me to come put a small business there. Now you're talking about having patios in the back. There will be 12 cans out front on recycling day or is it going to be a garbage truck with a dumpster coming in? There's no plans to see like the last project you came up with. How come there are no plans? When are we going to see the plans?"

T. Manning responded this is a text amendment only. That is not a specific project. L. Pease asked, "so there will be no chance to see the plans?" T. Manning responded "Correct."

P. Carson said part of this amendment also states that any application under this regulation requires a special permit. So, if the Commission passes this and somebody comes in and wants to put in an application for apartments, it will need a special permit and neighbors of the specific project would get notified. There would be a public hearing to review plans and speak. The application being reviewed tonight is just to amend the regulations, not for any specific plan. Mr. Bugnacki already has a six-unit business complex approved on the site that people were referring to.

S. Shifrin said she did not hear anyone from the Commission discuss the change from 70,000 sq. ft. to 40,000 sq. ft. She asked if the discussion was offline and are they not going to have that here? T. Manning responded there are no Ex parte conversations.

P. Carson noted that is just the minimum parcel size and you would have to have that to begin a project, but you would have to meet the requirements of the public health department which may require a larger parcel.

T. Manning read the proposed text amendments (in bold) into the record.

- **Onsite septic systems shall be designed in accordance with the Public Health Code.**
- Traditional multiple dwelling complexes for ~~the elderly~~ **seniors** may be permitted by Special Permit **in the R-2 and NB zones upon any parcel of land comprised of an area of at least 40,000 square feet.**

T. Manning explained 40,000 square feet is the minimum lot size for a single-family home.

- **40,000 square feet of land area for the first six dwelling units, plus 10,000 square feet of land area for each additional dwelling unit** up to a maximum of sixty dwelling units, inclusive of all phases, may be allowed.

T. Manning said the 40,000 square foot minimum is for six one-bedroom dwelling units so the maximum occupancy by the public health code is two per bedroom. In order to get that density, the existing land would have to support it.

J. Scala commented there is a concern about R-2 and this kind of development where you need 60,000 square feet and there is a member of the public saying allowing this kind of development in the NB

zone, it drops the 60,000 sq. ft. minimum to 40,000, so there is a potential increase in density. He understands that the land has to support it and asked if the applicant would be okay with amending the requested change in regulations to change the provisions to make it a 60,000 square foot lot in the NB zone to support this. He asked the public if that would address their concerns. S. Shifrin said that would make it more reasonable and in line with how things have been. She said the appearance is that the town is changing the code for a single project. T. Manning said it could apply to all the NB zones in town.

The applicant M. Bugnacki stated he would not want to change what he is asking. He reiterated that he is trying to fill the need for senior housing. He noted, presently approved is a building of very similar size with a parking area twice as large.

T. Manning resumed reading the proposed text amendments (in bold) into the record.

- **Each unit shall have its own direct access provided by an exterior door**
- **Dwelling unit requirements for full cellars in Section f, shall be optional.**
- **All multiple dwelling complexes for seniors shall contain a minimum of one (1) outdoor amenity, including, but not limited to, a deck or patio for each unit, common gazebo, walking path on the property, common community room, or other amenity to be approved by the Commission.**
- 6.a.15 Open Space Conservation Development Multiple Dwelling Complexes (see Section ~~7.D~~ **7A.4**)
- Added under 8B.2.b Special Permit **18. Traditional Multiple Dwelling Complexes for Seniors**

T. Manning asked if it would be appropriate to add under 8B.1 Purpose the following:

The purpose of the Neighborhood Business Zone (NB) is to provide convenience, shopping, and services in a village atmosphere **and expand housing choices** for residents in the southern portion of Bolton. Applicant M. Bugnacki agreed to adding a clause to 8B.1 to make the purpose of the NB zone consistent with the addition of additional multiple dwelling complexes for seniors.

Comments from the chat:

- Would we see an analysis of traffic and refuse? It seems residents would produce much more than a business. T. Manning responded those are parts of the site plan that would be required as part of a special permit.
- This should not be applied to the applicant. This applies to the entire town.
- This appears to be based on a single applicant's request for changes to the town's codes.
- What part of senior housing is the shopping village atmosphere that is the intent by the change to 8B.1?
- Can someone please disclose what percentage of NB zones in town are owned by M. Bugnacki or MTS Builders? M. Bugnacki said he only owns that one property and he is the President of M.T.S. Builders. J. Scala said he does not think that the last question was relevant to what is being discussed here and wanted to make sure the applicant was not feeling it necessary to answer that question.

Responding to a board question, P. Carson said the only new business in the past ten years in the NB zone was the revamping of the restaurant on West Street.

K. Gordon said he thinks it is important that the public has future opportunities to express their opinions and, once getting maps, tables and other supporting visual materials, may help the public.

S. Clark said he agrees that should be more public input. He said he does not know enough about this to take a position and would like more time to get into it for a better understanding.

T. Manning said he is very sympathetic when a private party comes forward to develop something the town has had a need for a long time. He said he finds the proposed changes are a reasonable addition to the NB zone although his preference would be not to go for age-restricted housing. He agreed the town does need this type of housing and he intends to vote for this amendment.

T. Manning polled the other commissioners to see if anyone, in addition to S. Clark, would like to hold the public hearing open. Upon a request from R. Fournier, P. Carson shared the Zoning map showing the Neighbor Business zones in town that are applicable to the application with the commission.

R. Fournier MOVED to close the public hearing for application #PL-23-4 for Zoning Regulation Amendments to Sections 6A.14 & 8B.2.b. to Amend Traditional Multiple Dwelling Complexes for (the Elderly) Seniors and Allow in NB Zone, Michael Bugnacki. J. Scala SECONDED. By roll call vote, MOTION CARRIED 7:0:0.

6. Old Business

a. DISCUSSION/POSSIBLE DECISION: Zoning Regulation Amendments to Sections 6A.14 & 8B.2.b. to Amend Traditional Multiple Dwelling Complexes for (the Elderly) Seniors and Allow in NB Zone, Michael Bugnacki (#PL-23-4)

T. Manning MOVED the Planning and Zoning Commission amend the Bolton Zoning Regulations Sections 6A.14, 6A.15 (as added and amended), 8B.1 (as added and amended), and 8B.2.b. as presented in Michael Bugnacki's application #PL-23-4 to address the need for smaller multiple dwelling complexes for seniors in the NB zone effective 08/01/2023, including the following amendments:

- 6.a.15 Open Space Conservation Development Multiple Dwelling Complexes (see Section ~~7-D~~ **7A.4**)
- 8B.1 Purpose

The purpose of the Neighborhood Business Zone (NB) is to provide convenience, shopping, ~~and~~ services, **and additional housing choices** in a village atmosphere for residents in the southern portion of Bolton. J. Scala SECONDED. By roll call vote, MOTION CARRIED 7:0:0.

b. Other: No other old business.

7. New Business

a. 8-24 Referral: Erect Temporary Office Structure in Front of Notch Road Municipal Center (104 Notch Road) for Relocation of Town Office Space

P. Carson explained that 8-24 Referrals are statutory referrals under CGS 8-24 for any municipal improvement that the Planning and Zoning Commission gets to review and make a positive or negative recommendation to the Board of Selectmen.

P. Carson referred to the plans and map provided by the Town Administrator for this 8-24 referral and explained the referral is for the erection of a temporary office structure in front of the Notch Road Municipal Center at 104 Notch Road in Bolton. The structure will be supported by stone pile piers, containing a mix of single and multiple workstation offices and two restrooms. There are two entrances; one will have a ramp to meet current accessibility requirements. The purpose is to provide office space for those offices currently in the Notch Road Municipal Center so the existing structure may be torn down in the near future. Part of the process will include removal of utilities serving the portion of the building slated to be torn down which is everything but the Senior Center and rooms A and B. Utilities will be relocated to serve the temporary structure.

T. Crockett MOVED that, in accordance with Section 8-24 Municipal Improvements of the Connecticut General Statutes, the Bolton Planning and Zoning Commission has reviewed the request by the Town Administrator on behalf of the Board of Selectmen to erect a temporary office structure in front of the Notch Road Municipal Center at 104 Notch Road for the relocation of Town office space. The project is consistent with the POCD, and the Planning and Zoning Commission recommends acceptance of the same to the Board of Selectmen. R. Fournier SECONDED. By roll call vote, MOTION CARRIED 7:0:0.

b. 8-24 Referral: Construct an Outdoor Patio at the Bentley Memorial Library Property (206 Bolton Center Road)

P. Carson explained this 8-24 referral is for the construction of a patio at the Bentley Memorial Library. The patio is approximately 900 square feet and proposed to be constructed of concrete. The patio will be constructed at the rear of the structure up against the building where the rear door is. This will be used for outdoor programming and is ADA accessible. Discussion followed.

T. Crockett MOVED that, in accordance with Section 8-24 Municipal Improvements of the Connecticut General Statutes, the Bolton Planning and Zoning Commission has reviewed the request by the Town Administrator on behalf of the Board of Selectmen to construct an outdoor patio on the Bentley Memorial Library at 206 Bolton Center Road for use for outdoor programming at the library. The project is consistent with the POCD by helping with the Town's goals for greater connectivity and civic engagement, and the Planning and Zoning Commission recommends acceptance of the same to the Board of Selectmen. K. Gordon SECONDED. By roll call vote, MOTION CARRIED 7:0:0.

c. Other: No other new business.

8. Ongoing Discussion: Bolton Subdivision and Zoning Regulations

T. Manning said there will be no discussion on this agenda item this evening. He referred to the simplified chart of the permitted uses in the packet.

P. Carson explained the chart shows business and industrial uses in those zones and combines all the uses allowed in those zones and how they are allowed; by site plan (SP) or special permit (SUP). For homework, she requested the members identify things they think do not require a special permit or could be done at a staff level and not necessarily have to come to the Commission.

9. Correspondence: No correspondence.

10. Adjournment: J. Scala MOVED to adjourn the meeting at 9:10 p.m. T. Crockett SECONDED. MOTION CARRIED 7:0:0.

Respectfully submitted by Linda H. McDonald

Linda H. McDonald

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



PL-23-5

Planning & Zoning

Status: Active

Submitted On: 7/31/2023

Primary Location

35 LAKESIDE CIRCLE
BOLTON, CT 06043

Owner

Maureen
35 LAKESIDE CIRCLE
BOLTON, CT 06043

Applicant

James Grady
 860-478-2569
gradyconstructionct@gmail.com
 5 laurel rd
Vernon, Ct 06066

Permit Info

Permit For*

Site Plan Review

Development Title, if any

Deck

Occupancy Type

Residential

New Building or Expansion of Existing Building Size?

No

Is this a modification of a previously approved application? (please note the Commission may require a new application if the proposed modification significantly alters the previously approved application)*

No, this is a new application.

Comments

Deed Reference (Bolton Land Records) (you may obtain this information from the Town Clerk's office or online at <https://recordhub.cottsystems.com>)

Volume*

188

Page*

767

Assessor's Records Reference (you may obtain this information from the Assessor's Office)

Map No. *

05

Block No. (if known)

Parcel/Lot No. *

15

Subject Property Location

Current Zone*

R3

Acreage*

.24

Located in Aquifer Protection District?*

No

Located in FEMA Flood Zone?

No

Wetlands Application Required? (if activity is within 100 ft. of wetlands, a wetlands permit may be required. Please check with the Wetlands Agent if you are unsure).*

Yes

Is the neighboring town line within 500 ft of the subject property?

No

Applicant Information

Applicant Type*

Contractor

Applicant Name*

Grady Construction

Applicant Address (street, city, state and zip)*

5 laurel ln. Be Lyon Ct

Applicant Phone Number*

8604782569

Applicant Email Address

Gradyconstructionct@gmail.com

Owner Name (of subject property)*

Maureen Shortoff

Owner Address*

35 lakeside circle

Owner Phone Number*

8606089748

Owner Email Address

Name of Official Contact/Representative of Application*

James Grady

Contact Address (street, city, state and zip)*

5 laurel rd. Vernon Ct 06066

Contact Phone Number*

860478-2569

Contact Email Address

Gradyconstructionct@gmail.com

Project Information

Brief description of proposed use of subject property (provide greater detail in separate written Narrative)*

Install deck on rear of home. We will be installing a silt fence and using helical piers for footings to minimize soil disturbance. No heavy machinery will be used in construction of the deck. The project will not impact the lake, we will not cause pollution, and we will make sure to protect the ecology of the lake. We have gone thru the proper steps and tecieved a variance from the zba, as well as a wetland permit.

Gross Sq Ft of Existing Structure(s)

–

Gross Sq Ft of Proposed Structure(s)

280

Existing Parking Spaces

–

Proposed Parking Spaces

–

Total Acreage / Sq Ft

–

Linear Feet of Frontage

–

List section(s) of Zoning Regulations under which application is made:

Engineer Information

Company Name

Engineer Name

Address (street, city, state and zip)

Phone

Email

Architect Information

Company Name

Architect Name

Address (street, city, state and zip)

Phone

Email

Attorney Info

Name

Address (street, city, state and zip)

Phone

Email

Application Submission and Certification

I hereby certify that I am the owner of the record of the named property or that the proposed work is authorized by the owner of record and I have been authorized to make this application as agent, and we agree to conform to all applicable laws, regulations, and ordinances. All information contained within is true and accurate to the best of my knowledge.

Applicant's Electronic Signature*

✓ James Grady
Jul 31, 2023

Owner's Electronic Signature*

✓ James Grady
Jul 31, 2023

PLEASE BE ADVISED THAT A SEPARATE AUTHORIZATION PAGE CONTAINING THE LIVE SIGNATURES OF THE APPLICANT AND OWNER (IF DIFFERENT THAN APPLICANT) IS REQUIRED TO BE UPLOADED TO THIS APPLICATION. THAT DOCUMENT MAY BE OBTAINED BY CLICKING ON THE LINK BELOW.
(<https://town.boltonct.org/boards-commissions/planning-and-zoning>)

Click Here ([https://viewpointcloud.blob.core.windows.net/profile-pictures/PZC_Application_Authorization_Tue_Oct_04_2022_16:09:05_GMT+0000_\(Greenwich_Mean_Time\).pdf](https://viewpointcloud.blob.core.windows.net/profile-pictures/PZC_Application_Authorization_Tue_Oct_04_2022_16:09:05_GMT+0000_(Greenwich_Mean_Time).pdf)) to download a copy of the required signature page

Internal Use

🔒 Conditions

🔒 Date Application Received

—

🔒 Hearing Not Required

🔒 Petition Received?

—

🔒 Date of Newspaper Publication of Planning and Zoning Commission Action

—

🔒 Summary of Planning and Zoning Commission Action

🔒 Legal/Technical Review NOT Required

🔒 Bond amount if Legal/Technical review 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)

—



Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

BOLTON PLANNING & ZONING COMMISSION APPLICATION AUTHORIZATION

APPLICANT:

The Applicant, (name) James Grady, certifies that he/she is authorized to submit the attached Application for a (subject/project) 35 Lakeside Circle Deck at (address) 35 Lakeside Cir Bolton, and that the statements made within are true to the best of the Applicant's knowledge, information and belief.

Applicant Signature: James Grady

OWNER (IF DIFFERENT THAN APPLICANT):

I, (name) Maureen Shortoff, certify that I am the owner of the property located at (address) 35 Lakeside Circle; that I authorize (name) James Grady to act as my Agent/Representative; and that I am a willful participant and am fully aware of the contents of the attached Application for a (subject/project) Deck

Owner Signature: Maureen Shortoff

August 1, 2023

To whom it may concern:

There are two rear entries to the home, neither of which provide safe and easy access to the home from the backyard. The rear stairs are greater than 30" above grade with no handrails. My client who is in her 70s is looking to add a 28x10 deck off the rear of the home. This will connect both doors and provide safe easy access to the home and the backyard. The neighboring houses all have decks off the rear of their home and many of them are closer to the water line than we are proposing. Also, my client has family with special needs and would like to be able to include them in their family get-togethers at the lake.

This project will not impact the lake, won't cause pollution, or compromise the ecology. My client received a Variance from the ZBA for this work on July 11, 2023, as well as a permit from the Inland/Wetlands Commission on July 25, 2023.

Regards,
James Grady
5 Laurel Rd.
Vernon, CT 06066
gradyconstructionct@gmail.com



Grady Construction LLC

35 Lakeside circle

12" sonotubes

2x12"

2x8"

soffit hangers

2x10
16" OC

10'

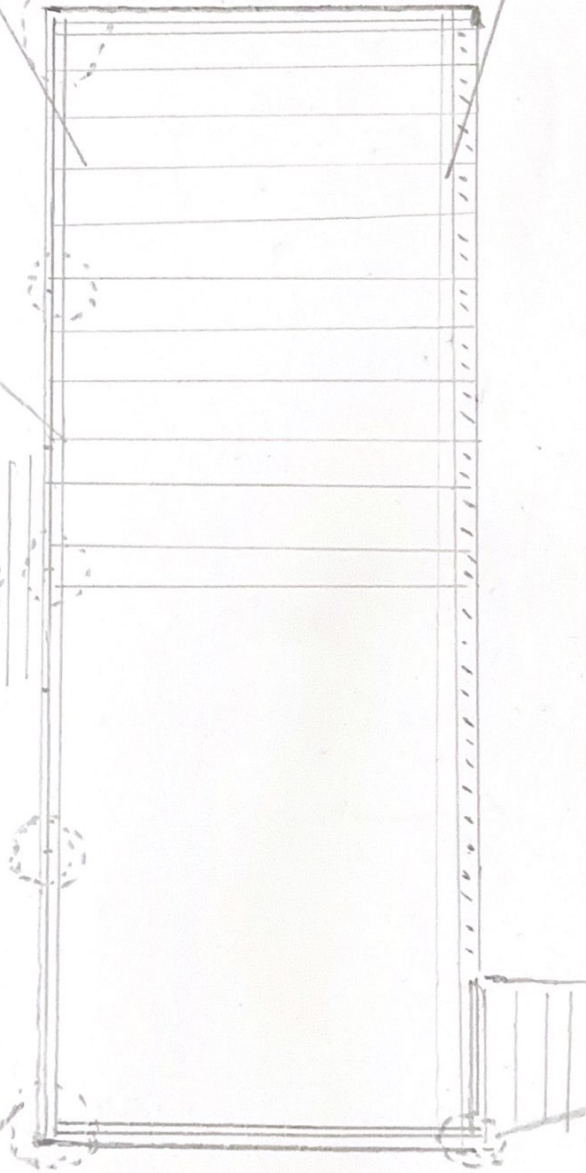
2 (5" Ledger boards
16" O.C.)

Trex

composite

decking free
w/ maintenance free
rails

horse



ABUTTERS WITHIN 500 FT.

