

Bolton Inland Wetlands Commission
Regular Meeting, November 19, 2019, 7:00 p.m.
Minutes
Bolton Town Hall
222 Bolton Center Rd, Bolton, CT

RECEIVED
NOV 25 2019
 Town Clerk of Bolton

Lally called the meeting to order at 7:00 p.m.

		Present	Absent
Regular Member	Jane Darico	X	
Chairman	Ross Lally	X	
Vice Chairman	James Loersch	X	
Regular Member	David Ostafin	X	
Regular Member	Open		
Alternate Member	Open		
Staff	Barbara Kelly	X	

1. Approval of Agenda

Motion: The Bolton Inland Wetlands Commission approves the agenda as presented.

By: James

Seconded: Jane

Voting:

For: Darico, Loersch, Lally, Ostafin

Against: None

Abstain: None

2. Old Business

a. 43 Hatfield Drive – Lloyd Parker – Discussion of Notice of Violation for work in the wetlands

Lloyd Parker was present.

Staff reported that Mr. Parker has been doing some work around his ponds, such as digging out the edges, removing sediment, trees, and debris. This work was being done with a tractor. Parker has been very responsive in getting the silt fence immediately installed and the exposed ground mulched with hay. This will be watched throughout the winter. These actions have addressed the stabilization for the area under review.

However, the violation will not be permanently addressed until vegetation returns to the

area in the spring. The consensus of the Commission is that the violation has been addressed.

Staff is requesting a jurisdictional ruling for the future project – is this a maintenance activity permitted as of right? Mr. Parker shared some pictures (these were kept for the file) of the activity with the IWC. He has cleaned up debris around his two ponds. Trees have died and fallen on the property. In addition, over the years leaves, debris, and silt are starting to fill in the ponds. The pond water was getting green. He is trying to wrap up the clean-up project. The water is already looking better. He wants to do slight grading and re-establish the grass on the east side. This is coming down from the lawn. No fill or soil is to be brought in. Mulch will be needed in the area. In the spring, he will smooth this out and plant the area with grass. He is very amenable to working with Staff and the IWC. Staff will keep an eye on this location, especially in the spring. T

Motion: The Bolton Inland Wetlands Commission finds that the described activity is permitted as-of-right under 4.1d.

By: Loersch

Seconded: Darico

Voting:

For: Darico, Loersch, Lally, Ostafin

Against: None

Abstain: None

b. 1120 Boston Turnpike – CH Holdings, LLC – Stormwater Management System/Detention Pond

Christine Arias, the dentist at this location, was present. She is here to request the release of the bonds that are being held in relation to the wetlands. All construction has been completed in accordance with the permit, including stabilization. The grass is vigorous and abundant in the detention pond. The soil is sable under the pond. The level spreader has been installed and works as intended. There are no outstanding issues per the Town's guidelines.

Lally visited the property and took some photos. Staff reported that the spreader bar did have trouble initially, but has been adjusted to correct the problem. It is flowing over more smoothly during a rain storm. Before the spreader was installed there was some erosion. The gully has a bit of a dip that may collect some stormwater. The area is vegetated. The original plan called for blueberry seedlings that would have a deeper root and provide woody vegetation. It is difficult to tell if these were planted. Lally noted a large stone behind the level spreader and what appears to be volunteer grasses and winterberry. Also, the silt fence has leaves and mulch higher than the area behind it. Maintenance is needed to pull that material away from the fence. Staff did see that some of the irises have been planted.

Staff commented that the \$5,000 bond was established to be held for three years to be sure the plants are established beyond one growing season. Although the plants may have been planted, they may not survive over the winter. However, there is no record in Town Hall that this bond was established. The owner will have to produce records that

indicate it was actually bonded. The Town has record of holding the \$1,500 - \$1,700 for the establishment of the basin. This one was required in order to obtain the Certificate of Occupancy.

otion: The Bolton Inland Wetlands Commission moves to hold onto the lesser of the two bonds for one growing season.

Discussion: \$1,500 is enough to correct any growing problems and seeing successful growth after one growing season is adequate.

By: Loersch

Seconded: Darico

Voting:

For: Darico, Loersch, Lally, Ostafin

Against: None

Abstain: None

3. New Business

a. 60 Loomis Road – Informal Discussion – Potential Project

Tim Sadler and George Logan were present.

