

**Bolton Inland Wetlands Commission**  
**Regular Meeting March 22, 2016**  
**Minutes**

The Bolton Inland Wetlands Commission held its regular meeting on March 22, 2016 at the Bolton Town Hall. Members in attendance were Chairman James Loersch, Jane Darico and David Ostafin. The Inland Wetlands agent Barbara Kelly was also in attendance. Chairman Loersch called the meeting to order at 7:01 P.M.

**1. Approval of Agenda**

Chairman James Loersch made a few changes to the agenda.

Number 2 on the Agenda- Code of Conduct- was added

Under number 4 -New Business- the order of the agenda was changed.

4A remains the same which is application 2016-1

4B is now application 2016-3 Lawrence J. Pesce

4C is now application 2016-2 Michael and Beverly Morris

4D is now 2015 Plan of Conservation and Development Pages 26 and 27

James Loersch made a motion to accept the changed agenda, Jane Darico seconded the motion.

The motion passed unanimously

**2. Code of Ethics**

Joyce Stille came before the Commission to notify everyone that the Board of Selectmen has adopted a code of ethics. Joyce stated herself and Bob Morra have been going to Commission meetings to have the agents, clerks and Commission members sign the code of ethics form.

**3. Old Business**

Nothing at this time

**4. New Business**

**A. Application 2016-1- Warren and Deborah Newman-375 West Street- Develop Lot to Build New House**

Andrew Bushnell from Bushnell Associates, civil engineering and land surveying came before the Commission to discuss construction of a house, septic and a driveway at 375 West Street. Mr. Bushnell gave Barbara updated plans at the meeting. The house, septic and driveway were all marked on the updated plan. Andrew Bushnell stated the driveway should be placed north of the home because it would have the least impact on the wetlands. Andrew stated there is an existing foundation on the property and they plan of filling it in to stabilize and seed after work is complete. Andrew stated the home owner Warren Newman meet with the state DOT and both were in agreement of extending the culvert to the road. The culvert will be 10 foot wider with a cross pitch towards the south. Andrew Bushnell stated silt fence would be placed down slope to prevent sediment running into the wetlands during construction.

Wetlands Agent mentioned to the commission that the limit of clearing was also marked on the plans. She also stated a good portion of the lot is undisturbed.

Ray Cassidy of 7 Deer run Road who borders 375 West Street came before the commission. Mr. Cassidy stated he has lived at 7 Deer Run for 20 years and wanted the Commission to be aware and take into account when the water table is high the footing drain pours water and could

potentially cause problems for Mr. and Mrs. Newman. Andrew Bushnell stated the water should not have any negative impact to the Newman's property.

A motion was made by David Ostafin, seconded by Jane Darico to deem the activity a regulated activity of non-significant impact pursuant to 2.1, page 4, non-significant on the Bolton Inland Wetlands regulations. A motion was made by David Ostafin, seconded by Jane Darico to grant the permit finding in the affirmative pursuant to section 10, paragraphs 10.1 through 10.10 of the Inland Wetlands Regulation. (With the following conditions)

Conditions:

1. The work shall be performed in accordance with the plan titled "Plan prepared for Warren & Deborah Newman", 375 West St., Bolton, Connecticut, last revised 3/15/16. The plan was prepared by Bushnell Associates LLC.
2. The Soil Scientist shall sign the plan before work starts.
3. Soil erosion and sediment control measures shall be installed as shown on the plans and adjusted or maintained as needed, in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.

#### **B. Application 2016-3-Lawrence J. Pesce-Loomis Road-2 Lot Subdivision**

Andrew Bushnell from Bushnell associates came before the commission to discuss two lots to build two residential homes. Mr. Bushnell stated there is a pond that separates the two lots. He stated one lot is in the regulated area; the front of the property will have a forced main septic and will have a small disturbance to the wetlands. The second lot on the other side of the pond is currently a tilled field. Soil testing was already done and both samples came back acceptable. James Loersch stated he would like the commission to go out and see the proposed property. James Loersch proposed April 11, to have the commission go out for a site walk. James stated he would also check with Ross Lally and see if he is available.

#### **C. Application 2016-2-Michael and Beverly Morris-30 Llynwood Drive-Replace Portion of Foundation Walls**

The homeowners were not present at the meeting; the Inland Wetlands Agent Barbara Kelly stated she has been out to the property numerous times. Barbara stated the property borders the lake. The foundation needs repaired due to crumbling concrete. Barbara stated the lot is fairly flat and the majority of the work will be done inside in the basement. Barbara stated the house has a sump pump and dewatering will be on the road side surrounded by hay bales. Barbara stated there will be perimeter controls on the lake side and she would also monitor the work closely. The commission agreed the permit could be delegated to Barbara Kelly the agent for the Commission. Jane Darico made a motion to delegate permit 2016-2 to Barbara Kelly, Agent for the Bolton Inland Wetlands Commission. Dave Ostafin seconded the motion. The motion passed unanimously.

#### **D. Bolton 2015 Plan of Conservation and Development- Pages 26&27-Leader/Partner Responsibilities**

James Loersch stated he would like to continue discussing page 26&27 at the next meeting.

**5. Public Comment**  
**Nothing at this time**

**6. Approval of Minutes:**

**A. November 24, 2015 Regular Meeting**

James Loersch made a motion, seconded by Dave Ostafin to accept the November 24, 2015 minutes as written. The motion passed unanimously.

**7. Wetlands Agent Report**

Barbara Kelly stated work had begun at 126 South Road; the permit was to change the orientation of the house and add a barn. She also stated she had been out several times and will go out again to check the progress.

**8. Other**

Jane Darico stated she was out at 375 West Street location today getting her dog groomed. Jane was wondering if she could go back out to the property and walk the site. Barbara said that should not be a problem.

**9. Adjournment**

James Loersch made a motion to adjourn, Jane Darico seconded the motion. The motion passed unanimously and the meeting was adjourned at 8:25P.M.

Respectfully Submitted,

Corrine O'Brien  
Board Clerk

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