SHORTOFF MAUREEN	35 LAKESIDE CIRCLE	BOLTON, CT 06043
RLB REAL ESTATE HOLDINGS LLC	921 BOSTON TPKE	BOLTON, CT 06043
BODMAN EDITH & DALE & SURV	442 GOODWIN ST	EAST HARTFORD, CT 06108
BOSTON TURNPIKE LLC	75 GERBER ROAD EAST	SOUTH WINDSOR, CT 06074
BODMAN EDITH & DALE & SURV	442 GOODWIN ST	EAST HARTFORD, CT 06108
PETERS STEPHEN H & KELLI J	14 LAKESIDE LN	BOLTON, CT 06043
AMES CLARA JEAN	18 LAKESIDE LANE	BOLTON, CT 06043
HOWARD ROAD REALTY LLC	25 HOWARD RD	BOLTON, CT 06043
LALANCETTE LAUREN D	1 LAKESIDE CIRCLE	BOLTON, CT 06043
PETERS STEPHEN H & KELLI J	14 LAKESIDE LN	BOLTON, CT 06043
AMES CLARA JEAN	18 LAKESIDE LANE	BOLTON, CT 06043
WEI RULING	345 BUFF CAP RD	TOLLAND, CT 06084
TRUSKA LUKAS	939 BOSTON TPKE	BOLTON, CT 06043
TRUSKA LUKAS	939 BOSTON TPKE	BOLTON, CT 06043
THE HANNON FAMILY TRUST DATED JANUARY 15 2020	33 LAKESIDE CIRCLE	BOLTON, CT 06043
PLUMMER DAVID W	17 LAKESIDE CIRCLE	BOLTON, CT 06043
PALOWSKI KIM	958 BOSTON TPKE	BOLTON, CT 06043
CARNEY JOHN F & BERGERON DIANE	976 BOSTON TPKE	BOLTON, CT 06043
SADLER JOHN T & BEVERLY J	16 LAKESIDE LA	BOLTON, CT 06043
ZALEWSKI GREGORY E & ZALEWSKI SARAH L	1020 BOSTON TPKE	BOLTON, CT 06043
SIMPSON WILLIAM C &	972 BOSTON TURNPIKE	BOLTON, CT 06043
JEWELL RICHARD E & JEWELL ROCHELLE A	20 LAKESIDE LANE	BOLTON, CT 06043
MORTENSEN GARY & MORTENSEN KAREN	922 BOSTON TPKE	BOLTON, CT 06043
BOLTON TOWN OF	222 BOLTON CENTER RD	BOLTON, CT 06043
BRYK DANIEL T	61 STONEHEDGE LA	BOLTON, CT 06043
PLUMMER DAVID	17 LAKESIDE CIRCLE	BOLTON, CT 06043
BODMAN EDITH & DALE & SURV	442 GOODWIN ST	EAST HARTFORD, CT 06108
SIMPSON WILLIAM & LYNN	972 BOSTON TPKE	BOLTON, CT 06043
GAWLIK ELIZABETH M	10 LAKESIDE LANE	BOLTON, CT 06043



PL-23-6

Planning & Zoning

Status: Active

Submitted On: 8/2/2023

Primary Location

7 LOOMIS RD
BOLTON, CT 06043

Owner

MTS BUILDERS INC
ABBE RD 9 MANCHESTER,
CT 06040-6867

Applicant

Michael Bugnacki
 860-798-5609
 bugnacki@aol.com
 9 Abbe Road
Manchester, CT 06040

Permit Info

Permit For*

Special Permit Application

Development Title, if any

Occupancy Type

Residential

New Building or Expansion of Existing Building Size?

Yes

Is this a modification of a previously approved application? (please note the Commission may require a new application if the proposed modification significantly alters the previously approved application)*

No, this is a new application.

Comments

Deed Reference (Bolton Land Records) (you may obtain this information from the Town Clerk's office or online at <https://recordhub.cottsystems.com>)

Volume*

167

Page*

285

Assessor's Records Reference (you may obtain this information from the Assessor's Office)

Map No. *

17

Block No. (if known)

Parcel/Lot No. *

131

Subject Property Location

Current Zone*

NB

Acreage*

1.13

Located in Aquifer Protection District?*

No

Located in FEMA Flood Zone?

No

Wetlands Application Required? (if activity is within 100 ft. of wetlands, a wetlands permit may be required. Please check with the Wetlands Agent if you are unsure).*

No

Is the neighboring town line within 500 ft of the subject property?

No

Applicant Information

Applicant Type*

Owner

Applicant Name*

Michael Bugnacki

Applicant Address (street, city, state and zip)*

9 Abbe Road, Manchester CT 06040

Applicant Phone Number*

8607985609

Applicant Email Address

bugnacki@aol.com

Owner Name (of subject property)*

Michael Bugnacki

Owner Address*

9 Abbe Road, Manchester CT 06040

Owner Phone Number*

8607985609

Owner Email Address

bugnacki@aol.com

Name of Official Contact/Representative of Application*

Michael Bugnacki

Contact Address (street, city, state and zip)*

9 Abbe Road, Manchester CT 06040

Contact Phone Number*

8607985609

Contact Email Address

bugnacki@aol.com

Project Information

Brief description of proposed use of subject property (provide greater detail in separate written Narrative)*

6 each 1000 square foot one bedroom one bathroom units with a 10' x 10' cover rear patio with each unit

Gross Sq Ft of Existing Structure(s)

0

Gross Sq Ft of Proposed Structure(s)

6000

Existing Parking Spaces

0

Proposed Parking Spaces

10

Total Acreage / Sq Ft

49429

Linear Feet of Frontage

200.24

List section(s) of Zoning Regulations under which application is made:

6A.14 & 8B.2.b

Engineer Information

Company Name

Reynolds Engineering Services LLC

Engineer Name

Mark Reynolds

Address (street, city, state and zip)

68 Bogg Lane, Lebanon CT 06249

Phone

8604657419

Email

Markreynoldsenineer@gmail.com

Architect Information

Company Name

Young Designs Unlimited LLC

Architect Name

Robert Young

Address (street, city, state and zip)

P.O. Box 99, Scotland, CT 06264-0099

Phone

8609083509

Email

yngdsns@aol.com

Attorney Info

Name

Edward J Joy

Address (street, city, state and zip)

128 East Center Street, Manchester CT 06040

Phone

8609664142

Email

EJoylaw@gmail.com

Zoning Site Plan and Special Permit Checklist

All draft deeds for any roads, road widenings and easements for drainage, conservation, driveways, utilities

Not Included

Evidence of request for approval by the Health District and/or Sewer Authority for review, as appropriate

Not Included

Evidence of submission of application to the Inland Wetlands Commission if it is within that Commission's jurisdiction

Not Included

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

Copies of any required applications to other local, state or federal regulatory approvals

Not Included

Written evidence of applicant's legal interest in the subject property (deed, lease option to purchase, bond for deed, etc.)

Not Included

List of mailing address of all current property owners within 500 feet of the subject property from the Town Assessor records

Not Included

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

—

Digital copy of plans in DXF or DGN format if available

Not Included

Paper and digital copies of all reports including hydrology, hydraulic and drainage computations and

Not Included

5 sets of complete stamped and signed site plans measuring 24" x 36

Not Included

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

Included

USDA Soils boundaries and types

Not Included

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

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

North arrow on each plan including the reference meridian

Included

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

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'

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

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

Included

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

Included

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

Included

HVAC equipment located outside the building(s) Included	Existing and proposed driveway entrances to street, parking, loading areas, fire lanes, sidewalks and construction detail drawings, shown on plan Included
Sight distances from property entrances along public roads shown on plan and on profile if grading is needed Included	Soil test locations and soil test results shown on plan Included
Existing and proposed sewage disposal systems and design information, shown on plan Included	Outside Storage Areas\Field Included
Underground / overhead utilities, existing and proposed Included	Existing and proposed water supply shown on plan Included
Existing wells and sewage disposal systems on other properties that could conflict with proposed site improvements, shown on plan Included	Existing and proposed footing drains, curtain drains and dry wells, shown on plan 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. Included	Existing and proposed bridges and culverts on or adjacent to the site, shown on plan Included
Existing and proposed signs with dimensions and construction detail drawings, shown on plan Included	Existing and proposed fences and walls with dimensions and construction detail drawings, shown on plan Not Included
Zoning district boundaries affecting the site, shown on plan Included	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 Included
Table on plan of parking / loading spaces required / provided Included	Fire lanes Not Included

New Sidewalks and other pedestrian walk-ways	Off-site traffic improvements
Included	Included
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	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	Existing trees of 6" caliper or greater
Included	Not Included
Significant archaeological sites	Lighting plan including the location, size, height, light intensity coverage areas and manufacturer's product descriptions for each light type
Not Included	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	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
Included	Included
Architectural elevation drawings of proposed buildings	Architectural floor plans of existing and proposed buildings
Included	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	Traffic Impact Report for applicable sites as described in Zoning Regulations Section 16A.2.k.
Not Included	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

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

Not Included

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

Sanitary Waste Disposal Plan (if community sewerage system)

Not Included

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

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

Not Included

Not Included

Existing and proposed Covenants or Restrictions

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

Not Included

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.

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

Not Included

Not Included

Application Submission and Certification

I hereby certify that I am the owner of the record of the named property or that the proposed work is authorized by the owner of record and I have been authorized to make this application as agent, and we agree to conform to all applicable laws, regulations, and ordinances. All information contained within is true and accurate to the best of my knowledge.

Applicant's Electronic Signature*

✓ Michael Bugnacki
Aug 2, 2023

Owner's Electronic Signature*

✓ Michael Bugnacki
Aug 2, 2023

PLEASE BE ADVISED THAT A SEPARATE AUTHORIZATION PAGE CONTAINING THE LIVE SIGNATURES OF THE APPLICANT AND OWNER (IF DIFFERENT THAN APPLICANT) IS REQUIRED TO BE UPLOADED TO THIS APPLICATION. THAT DOCUMENT MAY BE OBTAINED BY CLICKING ON THE LINK BELOW. (https://town.boltonct.org/boards-commissions/planning-and-zoning)

Click Here (https://viewpointcloud.blob.core.windows.net/profile-pictures/PZC_Application_Authorization_Tue_Oct_04_2022_16:09:05_GMT+0000_(Greenwich_Mean_Time).pdf) to download a copy of the required signature page

Internal Use

🔒 Conditions

🔒 Date Application Received

—

🔒 Hearing Not Required

🔒 Petition Received?

—

🔒 Date of Newspaper Publication of Planning and Zoning Commission Action

—

🔒 Summary of Planning and Zoning Commission Action

🔒 Legal/Technical Review NOT Required

🔒 Bond amount if Legal/Technical review 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)

—



Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

BOLTON PLANNING & ZONING COMMISSION APPLICATION AUTHORIZATION

APPLICANT:

The Applicant, (name) MICHAEL BUGNACKI certifies that he/she is authorized to submit the attached Application for a (subject/project) # 7 LUDMIS ROAD, at (address) # 7 LUDMIS ROAD, and that the statements made within are true to the best of the Applicant's knowledge, information and belief.

Applicant Signature: _____

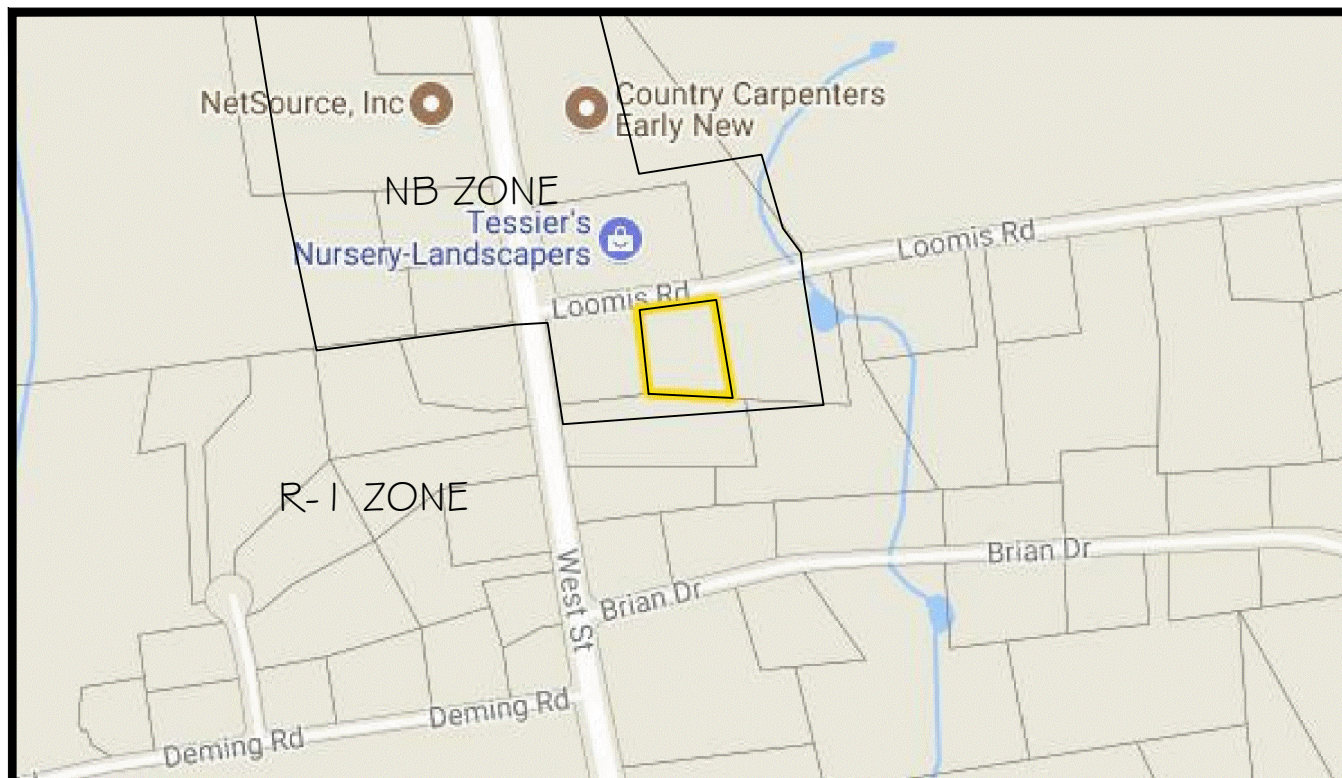
8-2-23

OWNER (IF DIFFERENT THAN APPLICANT):

I, (name) _____, certify that I am the owner of the property located at (address) _____; that I authorize (name) _____ to act as my Agent/Representative; and that I am a willful participant and am fully aware of the contents of the attached Application for a (subject/project) _____.

Owner Signature: _____

8-2-23



SITE LOCATION MAP

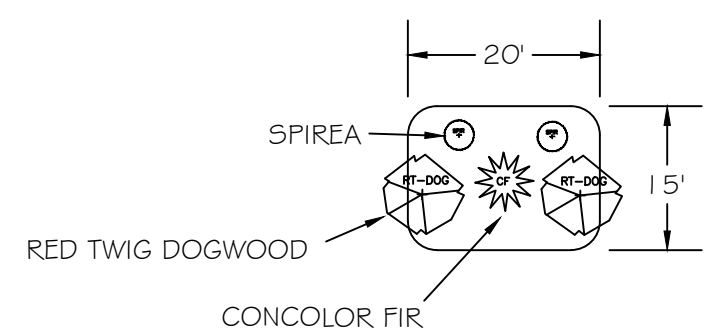
SCALE: 1" = 500'

PLANTING SCHEDULE

Symbol	Name/ Scientific Name	Size	Quantity
	JUNIPERUS CHIN. PFITZ. COMPACTUM/ COMPACT PFITZER JUNIPER	18 - 21"	5
	ROSA 'KNOCKOUT'/ KNOCKOUT SHRUB ROSE	18 - 21"	9
	PERENNIALS - ECHINACEA PURPUREUM, SEDUM 'BRILLIANT', PEROVSKIA	1 QT.	20

PLANTING SCHEDULE - SCREENING BEDS

Symbol	Name	Size	Quantity
	VARIGATED RED TWIG DOGWOOD / CORNUS ALBA	5 GAL.	8
	CONCOLOR FIR / ABIES CONCOLOR	5-6'	4
	SPIREA / SPIRAEA BUMALDA 'GOLD DROP'	2 GAL.	8



SCREENING PLANTING BED DETAIL

MAP STANDARD NOTES:

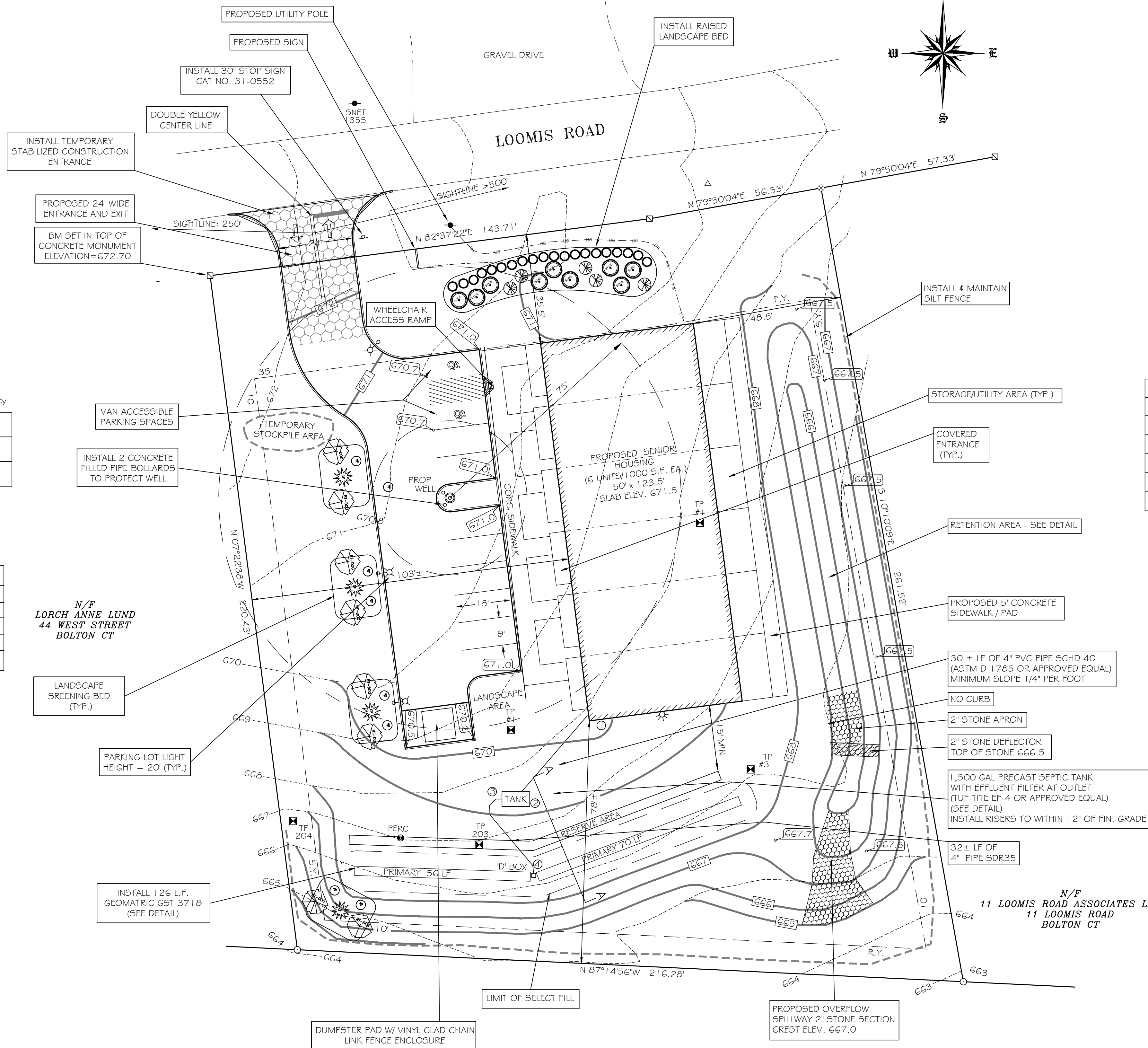
1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996; THE TYPE OF SURVEY IS AN IMPROVEMENT LOCATION SURVEY. BOUNDARY DETERMINATION IS BASED ON A RESURVEY OF PROPERTY AND CONFORMS TO THE 'A-2' CLASS OF ACCURACY.

