

BOLTON INLAND WETLANDS COMMISSION NOTICE OF PUBLIC HEARINGS

THE BOLTON INLAND WETLANDS COMMISSION WILL HOLD A PUBLIC HEARING AT 7:00 PM, AUGUST 22, 2017 AT THE TOWN HALL, 222 BOLTON CENTER ROAD FOR WETLANDS PERMIT APPLICATIONS:

1. APPLICATION 2017 – 3 - 1100 BOSTON TURNPIKE LLC – 1100 BOSTON TURNPIKE – FILLING A WETLAND, RELATED REGRADING AND DRAINAGE FOR FUTURE DEVELOPMENT
2. APPLICATION 2017 – 4 – CHRISTINA ILIES – 1100 BOSTON TURNPIKE – CONSTRUCT DENTIST OFFICE & PARKING AREA

THE APPLICATION AND PLANS MAY BE REVIEWED AT THE LAND USE DEPARTMENT AT THE TOWN HALL DURING REGULAR BUSINESS HOURS. OTHER INFORMATION MAY BE RECEIVED UP TO AND AT THE PUBLIC HEARING.

**BOLTON INLAND WETLANDS COMMISSION
REGULAR MEETING AGENDA
TUESDAY, AUGUST 22, 2017
IMMEDIATELY FOLLOWING THE PUBLIC HEARING
BOLTON TOWN HALL
222 BOLTON CENTER ROAD, BOLTON, CT**

1. APPROVAL OF AGENDA
2. OLD BUSINESS –
 - B. APPLICATION 2017 – 3 - 1100 BOSTON TURNPIKE LLC – 1100 BOSTON TURNPIKE – FILLING A WETLAND, RELATED REGRADING AND DRAINAGE FOR FUTURE DEVELOPMENT
 - C. APPLICATION 2017 – 4 – CHRISTINA ILIES – 1100 BOSTON TURNPIKE – CONSTRUCT DENTIST OFFICE & PARKING AREA
3. NEW BUSINESS
4. PUBLIC COMMENT
5. APPROVAL OF MINUTES:
 - A. JULY 25, 2017 REGULAR MEETING
6. WETLANDS AGENT REPORT
7. OTHER
8. ADJOURNMENT

APPLICATION STATUS

IWC #	Sub. Date	Rec'd Date	Name	Public Hearing Start	Min. Action Date	Max. Action Date
2017-3	7/19/17	7/25/17	1100 Boston Turnpike LLC – 1100 Boston Turnpike		8/22/17	9/21/17
2017-4	7/19/17	7/25/17	Christina Ilies – 1100 Boston Turnpike		8/22/17	9/21/17

*Legal extensions to this date have been included.

**Legal extensions beyond this date have not been included.

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AUG 18 2017

Town Clerk of Bolton

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JUL 28 2017

Town Clerk of Bolton

BOLTON INLAND WETLANDS COMMISSION
REGULAR MEETING
7:00 PM, Tuesday, July 25, 2017
Bolton Town Hall

Minutes

Members Present: Chairman James Loersch, Ross Lally, David Ostafin, and Jane Darico

Others Present: Wetlands Agent Barbara Kelly, Dana Steele P.E. of JR Russo and Associates, Milton Hathaway, Kelly Green, and Recording Secretary Linda McDonald

Chairman J. Loersch called the meeting to order at 7:00 p.m.

1. Approval of Agenda: R. Lally MOVED to accept the agenda as presented. D. Ostafin SECONDED. MOTION CARRIED 4:0:0.
2. Old Business: No old business.
3. New Business:

A. Milton Hathaway, 40 Quarry Road – Jurisdictional Ruling

M. Hathaway of 40 Quarry Road explained he is before the Commission for an extension of his wetlands determination which is needed before he can submit an application for an extension of his permit from the Planning and Zoning Commission (PZC).

The members reviewed the earth excavation plans approved by the PZC in 2013. All changes recommended by the IWC in 2007 are incorporated in these plans. Discussion followed.

R. Lally MOVED that, as no changes related to the wetlands have been made since the revised 2013 plans for mining of sand and gravel at the property of Milton Hathaway on Quarry Road, the Inland Wetlands Commission determined there are no regulated activities that the Commission has jurisdiction over J. Darico SECONDED. MOTION CARRIED 4:0:0.