Sadler distributed a plan that proposes a solar farm on a portion of the property rather than the owner continuing to farm the entire property. This property is across from the high school. The idea is to provide energy for the middle and high schools and all of the Town buildings. Excess power would be sold. This is an existing hayfield; nothing else can be grown here because it is too wet. This is not classified as prime farm land. There is not much biodiversity here. It is borderline in the upper review area. This project may create a better wetland with the proposal calling for the solar panels to be raised up with habitat being provided. This would make the land more beneficial than a barren landscape. Lally likes the idea of not having gravel under the panels. A solar array here would not be obtrusive. Poles will be driven into the ground and the panels at 42" from the ground. These panels will be spaced to 25' between; typical spacing is 15'-18'. The topsoil will remain. A trench would be dug for the required conduit and then the soil replaced. These are fixed arrays. This one is double or more than double the array referred to in Goshen. The management plan would include the cutting of vegetation two times per year. The proposed seed mixes are for shaded and non-shaded areas. Pollinators and birds would not care there is a solar array here. The fence would be high enough off the ground to allow smaller animals to pass through. The idea is to balance the gains and the losses and keeping some of the natural field features. Invertors are to be spaced throughout the array. There are no storage batteries proposed. The electrical equipment would likely be in the northeast corner with buffer vegetation used. There would be a 10' x 10' impervious pad in the upland review area. There would be a temporary disturbance for the installation of the conduits between the panels.

Loersch asked about the need for maintenance. Sadler indicated these systems have remote monitoring capability for the day-to-day maintenance. There would be on-site maintenance for the vegetation. There is no maintenance for the panels. These do not move and they do not break. The invertors sometimes go bad and this is usually early in

the project. The panels are designed for 120 m.p.h. wind speed. The maintenance and monitoring plan would be included on the plan of record.

The IWC would want to see the wetlands delineation, the pluses and minuses for the habitat.

This is an opportunity for the property owner. He will decide if he wishes to move forward with the idea. This would be a land lease.

The sense from the IWC is that this proposal seems fairly straight forward and not terribly invasive. The IWC does not have any problems with the idea. However, all details of the application would be inspected if it does come before the Commission as an application.

4. Public Comment

Sandra Pierog – As a neighbor of the informal discussion potential project she requests that the IWC ask the applicant to call it as being located on Brandy Street; it is not 60 Loomis Street. Staff commented that the parcel does span the two roads; the previous subdivision may have been called 60 Loomis Street. Ms. Pierog continued that the Town of Bolton has not been approached about buying any electricity from this solar array. She also commented there is a solar array near her home in Florida that was built as was described this evening. The only issue there has been vandalism. Even with a 6' high fence around the array, it is broken into almost nightly as invertors are stolen for some material included in the item. It is an honorable idea.

5. Approval of Minutes – October 22, 2019 Regular meeting

Motion: The Bolton Inland Wetlands Commission approves the minutes as written.

By: Darico

Seconded: Loersch

Voting:

For: Loersch, Darico, Lally, Ostafin

Against: None

Abstain: None

6. Annual Report

Lally has not had a chance to review this yet. He will do so this week and distribute it to the Commission members

7. Wetlands Agent Report

Staff provided the following updates:

- CAIC is this weekend. Lally and Staff will be attending.
- There is another court hearing on Monday regarding 65 Shoddy Mill Road. This violation has required some work and time on Staff's part.
- 37 Notch Road – shared some photos and indicated some follow-up will be required. The wood chips and mushroom growing is not agricultural activity as reported by the owner. It looks like a used car lot with unregistered vehicles. Vehicle tracks are apparent in the review area. In one picture it appears one vehicle on a concrete pad

may be leaking oil. Lally reports hearing work going on for hours. Lally asked Staff to have the owner appear before the IWC at the December meeting. This work does not appear to be what was previously reported.

Follow up was down on the Lake House. Some grass has sprouted. The area seems to have been stabilized. Some material was put over in the corner; some was removed. Lally wants the owner to come back to the IWC if the pile does not get moved.

- Prep work continues on the remote permitting system.

8. Other

None

9. Adjournment

Motion: The Bolton Inland Wetlands Commission moves to adjourn the meeting at 8:23 p.m.

By: Darico

Seconded: Ostafin

Voting:

For: Loersch, Lally, Darico, Ostafin

Against: None

Abstain: None

Respectfully submitted,

Yvonne B. Filip

Yvonne B. Filip
Commission Clerk

PLEASE SEE THE MINUTES OF SUBSEQUENT MEETINGS FOR THE APPROVAL OF THESE MINUTES AND ANY CORRECTIONS HERETO.