2. TOPOGRAPHIC FEATURES, IF SHOWN HEREON, WERE PREPARED IN ACCORDANCE WITH CLASS T-2.

3. THE INTENDED PURPOSE OF THIS MAP/SURVEY IS TO SHOW EXISTING TOPOGRAPHY AND TEST PITS.

MAP REFERENCE:

*SITE DEVELOPMENT PLAN, BROOK HOLLOW SUBDIVISION PLAN, PREPARED FOR MARGARET F. COLBY, SHEET 3 OF 9', SCALE 1" = 40', JOB NO. 03-279, DATED 04/08/05, REVISED TO 08/16/05 BY TOWNE ENGINEERING, INC.



PLAN VIEW



SCALE: 1" = 20'

LOT 1 AREA
49,429 SQ.FT.
1.13 ACRES

LEGEND:

- These standard symbols will be found in the drawing.
- ⊙ ANGLE POINT
 - IRON PIN OR PIPE FOUND
 - MONUMENT FOUND
 - ⊠ TEST PIT LOCATION
 - ⊙ PERCOLATION HOLE LOCATION
 - PROPERTY LINE
 - - - BUILDING SETBACK LINE
 - · - · - LIMIT OF CONSERVATION EASEMENT
 - ⊖ STONE WALL
 - ⊖ CLEARING LIMIT
 - ⊖ EXISTING CONTOURS
 - ⊖ PROPOSED CONTOURS
 - ⊖ PROPOSED UNDERGROUND UTILITIES
 - ⊖ SILT FENCE

SEPTIC SYSTEM INVERTS

- ① INVERT @ BUILDING - 668.65
- ② INVERT IN @ SEPTIC TANK - 668.00
- ③ INVERT OUT @ SEPTIC TANK - 667.75
- ④ INVERT @ D-BOX - 667.55

BOTTOM OF UNITS - 666.05 EXIST. GRADE - 666.3
FINISHED GRADE - 668.4 (MIN.)

DEPTH TO RESTRICTIVE LAYER - 21" (TEST HOLE #203)
THE BOTTOM OF THE LEACHING UNITS ARE NOT TO BE INSTALLED MORE THAN 3" INTO EXISTING GRADE.

PROPOSED LOT COVERAGE

LOT AREA = 49,429 S.F.		
PAVEMENT	5670 S.F.	11.5%
SIDEWALKS / PADS	2,810 S.F.	5.7%
BUILDING / PORCH	7080 S.F.	14.3%
REMAINING LAND	33,869 S.F.	68.5%
		100% TOTAL

NOTES:

- EXCEPT AS NOTED, THE MAJORITY OF THE SITE IS A CLEARED, TILLED, CORNFIELD.

CONTRACTOR TO PRESERVE & PROTECT ALL EXISTING UTILITIES. PRIOR TO THE START OF CONSTRUCTION CONTACT 'CALL BEFORE YOU DIG' 1-800-922-4455

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

THIS DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL INK SIGNATURE AND EMBOSSED SEAL

ROBERT W. HELLSTROM, L.S. #13626

ROB HELLSTROM LAND SURVEYING LLC
32 MAIN STREET
HEBRON, CONNECTICUT
(860)-228-9853

Mailing Address:
P.O. BOX 378
HEBRON, CT 06248

www.rhlsct.com
Email: hellstromsurveying@yahoo.com

Designed By: MAR
Drawn By: SAM
Checked By: MAR
CAD File: 21-145_LOOMIS

Drawing Scale: 1"=20'

Drawing date: 7/26/2023

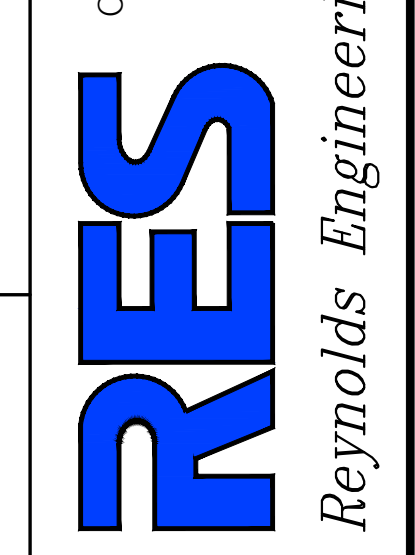
Rev.	Date	Revision
1	8/2/23	BUILDING FOOTPRINT

SITE DEVELOPMENT PLAN

PROJECT TITLE: SENIOR HOUSING COMPLEX
7 LOOMIS ROAD
BOLTON, CT

PREPARED FOR: MTS BUILDERS, INC.

CIVIL ENGINEERING CONSULTANTS
63 NORWICH AVENUE
COLCHESTER, CT
(860) 516-0033



EROSION AND SEDIMENTATION CONTROL REPORT:

SITE DEVELOPMENT PLAN
ZONING DISTRICT: NB
PREPARED FOR:
MTS BUILDERS
9 ABBE ROAD
MANCHESTER, CT 06040

REFERENCE IS MADE TO:
1. CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL, 2002.
2. SOIL SURVEY OF NEW HAVEN COUNTY, CONNECTICUT, U.S.D.A. SOIL CONSERVATION SERVICE 1983.

DEVELOPMENT:
PROPOSED DEVELOPMENT WILL ALLOW FOR THE CONSTRUCTION OF 6,000 SF 6 UNIT SENIOR HOUSING BUILDING WITH ASSOCIATED PARKING AREA.

SOILS
THE SITE IS COMPOSED OF THE FOLLOWING SOIL TYPES:
CANTON # 4 CHARLTON FINE SANDY LOAMS
3 TO 8 PERCENT SLOPES

DEVELOPMENT SCHEDULE
IT IS ANTICIPATED THAT GRADING AND CONSTRUCTION ACTIVITIES WILL BEGIN FALL 2023.

1. INSTALL EROSION AND SEDIMENT CONTROL STRUCTURES.
2. STRIP AND STOCKPILE TOPSOIL.
3. CONSTRUCT STORMWATER RETENTION BASIN.
4. CONSTRUCT BUILDING.
5. INSTALL PAVEMENT AND CURBING.
6. LOAM, SEED AND MULCH LANDSCAPE AREAS.
7. REMOVE EROSION AND SEDIMENT CONTROL.

I. GENERAL EROSION AND SEDIMENTATION CONTROL NOTES
(SEE II, 4-11, FOR SPECIFIED CONSTRUCTION MEASURE)

THIS CONSTRUCTION PLAN PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND BUILDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE EROSION, BUT IT MUST BE UNDERSTOOD THAT ONLY "REASONABLE" EROSION CONTROL CAN BE EXPECTED. THUS, EVEN WITH THE BEST PLAN, SOME EROSION MUST BE ANTICIPATED. SEDIMENTATION CONTROLS ARE THE SECONDARY LINE OF DEFENSE ON THE CONSTRUCTION SITE.

DURING THE COURSE OF SITE CONSTRUCTION WEEKLY INSPECTIONS OF ALL EROSION AND SEDIMENTATION MEASURES WILL OCCUR AND REPORTS FILED WITH THE CITY'S AGENT.

WATER GENERATED SEDIMENT IS A SERIOUS PROBLEM WHEN NATURAL VEGETATION IS REMOVED OR ALTERED. FOR THIS REASON, A RECOMMENDATION FOR MINIMAL SITE DISTURBANCE TO EXISTING VEGETATION AND SOIL IS PROPOSED. MINIMAL SOIL EXPOSURE NOT ONLY ENTAILS DEMARKATING SITE DISTURBANCE BUT ALSO INVOLVES THE STAGING OF GRADING AND SUBSEQUENT KEY OF DISTURBED AREAS, SO THAT THE LEAST AMOUNT OF SOIL SURFACE IS EXPOSED AT ANY ONE TIME.

RUNOFF SHALL BE CONTROLLED BY THE INTERCEPTION, DIVERSION AND SAFE DISPOSAL. PRECIPITATION RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE. THE BINDING OF SOIL PARTICLES TO MAKE THEM LESS SUSCEPTIBLE TO REMOVAL BY RAIN SPLASH OR RUNOFF BY THE USE OF NATURAL AND PHYSICAL "BINDERS" (MULCHES AND FABRICS) MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR THE CITY'S AGENT.

TO PREVENT SEDIMENT FROM LEAVING THE SITE, TURBID SURFACE RUNOFF SHALL BE DIVERTED THROUGH "LEVEL SPREADER" DEVICES. TEMPORARY LEVEL SPREADER DEVICES SHALL BE CREATED BY PLACING ENGINEERING FABRIC DOWN GRADIENT OF SOIL DISTURBING ACTIVITIES. THIS FLOW WILL BE DISPERSED OVER A WIDE AREA AND FILTERED BY THE FABRIC. THE FABRIC SHALL FOLLOW THE EXISTING CONTOURS WITH THE ENDS OF THE FABRIC TURNED UPHILL TO PREVENT END CUTTING. FILTER FABRIC USED AS SILT FENCE AND NOT PLACED ON CONTOUR SHOULD HAVE "WINGS" AT INTERVALS OF NO GREATER THAN 100 FEET TO INTERRUPT FLOWS PARALLEL TO THE FENCE. TECHNIQUES SUCH AS "WINGED" FABRIC SILT FENCE CHECK DAMS, HAY BALES INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS, FABRIC SILT FENCE LEVEL SPREADERS AND SEDIMENTATION PONDS MAY BE USED.

DUST CONTROL, IF DETERMINED TO BE REQUIRED DURING THE WEEKLY INSPECTIONS, SHALL BE ACHIEVED BY THE APPLICATION OF ANIONIC OR CATIONIC ASPHALT EMULSIONS, LATEX EMULSION OR RESIN IN WATER. FOR APPLICATION RATES AND DILUTION REQUIREMENTS, REFER TO MANUFACTURERS' GUIDELINES. THE EXPOSED SOIL SURFACE SHOULD BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST, BUT WATER SHALL NOT BE EXCLUSIVELY USED.

IN AN EFFORT TO REDUCE THE POTENTIAL FOR TRACKING MUD OF THE SITE, COARSE STONE TRACKING PADS AND IMMEDIATE CONSTRUCTION OF GRAVEL SUBBASE FOR ROADWAYS WILL MINIMIZE ANY OFF-SITE TRACKING. ACCUMULATED DIRT TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED BY SHOVEL AND BROOM AT THE END OF EACH WORK DAY.

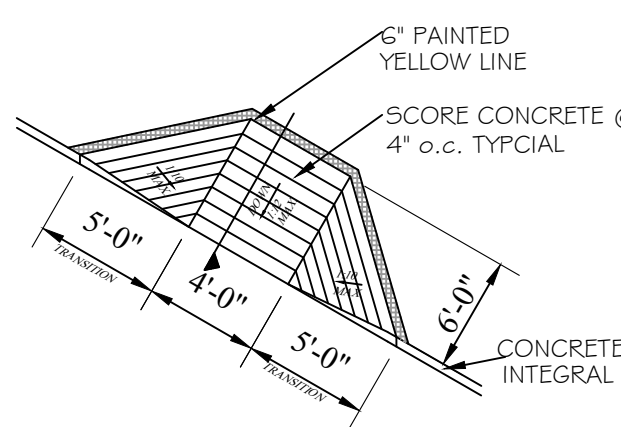
BEFORE AND AFTER EACH STORM EVENT AND ONCE EVERY DAY, ALL SEDIMENT AND EROSION CONTROLS WILL BE INSPECTED BY THE ENGINEER OR ENVIRONMENTAL SUPERVISOR. ANY CORRECTIVE MEASURES TO MITIGATE ENVIRONMENTAL CONCERNS WILL BE ORDERED AT THAT TIME. THERE WILL BE 150 FT. OF SILT FENCE WITH THE REQUIRED POSTS ON HAND FOR EMERGENCY SITUATIONS.

EXCAVATIONS WHICH MUST BE DEWATERED WILL BE PUMPED INTO AN ACTIVE DRAINAGE SYSTEM. BOTH THE INLET AND OUTLET OF THE PUMPS SHOULD BE FILTERED AND PROTECTED FROM SURGE ACTION. DEBRIS AND OTHER WASTE RESULTING FROM THE BI - WEEKLY EROSION AND SEDIMENT MONITORING REPORTS SHALL BE SUBMITTED TO THE CITY'S AGENT DURING THE TIME THE ROADWAYS ARE BEING CONSTRUCTED. IN THE EVENT OF CONFLICT BETWEEN THESE PLANS AND OTHER REGULATIONS, THE MORE STRINGENT SHALL APPLY. PLANTING SPECIFICATIONS

1. ALL PLANTS SHALL BE NURSERY GROWN AND CONFORM TO THE LATEST EDITION OF ANSI 260.1, AMERICAN STANDARD FOR NURSERY STOCK.
2. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROJECT OWNER AND THE COMMISSION ON THE CITY PLAN.
3. PLANTING MIXTURE FOR TREES AND SHRUBS:
 - 1 PART DEHYDRATED COW MANURE OR COMPOSTED ORGANIC MATERIAL
 - 2 PARTS PEAT MOSS
 - 3 PARTS TOPSOIL
4. FERTILIZER: TO BE COMPLETE PLANT FOOD WITH A GUARANTEED ANALYSIS OF 10-10-10 UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL CONTAIN 50% SLOW RELEASE NITROGEN AND 50% QUICK.
5. ALL PLANT PITS MUST BE FREE DRAINING. BREAK UP THE BOTTOM OF THE HOLE BY FORK IF NECESSARY TO ENSURE PLANT HAS PROPER DRAINAGE.
6. SET ALL PLANTS IN CENTER OF PLANT PITS, PLUMB AND STRAIGHT AND AS DETAILED ON THE DRAWING. ALL PLANT MATERIALS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO ORIGINAL PLANTING GRADE PRIOR TO DIGGING. TREES SHALL BE PLANTED WITH THE JUNCTION OF ROOTS AND STERN LEVEL WITH FINISHED GRADE.
7. HANDLE BALLED AND BURLAPPED PLANTS FROM THE BALL ONLY. ONCE POSITIONED IN THE HOLES, REMOVE THE TOP 1/2 OF THE BURLAP FROM THE ROOT BALL WITHOUT DISTURBING THE ROOTS.
8. FACE EACH PLANT TO GIVE THE BEST APPEARANCE.
9. DO NOT STAKE THE TREES UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT
10. FILL PLANT PITS 3/4 THEIR DEPTH WITH PREPARED PLANTING MIXTURE, WATER THOROUGHLY AND ALLOW TO SETTLE. COMPLETE BACK-FILLING, WATER THOROUGHLY TO ELIMINATE ANY VOIDS AND AIR POCKETS. PROVIDE ADDITIONAL BACK-FILL AS NECESSARY TO CONFORM TO REQUIRED ELEVATION AND AS DETAILED.
 - 1.1. FORM SAUCER AND INSTALL MULCH OVER ENTIRE PLANT PIT AND SAUCER AREA AS DETAILED.
 - 1.2. 3 INCHES SHREDDED HEMLOCK BARK MULCH OR EQUAL SHALL BE USED AROUND ALL TREES AND SHRUB PLANTINGS.
 - 1.3. ALL PLANTS AND TREES SHALL BE GUARANTEED FOR A PERIODS OF ONE FULL YEAR AFTER INSPECTION AND ACCEPTANCE BY THE OWNERS REPRESENTATIVE, AND SHALL HAVE AT LEAST 80% HEALTHY GROWTH AT THE END OF THE GUARANTEE PERIODS.