A letter will be sent to the PZC with this determination from the IWC.

B. 2017-3: Application of 1100 Boston Turnpike LLC for filling a wetland, related regrading and drainage for future development at 1100 Boston Turnpike, Bolton, CT, Assessors map 5, lot 81.

C. 2017-4: Application of Christina Ilies to construct a dentist office with 24 space parking area and on-site stormwater management system within the regulated area at 1100 Boston Turnpike, Bolton, CT, Assessors Map 5, lot 81. No activity in the upland review area.

Dana Steele P.E. of JR Russo and Associates, representing the applicants, spoke to Applications 2017-3 and 2017-4. He reviewed the site plan for the applications and explained this is a single parcel which has remained untouched since prior development activity ceased in the 1990's. Bolton Lake has a tributary that bisects the property and a land depression has developed into a

manmade wetland in a disturbed area. D. Steele explained that two activities are proposed for this parcel. Activity one is a proposal to split the parcel to create a 2.28 acre building lot to be developed with a new dental office. The second activity includes clearing and re-grading a portion of the remaining land by the property owner in preparation for future development. Part of the re-grading plan includes filling the man-made wetland (4,176 s.f.) created as a result of prior development activities.

D. Steele said the applicant is proposing to preserve 2.35 acres of the property with a conservation easement as mitigation for the wetland fill and to protect the watercourse that flows through the property. The conservation easement is comprised of mainly mixed hardwood in an upland area that adjoins State property

Jim Aldridge of Andover Farms Rd stated he is involved in this project and presented a history of the property. He said the first step is to clean up the site and return it to what it was before it was disturbed in the 1980's.

A wetlands and mitigation report dated July 24, 2017 was submitted at the meeting.

The consensus of the Commission was to walk the site walk independently before the August meeting. The developer agreed to clear a small path to the wetlands and by the roadside and will contact the Wetlands Agent when completed.

The Commission requested that the Town Engineer review the wetland evaluation and mitigation report before the public hearing. The Commission set the expert review fee at \$1,000.00.

Discussion followed on the obligation to hold a public hearing for the public's interest in the filling of the wetlands.

J. Loersch MOVED to schedule a public hearing on August 22, 2017 at 7:00 p.m. for Applications 2017-3 and 2017-4 at Bolton Town Hall, 222 Bolton Center Road, Bolton, CT. J. Darico SECONDED. MOTION CARRIED 4:0:0.

D. 2017-5: Application of Kelly Green and Mathew Sipala to construct part of a septic system in the upland review area at 822 Hop River Road, Bolton, CT.

Kelly Green of Hop River Road distributed page two missing from the application. She said the main concern with the construction of the septic system is that the Hop River flows through the back of the property. The Eastern Highlands Health District (EHHD) has approved the subsurface sewage disposal system plan for the site. The members reviewed the site plan.

R. Lally MOVED to delegate Application 2017-5 to the Inland Wetlands Agent Barbara Kelly. D. Ostafin SECONDED. MOTION CARRIED 4:0:0.

4. Election of Officers:

J. Loersch MOVED to elect Ross Lally as Chairman for FY 2017-2018. J. Darico SECONDED. MOTION CARRIED 4:0:0.

J. Loersch MOVED to elect himself as Vice-Chair for FY 2017-2018. J. Darico SECONDED. MOTION CARRIED 4:0:0.

5. Public Comment: No public comment.

6. Approval of June 27, 2017 regular Meeting Minutes:

J. Darico MOVED to approve the June 27, 2017 meeting minutes as presented. D. Ostafin SECONDED. MOTION CARRIED 4:0:0.

7. Wetland Agents Report:

B. Kelly reported there has been a lot of activity and she has been working on the application delegated to her at 109 Brandy Street.

8. Other: B. Kelly said she has a copy of the Standard Language for Inland Wetlands Commission Motions for Granting Permits template dated April 27, 2016 asked if there is a later version. R. Lally will send the most recent version.

9. Adjournment: J. Darico MOVED to adjourn the meeting at 8:22 p.m. R. Lally SECONDED. MOTION CARRIED 4:0:0.



Respectfully submitted by Linda H. McDonald

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