II. CONSTRUCTION SEQUENCE AND DETAILED EROSION CONTROL MEASURES
(SEE SITE PLAN SHEET 3 OF 3)

1. A REGISTERED LAND SURVEYOR SHALL FIELD STAKE THE CENTER LINE OF THE NEW ACCESS ROAD.
2. UPON COMPLETION OF THE FIELD STAKING, EXISTING TREES WHICH ARE TO BE SAVED ARE TO BE FLAGGED AND PROTECTED. ALL REMAINING VEGETATION INCLUDING OVERHANGING LIMBS FROM TREES TO BE SAVED SHALL BE CHIPPED AND CHIPS STOCKPILED IN NON-GRADED AREAS ALONG THE RIGHT OF WAY FOR FUTURE USE AS MULCH. CORD WOOD AND/OR TIMBER FROM APPROPRIATE CLEARED AREAS SHALL BE REMOVED FROM THE SITE. EROSION AND SEDIMENT MEASURES SHALL BE INSTALLED AS APPROPRIATE PRIOR TO ANY SITE DISTURBANCE.
3. STUMPING SHALL COMMENCE ALONG THE PROPOSED ACCESS ROAD WITH AREAS STAKED BY THE SURVEYOR AND CLEARED IN TASK 2 ABOVE. LOAM SHALL BE STRIPPED FROM THE CLEARED AREA AND STOCKPILED JUST OUTSIDE THE ROAD GRADING LIMITS AT INTERVALS NOT EXCEEDING 300 FEET, AND RINGED WITH HAY BALES ON THE DOWN GRADIENT SIDE OF THE STOCKPILE UPON STRIPPING THE BALANCE OF THE ROADWAY. THIS ANTI-TRACKING PAD SHALL BE MAINTAINED AND REPLACED AS NECESSARY WHEN NO LONGER EFFECTIVE IN PREVENTING TRACKING OF MATERIALS OFF SITE. STUMPS SHALL BE BURIED OUTSIDE THE ROADWAY RIGHT OF WAY AND BUILDING LOT SETBACK LINES.
4. THE ACCESS DRIVEWAYS SHALL BE BROUGHT TO ROUGH GRADE AND SILT FENCE CHECK DAMS SHALL BE PLACED IN THE GUTTERS OF THE CROWNOED PAVEMENT AT 100 INTERVALS (MAXIMUM), AS SHOWN UPON THE PLAN, OR MORE FREQUENTLY AS REQUIRED AND DIRECTED BY THE ENGINEER.
5. ROADWAY SHOULDERS IN BOTH CUT AND FILL AREAS SHALL BE FINE GRADED IN ACCORDANCE WITH "III GENERAL NOTES"
6. AFTER INSTALLATION OF ALL CATCH BASINS, SEVERAL BLOCKS ON THE UPGRADED SIDE OF ALL CATCH BASINS ALONG THE NEW ROADWAY SHALL BE LEFT OUT AT THE SUBBASE LEVEL TO ALLOW STORM RUNOFF TO ENTER THESE STRUCTURES. A SEDIMENT POOL SHALL BE EXCAVATED JUST BEFORE THESE INLETS, AND HAY BALE CHECK DAMS SHALL BE INSTALLED TO PREVENT SEDIMENT FROM ENTERING THESE STRUCTURES.
7. UNDERGROUND UTILITIES (GAS, WATER, SEWER, TELEPHONE, ELECTRIC AND CABLE) SHALL BE INSTALLED NEXT WITH INDIVIDUAL LOT SERVICES IMMEDIATELY FOLLOWING INSTALLATION OF THE UTILITIES THE ROADBED SHALL BE BROUGHT TO SUBBASE GRADE WITH A DEFINITE CROWN.
8. FOLLOWED BY THE PLACEMENT OF THE PROCESS GRAVEL BASE, BITUMINOUS PAVEMENT AND BITUMINOUS CONCRETE LIP CURBING.
9. THE SHOULDERS OF THE ROADWAY BETWEEN THE BACK OF CURB AND THE STREET LINE SHALL BE FINE GRADED, LOAM AND SEEDED, AS SPECIFIED UNDER "III. GENERAL NOTES".



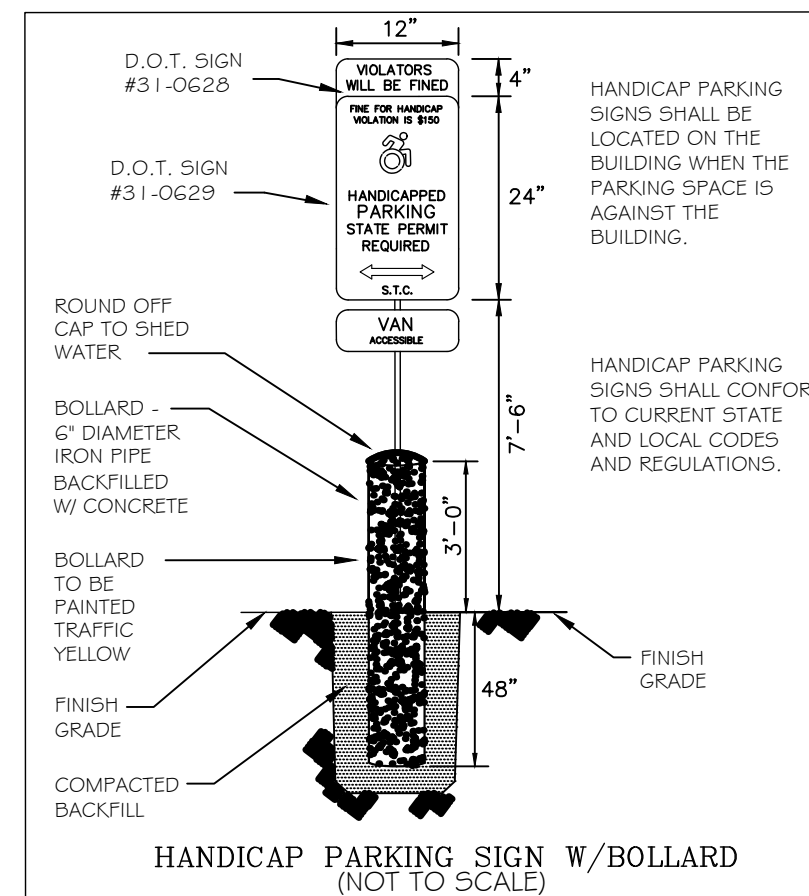
SECTION @ WHEELCHAIR ACCESS RAMP

NOTES:

1. WHEN ANY OBSTRUCTION IN THE SIDEWALK AREA FALLS WITHIN A CROSSWALK AREA, THE OBSTRUCTION SHALL BE PLACED OUTSIDE THE RAMP.

SIDEWALK ACCESS RAMP

NOT TO SCALE



HANDICAP PARKING SIGN W/BOLLARD
NOT TO SCALE

III. SITE DEVELOPMENT

IN ADDITION TO THE RECOMMENDATIONS FOR THE INDIVIDUAL PHASES OF THE DEVELOPMENT, THE FOLLOWING PROCEDURES SHALL APPLY TO INDIVIDUAL STRUCTURES BEING DEVELOPED:

1. THE LIMITS OF DISTURBANCE SHALL BE ESTABLISHED IN THE FIELD FOR EACH PROPOSED RESIDENTIAL STRUCTURE. MAXIMUM DISTURBANCE LIMITS OF 25-35 FT BEYOND THE PHYSICAL DIMENSIONS OF THE STRUCTURE AND RELATED APPURTENANCES IS RECOMMENDED.
2. TOPSOIL AND EXCAVATED SUBSOIL FROM THE FOUNDATION AREA SHALL BE STOCKPILED WITHIN THE AREA OF DISTURBANCE AND NOT USED FOR ON-SITE REGRADING. EACH STOCKPILE SHALL BE ADEQUATELY RINGED ON THE DOWN GRADIENT SIDE WITH SEDIMENT CONTROL MATERIALS (i.e. HAY BALES AND/OR FABRIC FENCE).
3. ANY ADDITIONAL STOCKPILING OF LUMBER AND BUILDING MATERIALS SHALL BE CONFINED TO THE AREA OF DISTURBANCE. SIMILARLY, VEHICULAR MOVEMENT SHALL BE DIRECTED TO ESTABLISHED PARKING AREAS.
4. ONCE THE PROPOSED STRUCTURE IS ENCLOSED, ALL EFFORTS SHALL BE MADE TO COMPLETE ON-SITE IMPROVEMENTS SUCH AS UTILITIES, FOOTING DRAINS, DRIVEWAYS, ETC. THERE AFTER ALL RAW SOIL AREAS SURROUNDING THE SITES SHALL BE FINE GRADED AND MULCHED.

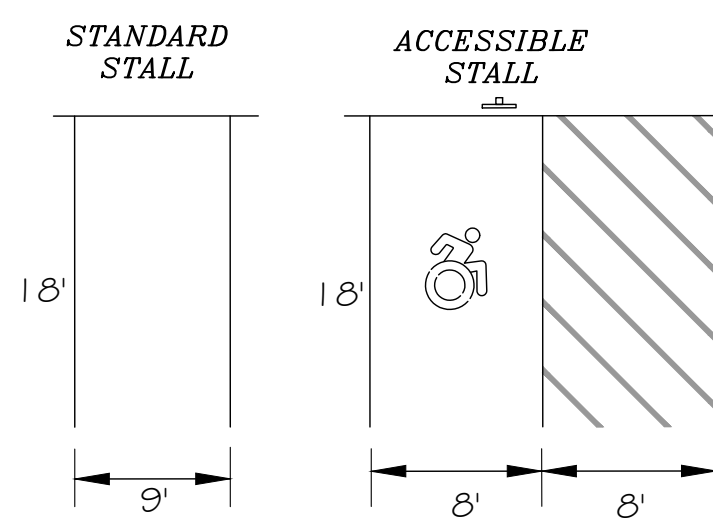
IV. GENERAL NOTES

SEED BED PREPARATION
FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2-INCH IN DIAMETER. INSTALL NEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS. APPLY LIME/STONE AT A MINIMUM RATE OF 2 TONS PER ACRE OR 40 LBS. PER 1000 SQUARE FEET. FERTILIZE WITH 10-10-10 AT THE RATE OF 300 LBS. PER ACRE OR 7.5 LBS. PER 1000 SQUARE FEET. WORK LINE AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4 INCHES WITH A WISK, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT FOLLOWING THE CONTOUR LINES.

SEED APPLICATION
APPLY GRASS SEED MIXTURE BY HAND, CYCLONE SEEDER OR HYDROSEEDER. INCREASE SEED MIXTURE BY 10 PERCENT IF HYDROSEEDING. LIGHTLY DRAG OR ROLL THE SEEDED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN APRIL 1 AND JUNE 1, OR BETWEEN AUGUST 15 AND OCTOBER 15. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE UNTIL SUCH TIMES AS SEEDING CAN TAKE PLACE. THE TYPE OF SEED MIXTURE SHALL BE DETERMINED FROM FIGURES 6-2 AND 6-3 OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".

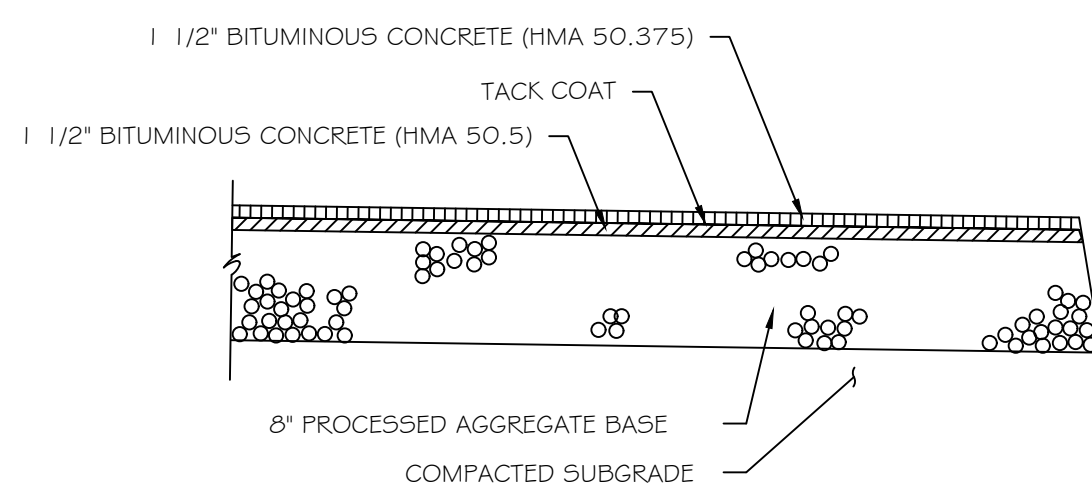
MULCHING
IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS PER ACRE. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISH HARROW SET STRAIGHT. MULCH MATERIAL SHOULD BE SET INTO SOIL SURFACE APPROXIMATELY 2-3 INCHES.

DURING CONSTRUCTION IT SHALL BE THE RESPONSIBILITY OF OWNER TO INSURE THE IMPLEMENTATION OF THIS EROSION AND SEDIMENT CONTROL PLAN. A BI - WEEKLY INSPECTION OF THE SITE SHALL BE PERFORMED TO INSURE COMPLIANCE WITH THIS SEDIMENT AND EROSION PLAN. A BI - WEEKLY INSPECTION REPORT SHALL BE SUBMITTED TO THE CITY'S AGENT. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PROPERTIES ENGAGED ON THE SITE OF REQUIREMENTS AND OBJECTIVES OF THIS PLAN, NOTIFYING THE CITY'S AGENT OF ANY TRANSFERS OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF AND WHEN TITLE OF LAND IS TRANSFERRED.

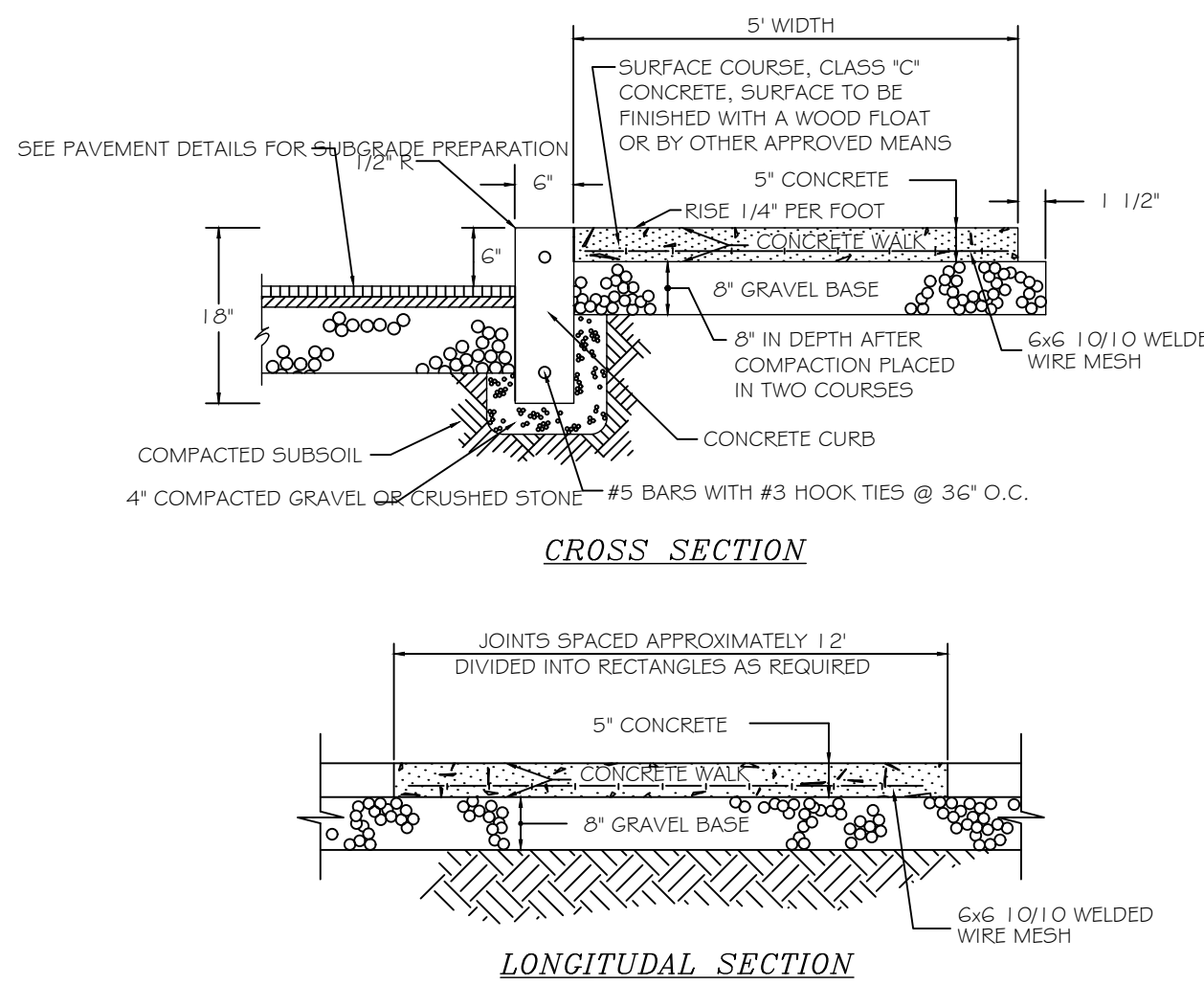


PARKING STALL DETAILS
NOT TO SCALE

HANDICAP SPACES PER CT GEN. STATUTE SEC. 14-253a(h)



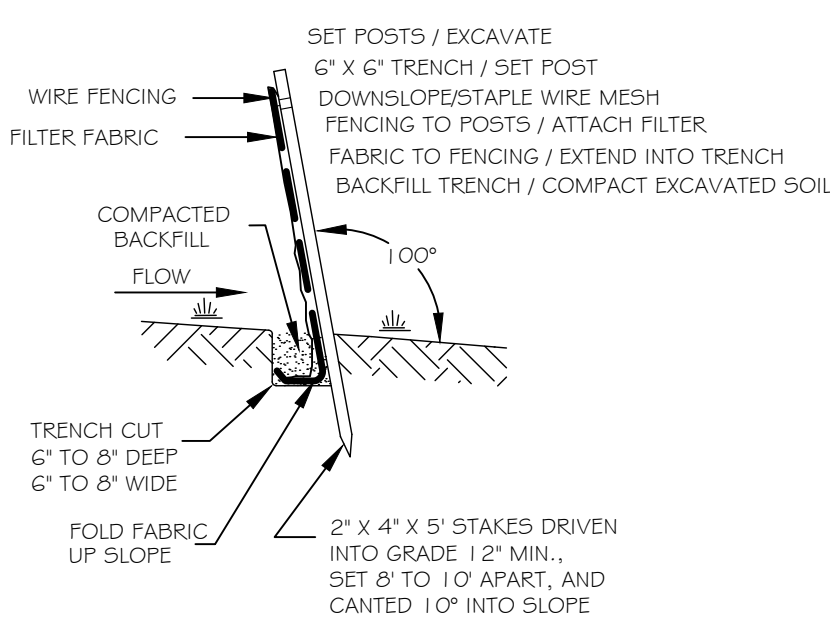
BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



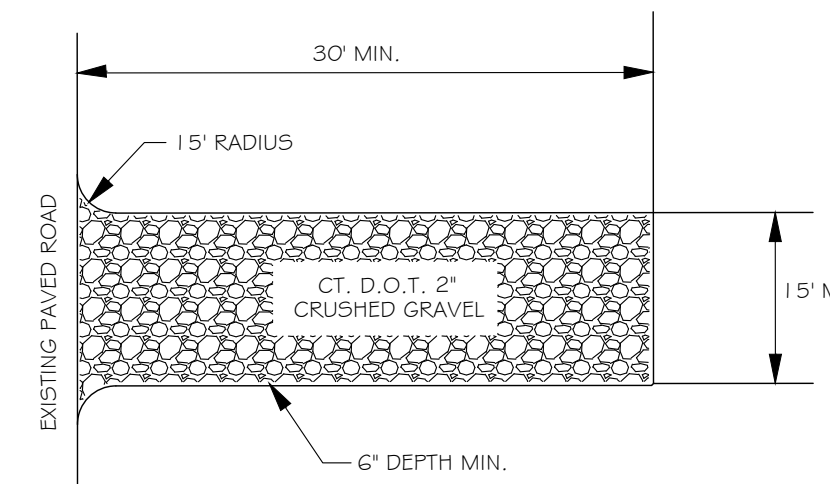
CROSS SECTION

LONGITUDINAL SECTION

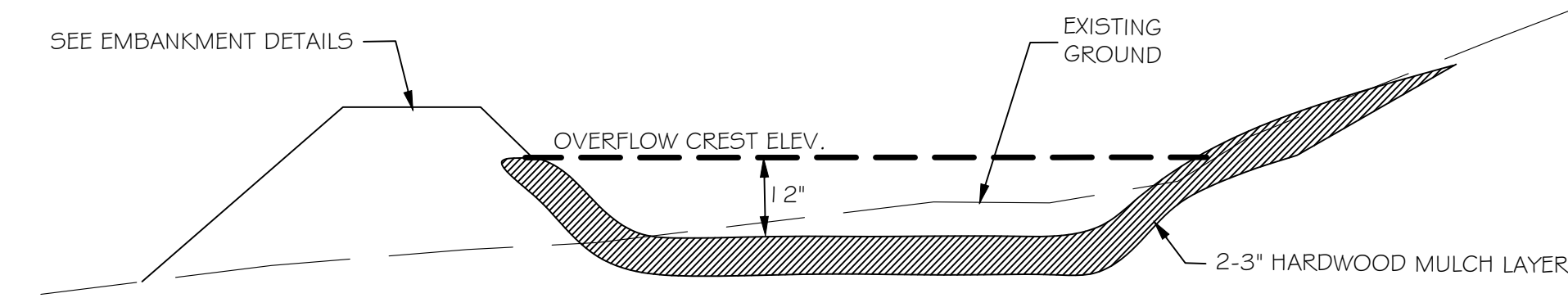
5' CONCRETE SIDEWALK
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



ANTI - TRACKING PAD DETAIL
NOT TO SCALE



PLANTS SHOULD BE A VARIETY THAT CAN TOLERATE WET CONDITIONS, BUT ALSO VERY DRY CONDITIONS. SOME EXAMPLES ARE: SWAMP AZALEA, BLACK-EYED SUSAN, IRIS, NEW YORK ASTER, AND ROYAL FERN

RETENTION AREA DETAIL - CROSS SECTION

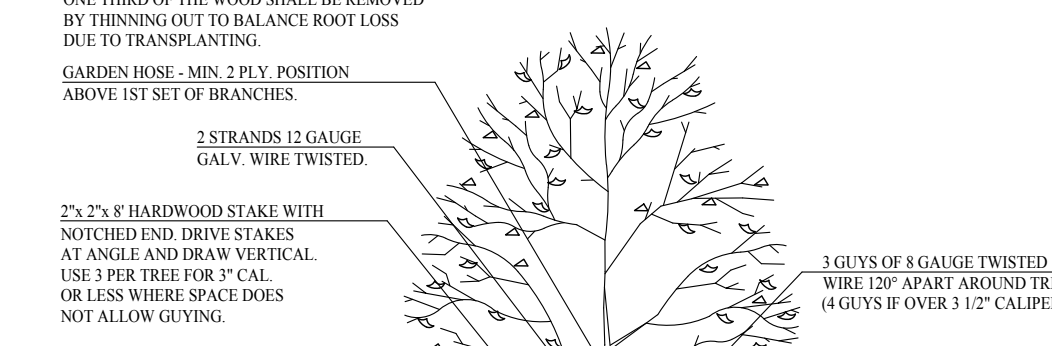
NOT TO SCALE

IMPERVIOUS AREA (SF)	RUNOFF (INCHES)	RUNOFF (WQV) (CF)	PROPOSED RET. AREA DIMENSIONS		RET. AREA VOLUME (CF)
			WIDTH (FT)	LENGTH (FT)	
18,784	1.0"	1,565	15	120.5	1807

NOTE:

1. RETENTION AREA DEPTH IS APPROXIMATELY 12 INCHES.
2. REQUIRED STORAGE VOLUME IS CALCULATED AS THE VOLUME OF 1 INCH OF RUNOFF FROM THE IMPERVIOUS AREA OF THE SITE.

PRUNING SHALL BE IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIES. PRUNING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. ONE FOURTH TO ONE THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSDUCTION.

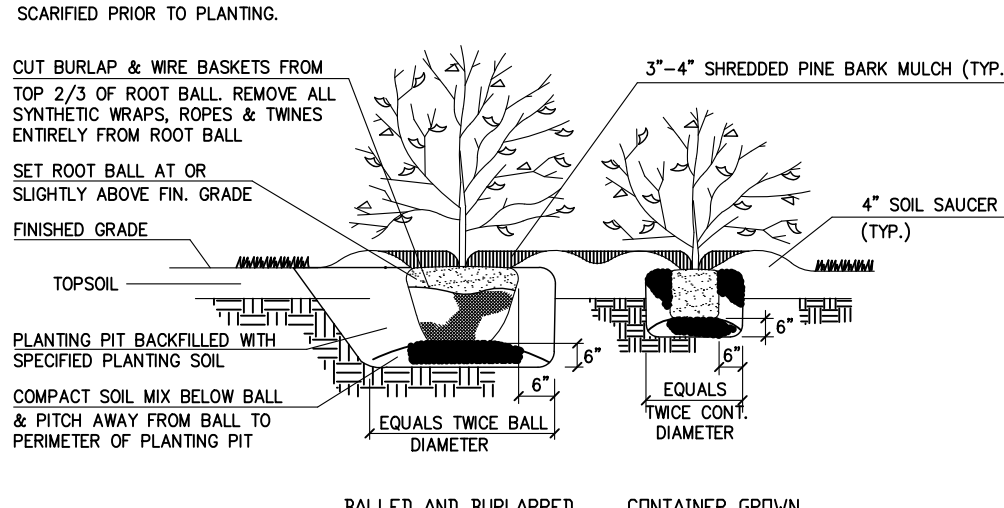


SHRUB PLANTING DETAIL

GROOMED LAWN & BUFFER STRIP SEED MIXTURE - (MIXTURE # 1)

SPECIES/VARIETY	LBS/1000 SQ. FT.
KENTUCKY BLUEGRASS	MERIT 0.5
KENTUCKY BLUEGRASS	BARON 0.5
CHEWING FESCUE	SHADOW+E 0.8
CHEWING FESCUE	TIFFANY 0.8
CHEWING FESCUE	SOUTHPORT 1.0
PERENNIAL RYEGRASS	REPEL 0.4

NOTE: WHERE PLANT PITS ARE DUG WITH AN AUGERING DEVICE, GLAZED SIDES OR HARDENED SURFACES SHALL BE SCARIFIED PRIOR TO PLANTING.



SHRUB PLANTING DETAIL

BITUMINOUS CONCRETE LIP CURB
NOT TO SCALE

Designed By: MAM
Drawn By: SHM
Checked By: MAM
CAD File: 21-145_LOOMIS

Drawing Scale: AS NOTED
Drawing Date: 7/26/2023
Revision: BUILDING FOOTPRINT
Date: 8/21/23
Rev: 1

NOTES & DETAILS
PROJECT TITLE: SENIOR HOUSING COMPLEX
7 LOOMIS ROAD
BOITON, CT
PREPARED FOR: MTS BUILDERS, INC.

CIVIL ENGINEERING CONSULTANTS
63 NORWICH AVENUE
COLCHESTER, CT
(860) 516-0033

RES
Reynolds Engineering Services, LLC

Drawing #: 2 OF 3
Job #: 21-145

SOILS INFORMATION

TEST PIT RESULTS

Test Pits Observed by:
Holly Hood, R.S. Eastern Highlands Health District
Matthew Maynard, E.I.T., Towne Engineering, Inc.
Test Pits observed on: December 15 through 16, 2004

TEST PIT #1
0-9" TOPSOIL
9-28" ORANGE/BROWN FINE SANDY LOAM
28-70" GRAY COMPACT LOAMY SANDY TILL
MOTTLING AT 32"
LEDGE AT 70"
SEEPAGE AT 55"

TEST PIT #2
0-15" TOPSOIL
15-25" ORANGE/BROWN FINE SANDY LOAM
25"-58" GRAY LOAMY SANDY TILL
MOTTLING AT 25"
LEDGE AT 58"
SEEPAGE AT 54"

TEST PIT #3
0-10" TOPSOIL
10-25" ORANGE/BROWN FINE SANDY LOAM
25"-84" SATURATED MOTTLED, FIRM, GRAY LOAMY SANDY TILL
MOTTLING AT 25"
LEDGE AT 84"
SEEPAGE AT 63"

Test Pit Observed by:
Holly Hood, R.S. Eastern Highlands Health District
Barry Ellison, PE
Test Pit observed on: December 30, 2014

TEST PIT #203
0-7" TOPSOIL
7-22" GREY-BROWN LOAMY SAND
22-72" MED SANDY FRIABLE TILL
MOTTLING AT 21"
NO LEDGE OBSERVED
SEEPAGE AT 54"

PERCOLATION TEST DATA (8/31/17):

MARK A REYNOLDS, P.E.
Note: All readings taken from the top of the hole.

PERCOLATION TEST LOCATION # 1

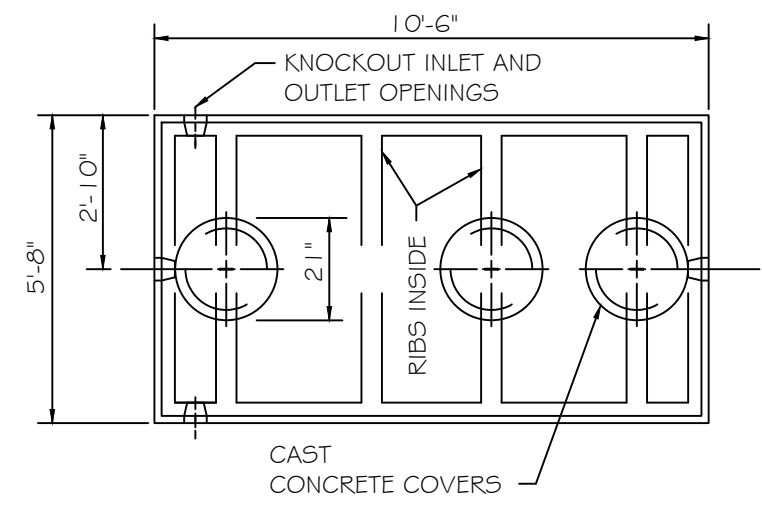
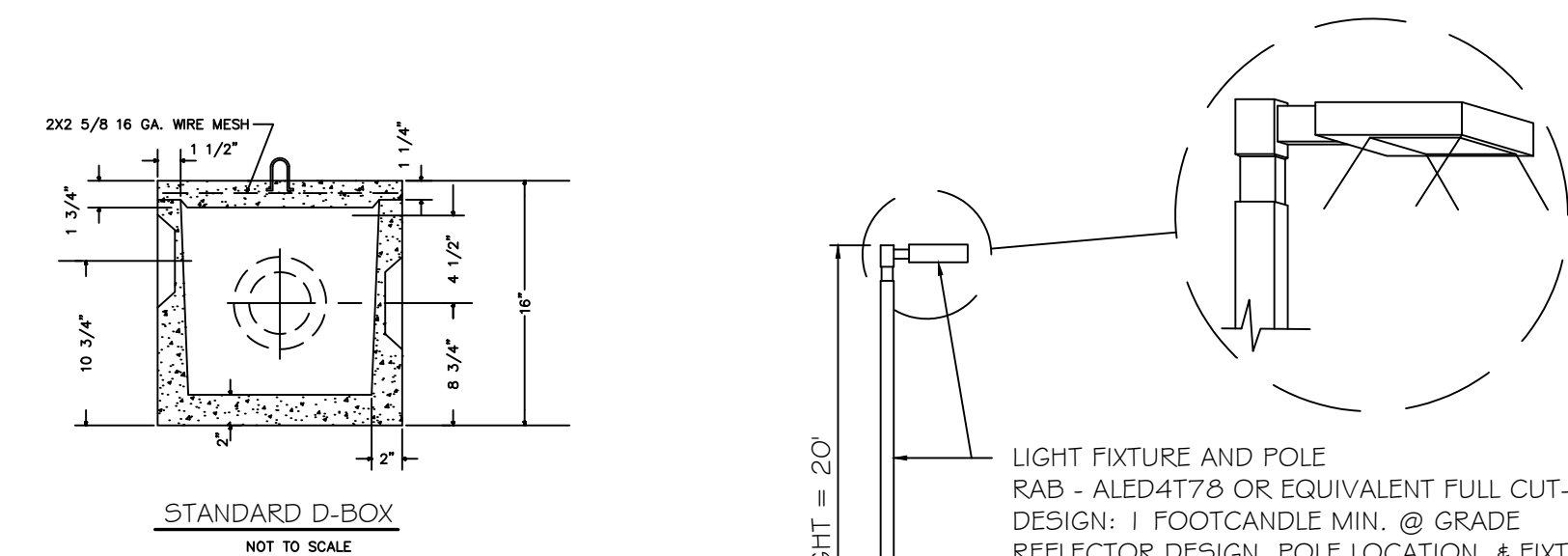
HOLE DEPTH: 22.25"

TIME	DEPTH
4:31	11.0" PRESOAK
4:50	22.25" DRY
4:55	10.5" REFILL
5:00	13.0"
5:05	15.75"
5:10	17.5"
5:15	19.0"
5:20	20.5"
5:25	22.0" DRY

PERC RATE: 3 min./inch

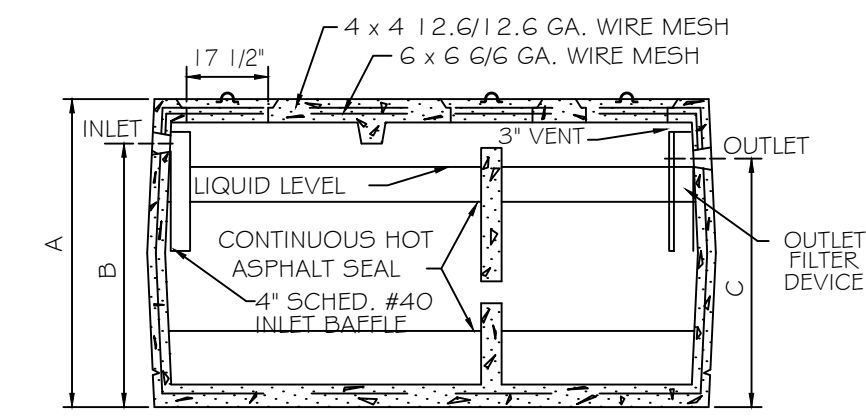
MINIMUM LEACHING SYSTEM SPREAD (MLSS) CALCULATIONS:

LOT #1
Restrictive Layer: 21" (TEST HOLE #203)
Slope: 5%
Hydraulic Factor: 42
Percolation factor: 1.0
Flow Factor: (6 BEDROOMS MULTI-FAMILY) = 3.0
MLSS: 42 x 1.0 x 3 = 126"

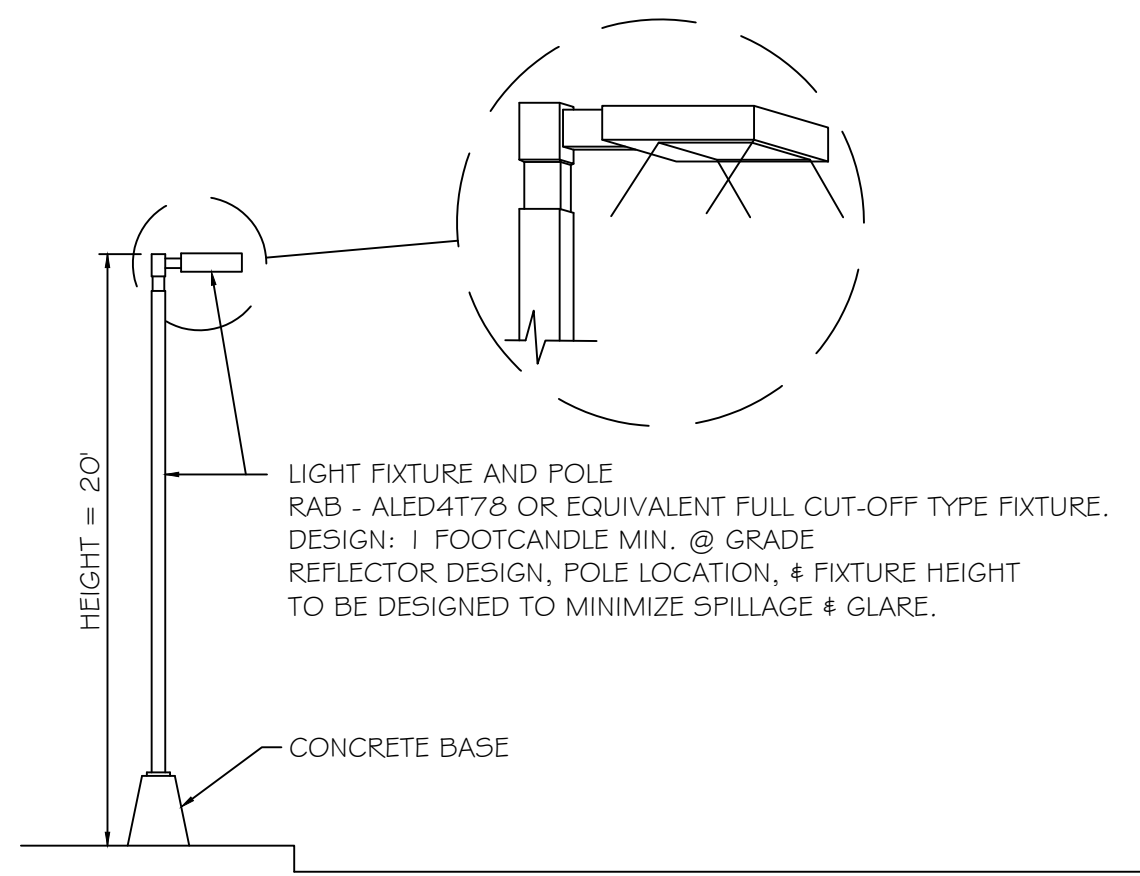


PLAN

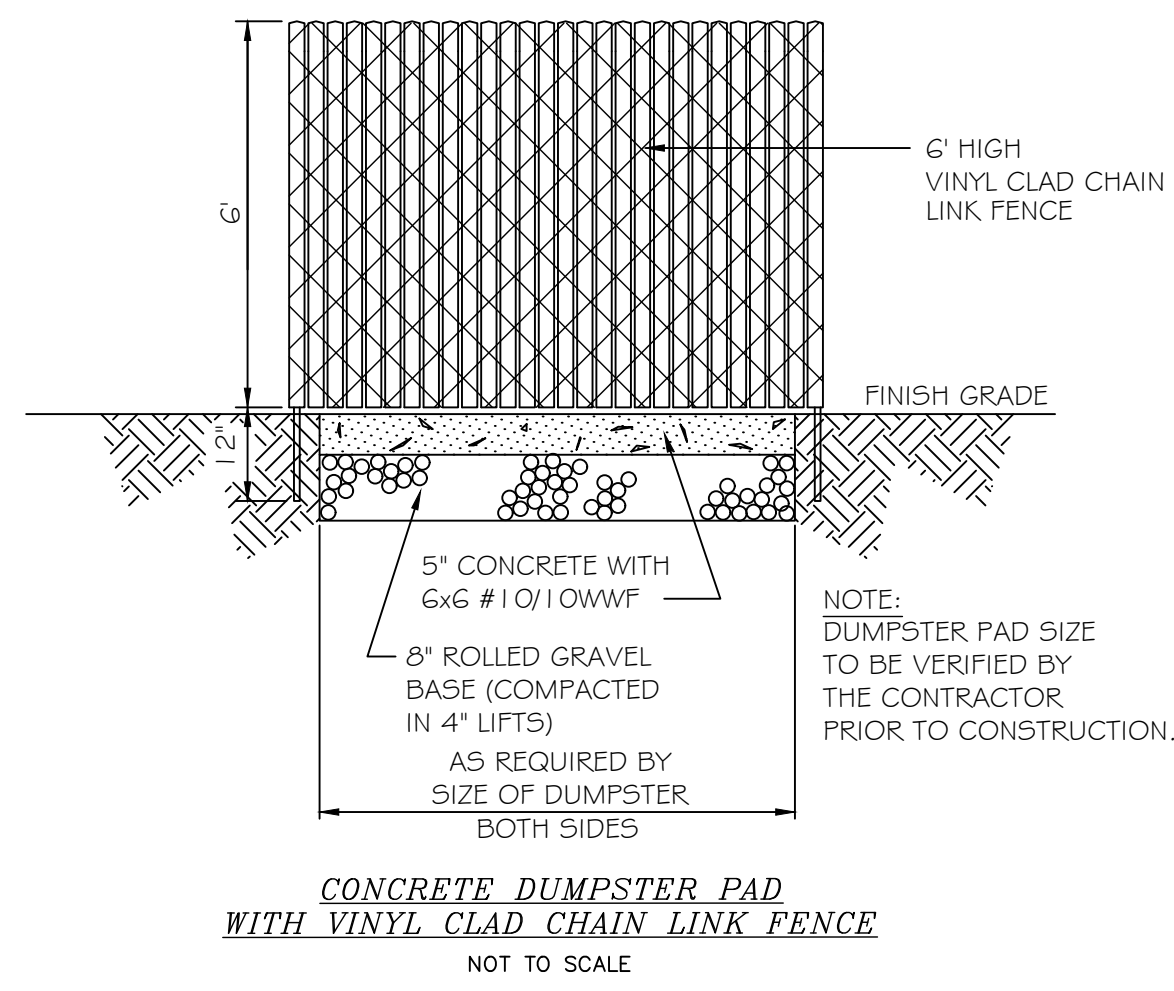
CAPACITIES	A	B	C
1250 GAL	61"	51"	48"
1500 GAL	69"	59"	56"



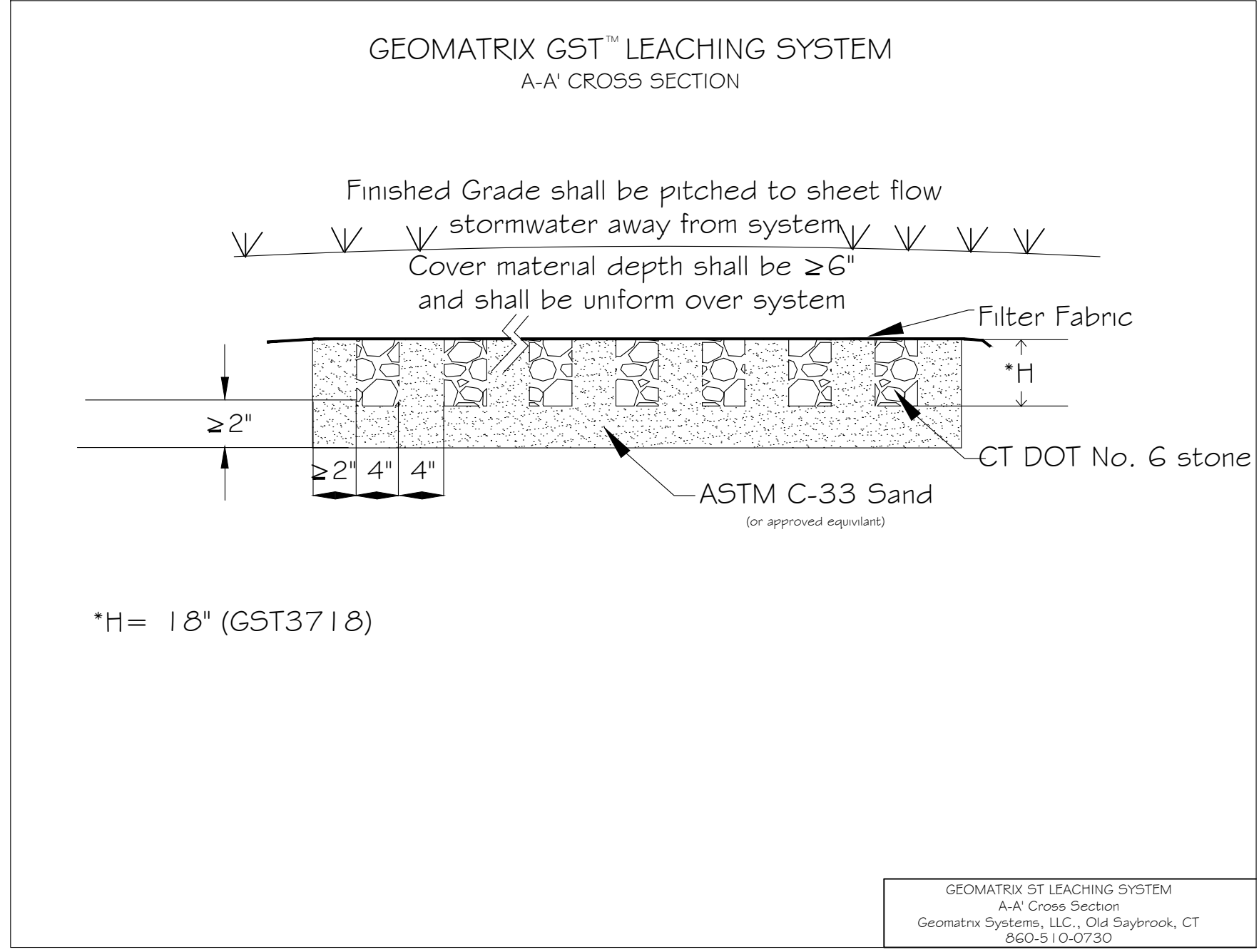
CROSS SECTION
1250/1500 GALLON
2-COMPARTMENT
SEPTIC TANK
(WATERTIGHT)
NOT TO SCALE



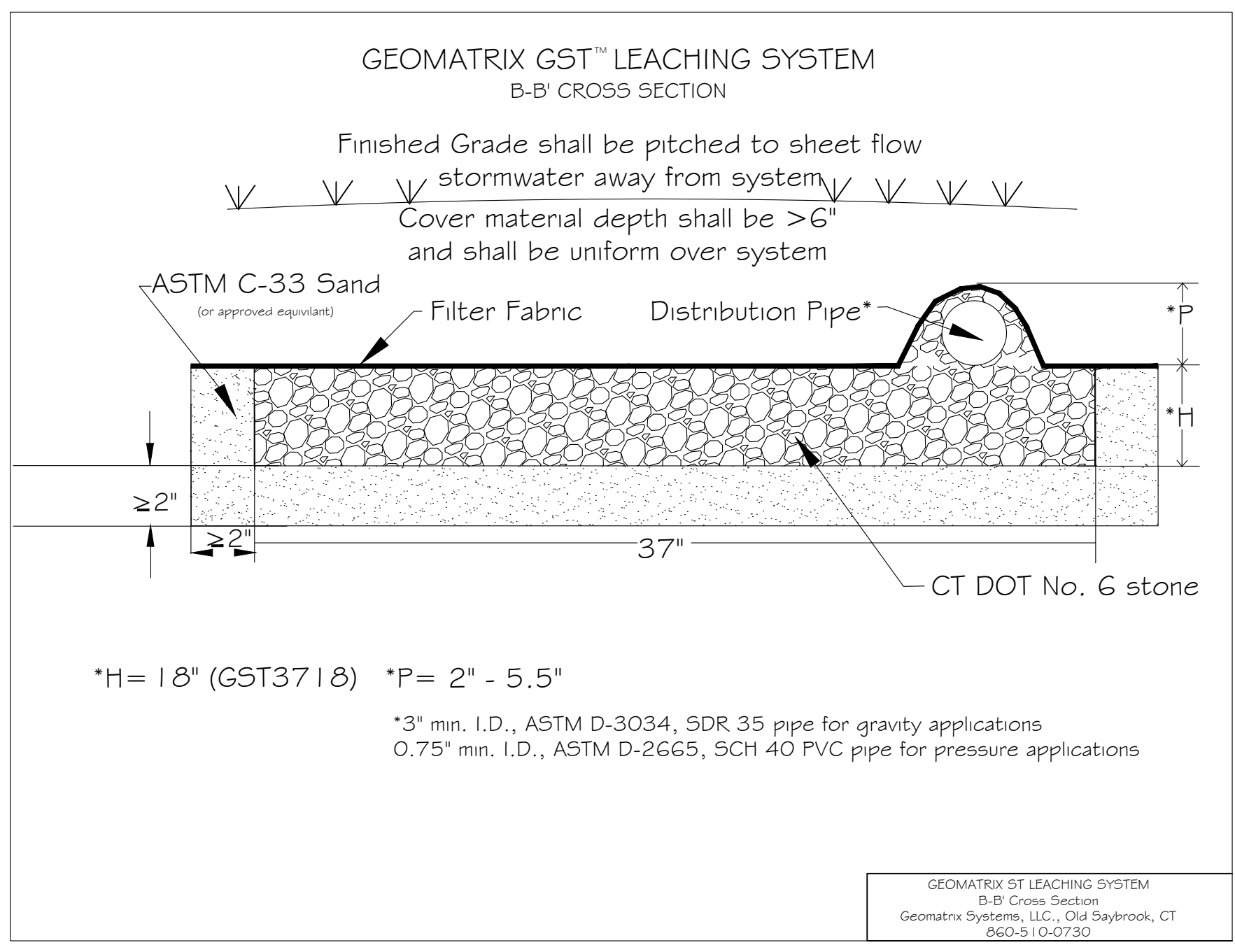
PARKING LOT LIGHT
NOT TO SCALE



CONCRETE DUMPSTER PAD WITH VINYL CLAD CHAIN LINK FENCE
NOT TO SCALE

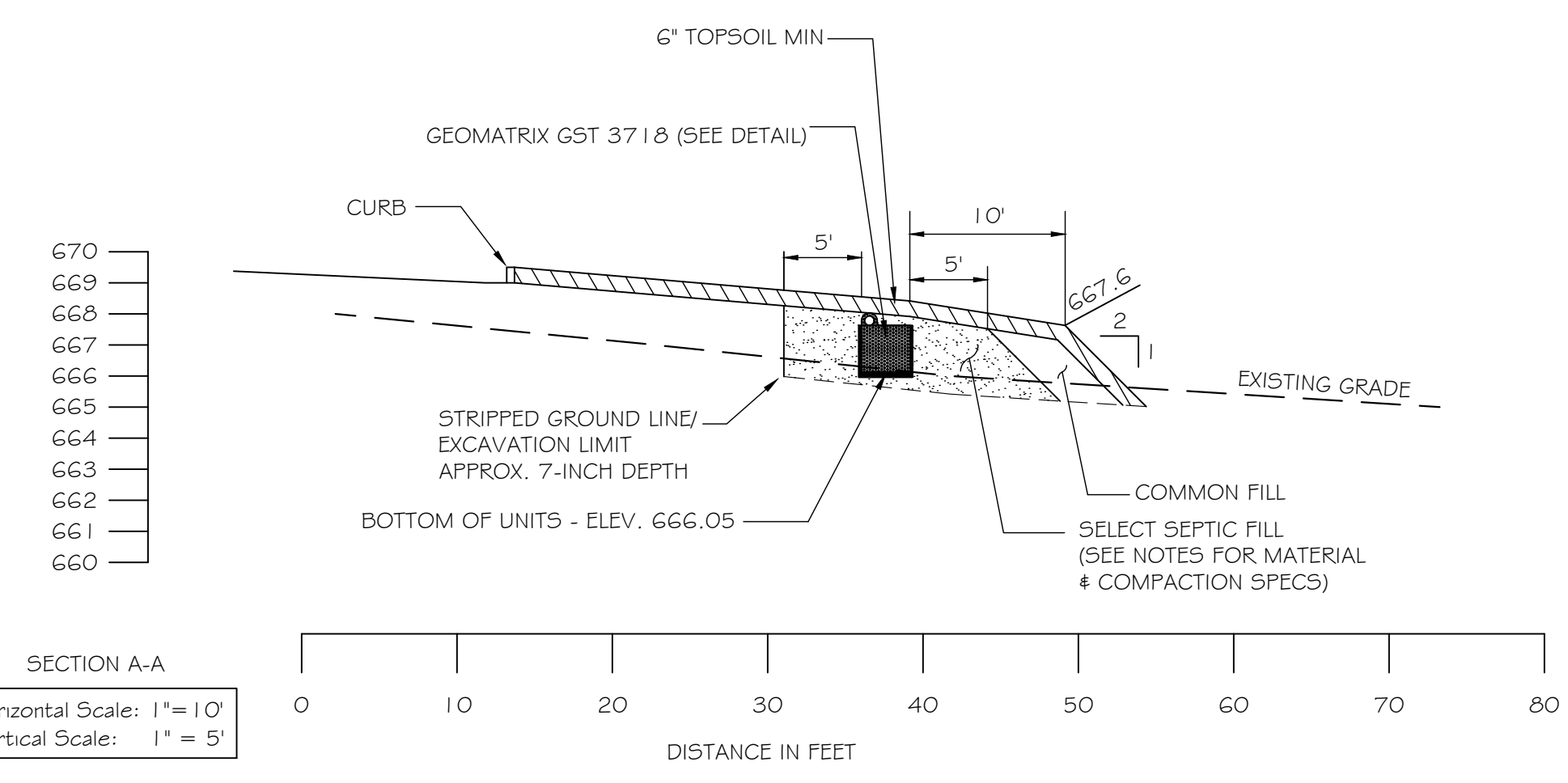


*H = 18" (GST3718)



*H = 18" (GST3718) *P = 2" - 5.5"

*3" min. I.D., ASTM D-3034, SDR 35 pipe for gravity applications
0.75" min. I.D., ASTM D-2665, SCH 40 PVC pipe for pressure applications



SECTION A-A
Horizontal Scale: 1" = 10'
Vertical Scale: 1" = 5'

DESIGN NOTES:

- ALL CONSTRUCTION TO CONFORM TO STANDARDS OF THE CONNECTICUT PUBLIC HEALTH CODE AND TO THE SATISFACTION OF THE TOWN SANITARIAN.
- PERCOLATION RATE FOR DESIGN: 3 MIN PER INCH DEPTH TO RESTRICTIVE LAYER: 21" - MOTTLING AT 21" (TEST HOLE #203)
- DESIGN FOR G / 1 BEDROOM UNITS (MULTI FAMILY)
PERCOLATION RATE = 3 MINUTES/INCH
FIRST 3 BEDROOMS: ELA REQUIRED = 495 S.F.
1.65 S.F. / BEDROOM REQUIRED ABOVE FIRST 3 BEDROOMS: = 495 S.F. (MULTI FAMILY)
TOTAL ELA REQUIRED: 990 S.F.
- DESIGN: USE 12G L.F. OF GEOMATRIX GST 3718
ELA PROVIDED = 8.2 SF/LF X 12G LF = 1033 SF ELA
- THIS SYSTEM HAS NOT BEEN DESIGNED FOR THE USE OF LARGE CAPACITY (+100 GALLONS), DISCHARGE TYPE BATHTUBS. RESIDENTIAL GARBAGE DISPOSALS ARE NOT ANTICIPATED FOR THIS DESIGN. IN THE EVENT THAT SUCH AN INSTALLATION IS CONTEMPLATED FOR THE PROPOSED HOUSE, A LARGER SEPTIC TANK AND INCREASED LEACHING FIELD CAPACITY WILL BE REQUIRED.
- THE DESIGN SHOWN HEREON CONFORMS TO ALL APPLICABLE STATE AND LOCAL HEALTH CODE REQUIREMENTS AND TO GOOD ENGINEERING PRACTICE. I CAN NOT GUARANTEE AGAINST FAILURE DUE TO IMPROPER INSTALLATION, IMPROPER MAINTENANCE OR TO NATURAL PHENOMENA BEYOND THE SCOPE OF NORMAL FIELD INVESTIGATION.

SEPTIC SYSTEM CONSTRUCTION NOTES:

- CONSTRUCTION SEQUENCE
A. STRIP 4" STOCKPILE TOPSOIL FROM LEACHING AREA.
B. CONSTRUCT LEACHING UNITS TO DESIGN LINE & GRADE.
C. LOAM, FINE GRADE TO FINISHED GRADE AND SEED. PROTECT DISTURBED AREAS WITH EROSION CONTROLS UNTIL FIRST MOWING.
- THE PIPE BETWEEN THE HOUSE AND SEPTIC TANK SHALL BE 4 IN. EXTRA HEAVY CAST IRON, DUCTILE IRON OR EXTRA STRENGTH PVC ASTM D1785 SCHD 40 OR APPROVED EQUAL.
- ALL DISTRIBUTION PIPE IS TO BE ASTM D3034 SDR 35 (4" PVC) OR APPROVED EQUAL UNLESS NOTED.
- SEPTIC TANK SHALL BE SET LEVEL ON A MINIMUM OF 6" OF PROCESSED GRAVEL OR BROKEN STONE ON COMPACTED SUBGRADE.
- THERE ARE NO APPARENT WELLS OR SEPTIC FIELDS WITHIN 75' OF THE PROPOSED WELL AND SEPTIC SYSTEM AS SHOWN ON THIS PLAN.
- APPROVED STONE AGGREGATE FOR LEACHING TRENCHES SHALL BE BROKEN STONE, CRUSHED STONE, OR SCREENED GRAVEL MEETING CT DOT FROM 814A SPECIFICATION FOR M.O.I. FOR NO. 4 STONE.

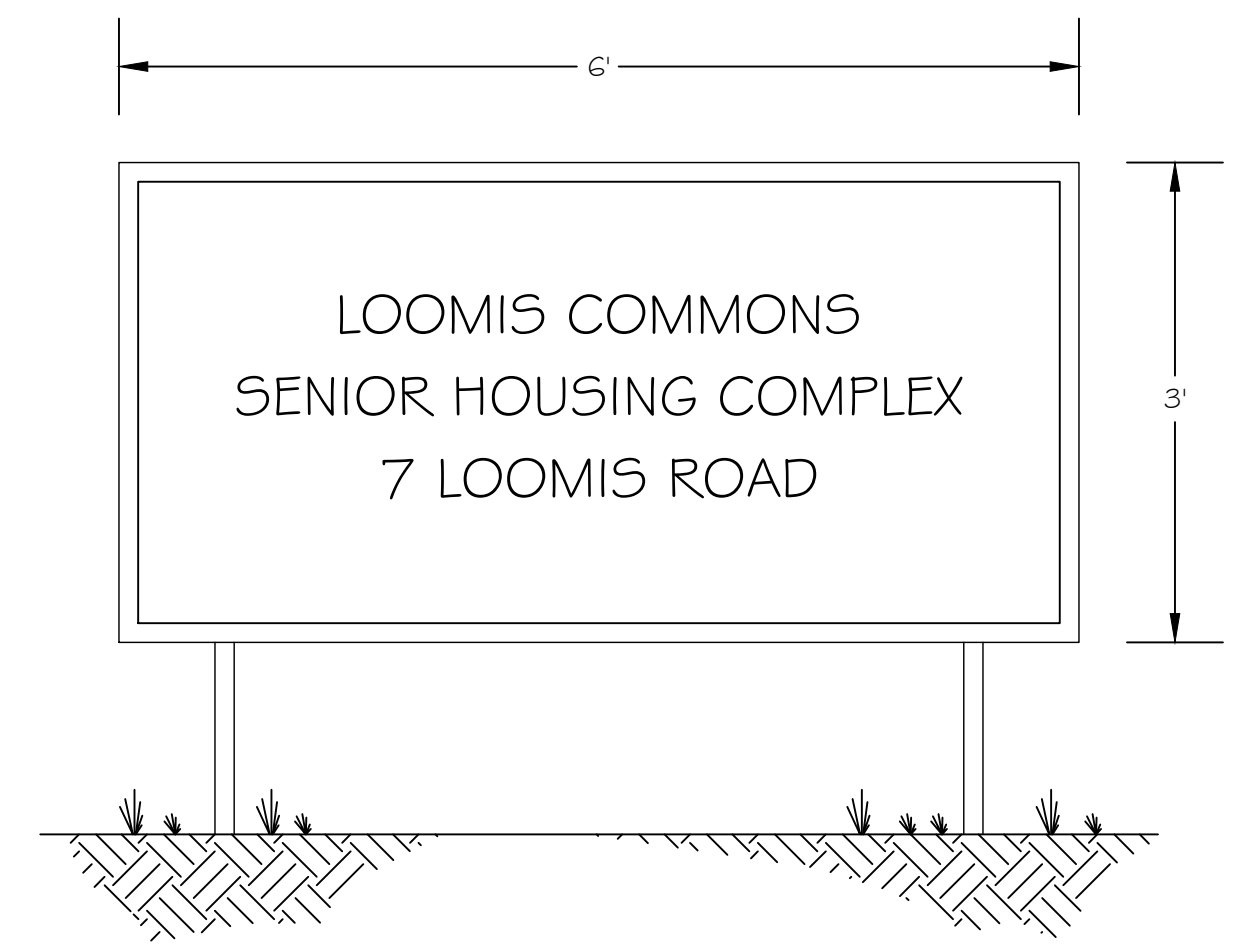
SIEVE SIZE	PERCENT PASSING (BY WEIGHT)
2-INCH	100
1-1/2-INCH	90-100
1-INCH	20-55
3/4-INCH	0-10
3/8-INCH	0-5
#40	0-3
#200	0-1.5

- THE DEPTH OF THE LEACHING UNITS SHALL NOT EXCEED 3' INTO ORIGINAL GRADE.
- THE LOCATION AND ELEVATION OF THE PROPOSED SEPTIC SYSTEM SHALL BE STAKED IN THE FIELD BY A LICENSED LAND SURVEYOR. BENCHMARK TO BE SET IN THE VICINITY OF THE LEACH FIELD AT THE TIME OF STAKEOUT.

LEACHING SYSTEM CONSTRUCTION NOTES:

- TOPSOIL TO BE STRIPPED OFF PRIOR TO FILLING. FILL MATERIAL BETWEEN AND BEYOND TRENCHES TO BE PERVIOUS, GOOD QUALITY AND CLEAN MEDIUM SAND (SELECT FILL PLACED AND COMPACTED IN 6" LIFTS. SELECT FILL SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
A. THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 3 INCHES.
B. THE FILL SHALL NOT CONTAIN MORE THAN 45 PERCENT GRAVEL (GRAVEL IS BETWEEN NO. 4 & 3" SIEVES) NO MORE THAN 45 PERCENT OF THE MATERIAL CAN BE RETAINED ON THE NO. 4 SIEVE.
C. THE FILL LESS THE GRAVEL SHALL MEET THE FOLLOWING GRADATION CRITERIA:

SIEVE SIZE	#4	#10	#40	#100	#200
% PASSING: WET SIEVE	100	100	100	100	100
% PASSING: DRY SIEVE	100	100	10-75	0-20	0-2.5
- PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.
- DOCUMENTATION OF TEST RESULTS ARE TO BE PROVIDED TO THE HEALTH DISTRICT.
- FILL MATERIAL TO BE PLACED PRIOR TO TRENCH EXCAVATION. NO TRAFFIC OTHER THAN TRACK-DRIVEN EQUIPMENT IS TO CROSS, DUMP, UNLOAD OR OTHERWISE COMPACT THE FILL AREA AFTER TOPSOIL REMOVAL. FILL MATERIAL TO BE DUMPED AT THE EDGE OF THE STRIPPED AREA AND SPREAD AND COMPACTED WITH TRACK-DRIVEN VEHICLES. STOCKPILING IS TO TAKE PLACE UPGRADIENT OF THE LEACHING AREA. THE AREA DOWN GRADIENT OF THE LEACHING AREA IS NOT TO BE DISTURBED.



EXTERNALLY ILLUMINATED SIGN NOT TO EXCEED 18 1/2" MAX HEIGHT: 6' FROM THE GROUND

SIGN DETAIL
NOT TO SCALE

Designed By: MAR
Drawn By: SHM
Checked By: MAR
CAD File: 21-145_LOOMIS

Drawing Scale: AS NOTED
Revision: BUILDING FOOTPRINT
Date: 8/27/23
Rev. 1

NOTES & DETAILS
PROJECT TITLE: SENIOR HOUSING COMPLEX
7 LOOMIS ROAD
BOULTON, CT
PREPARED FOR: MTS BUILDERS, INC.

CIVIL ENGINEERING CONSULTANTS
63 NORWICH AVENUE
COLCHESTER, CT
(860) 516-0033
RES
Reynolds Engineering Services, LLC

Drawing #: **3 OF 3**
Job #: 21-145



#9 Abbe Road
Manchester, CT 06040
(860)798-5609 Cell
(860)798-0144
Bugnacki@aol.com
CT Registration # HIC 0536495
CT Registration #NHC0001077

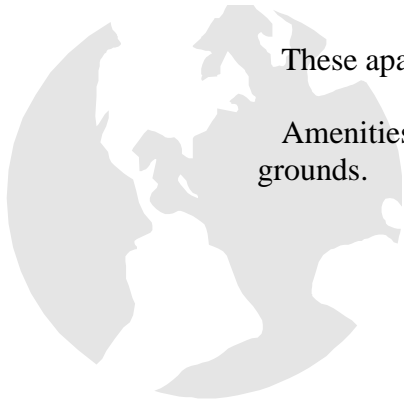
MTS BUILDERS

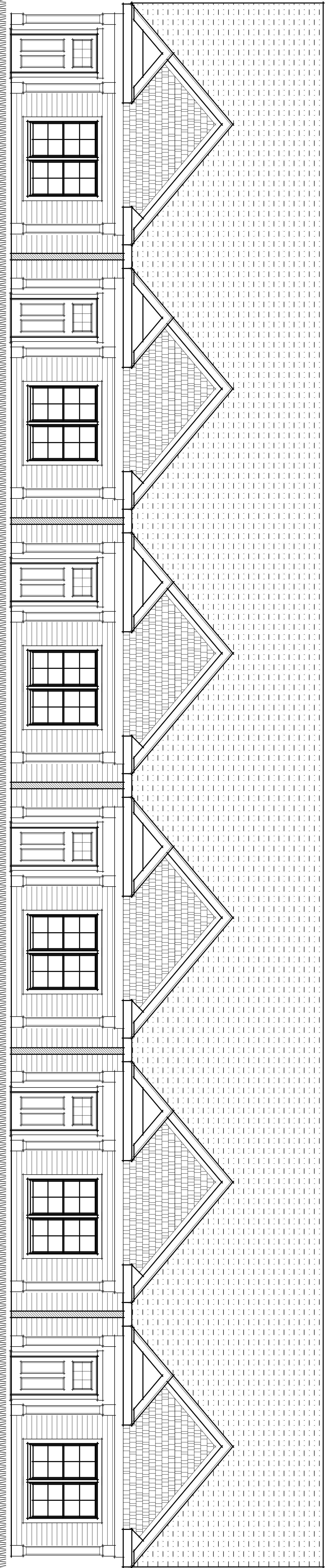
#7 LOOMIS PROJECT NARRATIVE

MTS Builders, Michael Bugnacki is proposing to build 6 units each 1000 square feet including one bedroom, one full bathroom, kitchen and living room. There will also be a 10' x 10' foot mechanical and storage area and a 10' by 10' covered patio area.

These apartments will be available for clients 62 years old or older.

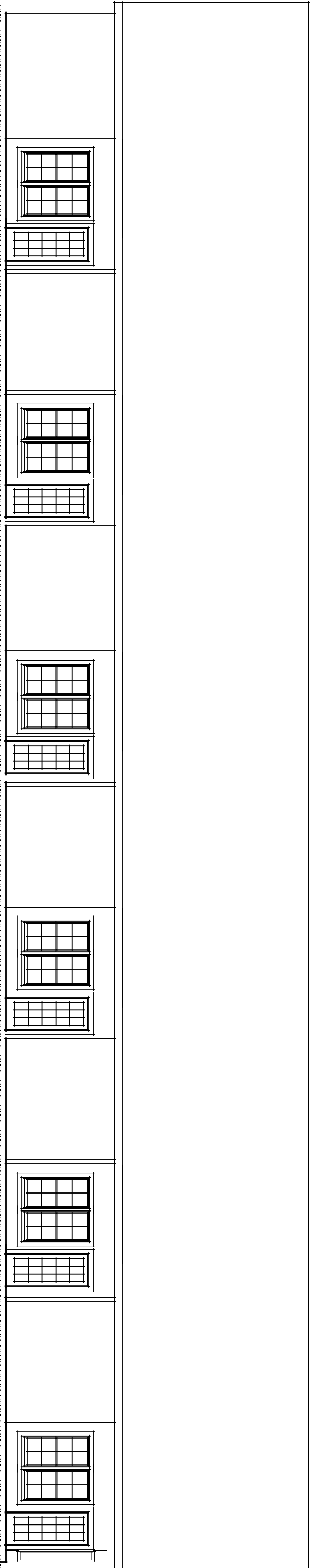
Amenities will include paved handicap accessible parking and landscaped grounds.





FRONT ELEVATION

SCALE: 1/4" = 1'-0"



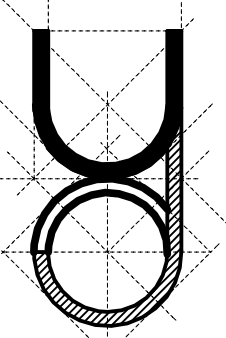
REAR ELEVATIONS

SCALE: 1/4" = 1'-0"

YOUNG DESIGNS
UNLIMITED LLC

RESIDENTIAL DESIGN / SPACE DESIGN

P.O. BOX 99
SCOTLAND, CONNECTICUT 06264-0099
CELL#: (860) 908-3509



NOTE:
THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND STRUCTURAL ELEMENTS INCLUDING BEAM SIZES, LALLY COLUMN PLACEMENT AND SPACING ETC. BEFORE BEGINNING CONSTRUCTION. ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE OF ALL NATIONAL STATE AND LOCAL BUILDING CODES.

NOTE:
IT IS THE RESPONSIBILITY BY THE BUILDER TO REVIEW ALL CONSTRUCTION DOCUMENTS FOR ACCURACY AND COMPLETENESS AND REPORT ANY CHANGES THAT MUST BE MADE TO THE FINAL PLANS BEFORE CONSTRUCTION. THE ACCURACY OF THESE PLANS ARE THE SOLE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

FRONT & REAR
ELEVATIONS

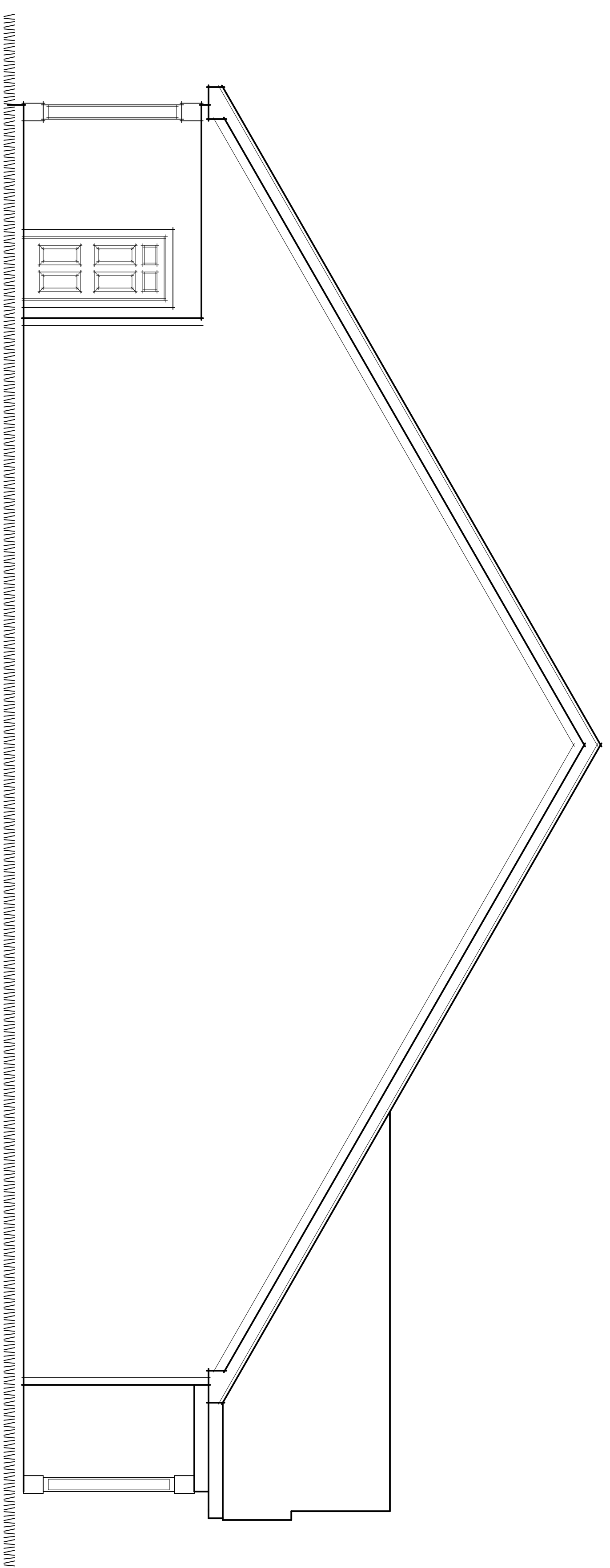
DATE: JULY 31, 2023
SCALE: AS NOTED
DRAWN BY: *B. YOUNG*
DATA REF: 8748
REVISIONS: _____ DATE: _____

Six Units of
Senior Housing Apartments
1 Loomis Road
Bolton, Conn.

FIRST FLOOR 1010 SQ.FT.
TOTAL 1010 SQ.FT.

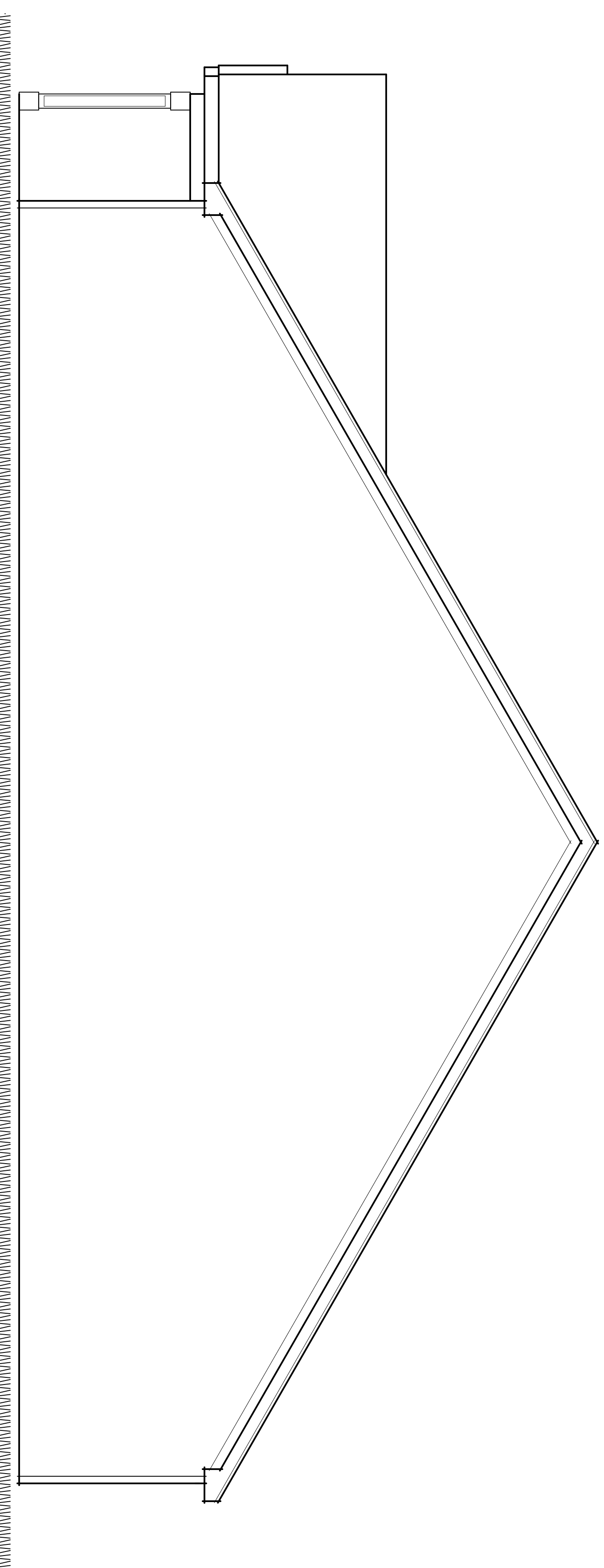
SHEET NO.:

A1



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



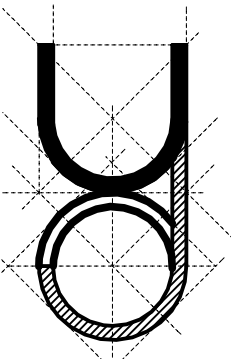
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

YOUNG DESIGNS
UNLIMITED LLC

RESIDENTIAL DESIGN / SPACE DESIGN

P.O. BOX 99
SCOTLAND, CONNECTICUT 06264-0099
CELL#: (860) 908-3509



NOTE:
THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND STRUCTURAL ELEMENTS INCLUDING BEAM SIZES, LALLY COLUMN PLACEMENT AND SPACING ETC. BEFORE BEGINNING CONSTRUCTION. ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE OF ALL NATIONAL STATE AND LOCAL BUILDING CODES.

NOTE:
IT IS THE RESPONSIBILITY BY THE BUILDER TO REVIEW ALL CONSTRUCTION DOCUMENTS FOR ACCURACY AND COMPLETENESS AND REPORT ANY CHANGES THAT MUST BE MADE TO THE FINAL PLANS BEFORE CONSTRUCTION. THE ACCURACY OF THESE PLANS ARE THE SOLE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

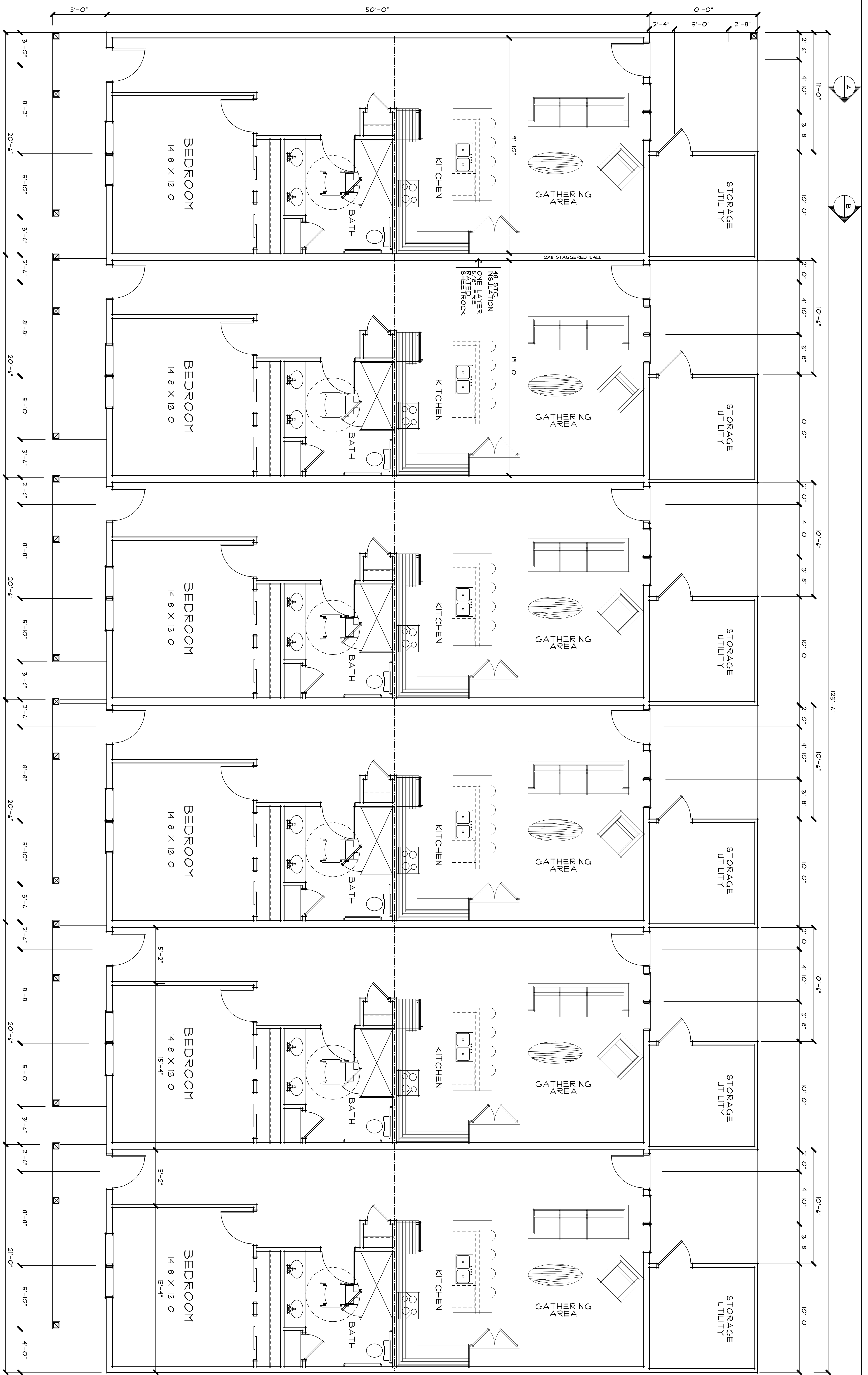
RIGHT & LEFT
ELEVATIONS

DATE: JULY 31, 2023
SCALE: AS NOTED
DRAWN BY: *S. YOUNG*
DATA REF: 8748
REVISIONS: _____ DATE: _____

Six Units of
Senior Housing Apartments
7 Loomis Road
Bolton, Conn.

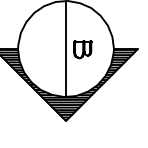
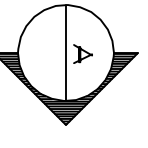
FIRST FLOOR 1080 SQ.FT.
TOTAL 1080 SQ.FT.

SHEET NO.
A2



FLOOR PLAN

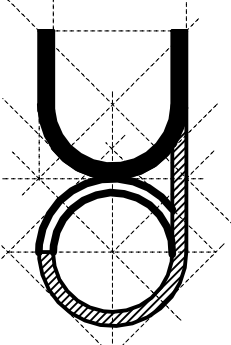
SCALE: 1/4" = 1'-0"



123'-4"

**YOUNG DESIGNS
UNLIMITED LLC**
RESIDENTIAL DESIGN / SPACE DESIGN

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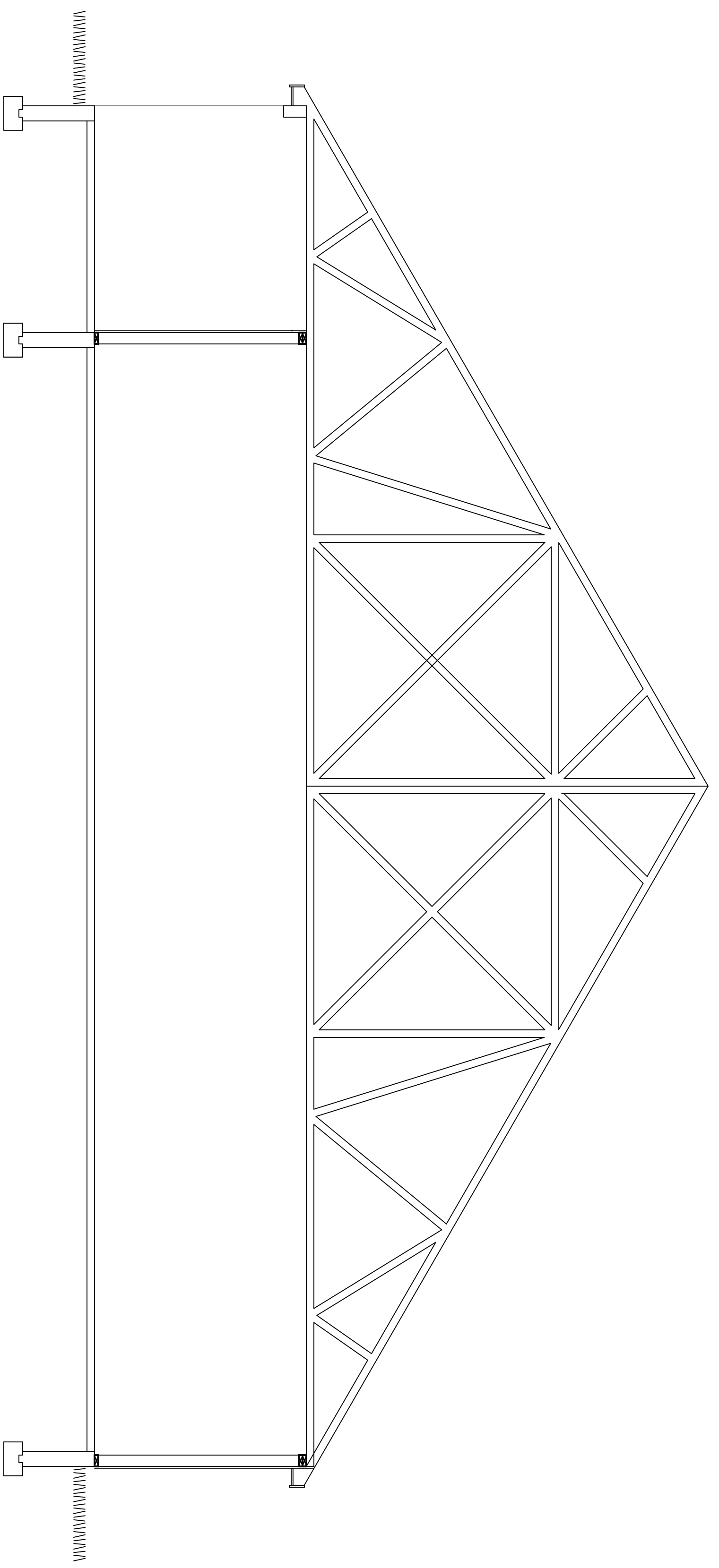
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FIRST FLOOR PLAN

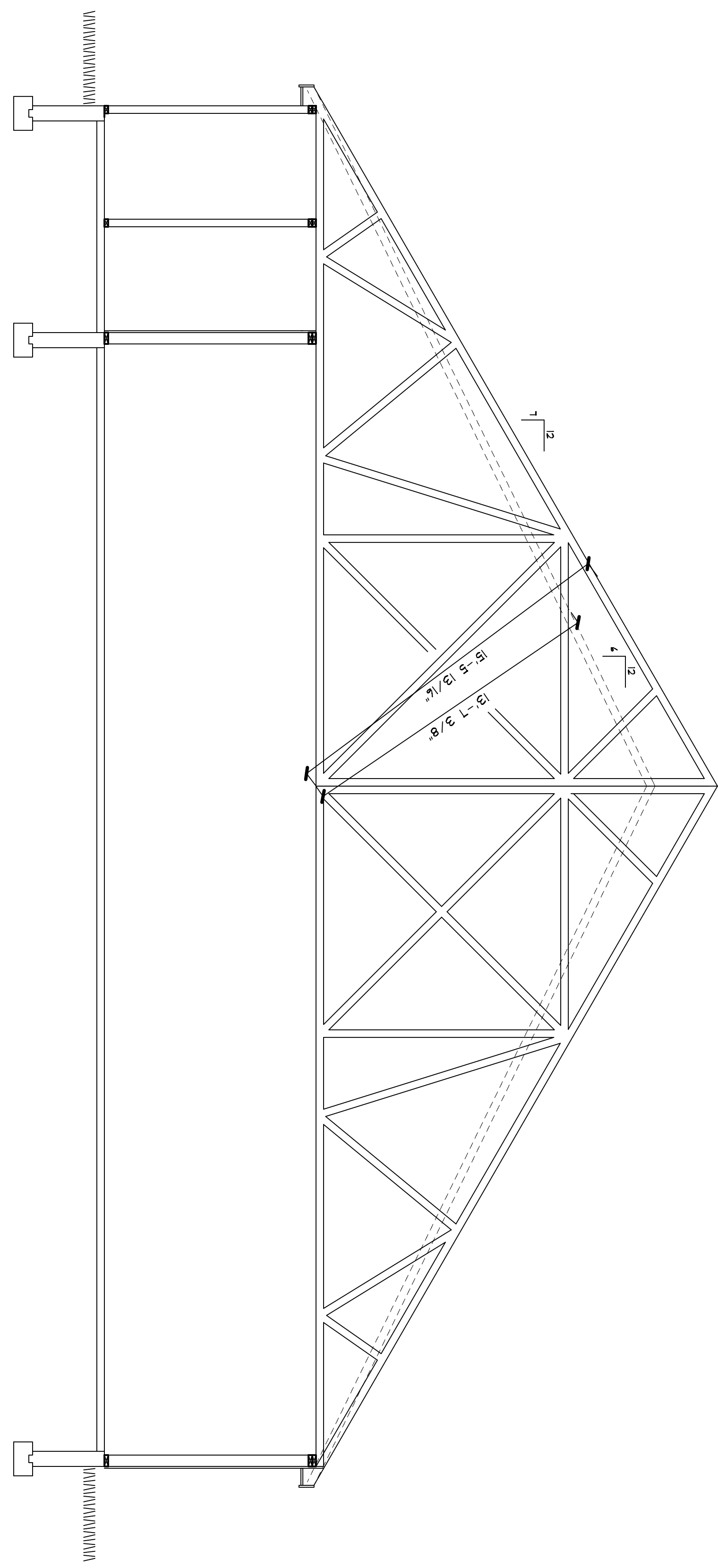
DATE: JULY 31, 2023
SCALE: AS NOTED
DRAWN BY: **B. YOUNG**
DATA REF: 8748
REVISIONS: _____
DATE: _____

Six Units of
Senior Housing Apartments
1 Loomis Road
Bolton, Conn.

FIRST FLOOR 1010 SQ.FT.
TOTAL 1010 SQ.FT.
SHEET NO. **A4**



A
CROSS SECTION
SCALE: 1/4" = 1'-0"



B
CROSS SECTION
SCALE: 1/4" = 1'-0"

**YOUNG DESIGNS
UNLIMITED LLC**
RESIDENTIAL DESIGN / SPACE DESIGN

P.O. BOX 99
SCOTLAND, CONNECTICUT 06264-0099
CELL#: (860) 908-3509

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CROSS SECTIONS

DATE: JULY 31, 2023
SCALE: AS NOTED
DRAWN BY: **S. YOUNG**
DATA REF: 8748
REVISIONS: _____ DATE: _____

Six Units of
Senior Housing Apartments
7 Loomis Road
Bolton, Conn.

FIRST FLOOR 1090 SQ.FT.
TOTAL 1090 SQ.FT.

SHEET NO:
A6

NATHAN JAMES S & HEDY I	3 BRIAN DR	BOLTON, CT 06043
LORCH ANNE LUND	100 WEST ST	BOLTON, CT 06043
11 LOOMIS ROAD ASSOCIATES LLC	66 HEBRON RD	BOLTON, CT 06043
ORZOLEK DAWN M &	63 WEST ST	BOLTON, CT 06043
CALABRESE ANTHONY & ANNETTE	55 WEST ST	BOLTON, CT 06043
MENSINGER BRIAN E	12 BRIAN DR	BOLTON, CT 06043
SHIFRIN NICHOLAS S & DAY SYDNEY C	56 WEST ST	BOLTON, CT 06043
MTS BUILDERS INC	9 ABBE RD	MANCHESTER, CT 06040
HAC ANDRZEJ & EWA & SURV	91 HARRIS DRIVE	NEWINGTON, CT 06111
BURNHAM DONALD & DEBRA & SURV	24 BROOK ST	EAST HARTFORD, CT 06108
JAKEE LLC	102 SOUTH RD	BOLTON, CT 06043
TESSIER NORMAN E & JERALDINE E	40 WEST ST	BOLTON, CT 06043
TESSIER NORMAN E & JERALDINE E	40 WEST ST	BOLTON, CT 06043
HILLS ROSEMARY & HENRY W	17 BRIAN DR	BOLTON, CT 06043
MEANS RICHARD T	9 BRIAN DR	BOLTON, CT 06043
IRISH PRESTON L JR & CHRISTINE E	60 WEST ST	BOLTON, CT 06043
TRUEMAN BRIAN L & JENNIFER L & SURV	15 LOOMIS RD	BOLTON, CT 06043
SPEARS SHAWN W & LEANNE	19 LOOMIS RD	BOLTON, CT 06043
CRANDALL KARA ANN &	27 LOOMIS RD	BOLTON, CT 06043
ERWIN JOHN Q & SUSAN I	49 WEST ST	BOLTON, CT 06043
WISINSKI WILLIAM T	1257 YACHT HARBOR DR	SINGER ISLAND, FL 33404
BOLTON WEST LLC	87 SHODDY MILL RD	BOLTON, CT 06043
HAILSTON BRIAN & FRANCES	59 WEST ST	BOLTON, CT 06043
BRIMMER-CATOLANE DEBORAH	33 WEST ST	BOLTON, CT 06043
PURDY PATRICIA H	P O BOX 1140	CANAAN, CT 06018
TOWN OF BOLTON	222 BOLTON CENTER ROAD	BOLTON, CT 06043

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

From: Rupert, Jim <jrupert@boltonct.org>
Sent: Thursday, August 03, 2023 3:38 PM
To: Carson, Patrice <pcarson@boltonct.org>
Subject: Referrals

Dear Patrice,

I wanted to extend my appreciation to you and the PZC for thoughtful consideration of the two projects reviewed under 8-24. Both projects are progressing as expected. Earlier this week we met on site with the various contractors who will perform portions of the work. Based on utilities and other factors we find it necessary to turn the temporary building such that the long side is parallel to the street. This is a change from what was proposed. Please let me know if there is anything necessary aside from this notification.

Regards,

Jim Rupert
Town Administrator

Sent from my iPhone

ArcGIS Web Map

