

**BOLTON INLAND WETLANDS COMMISSION
REGULAR MEETING, MARCH 23, 2021, 7:00 P.M.
MOTIONS & MINUTES
VIRTUAL**

Loersch called the meeting to order at 7:02 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	Andrew Gordon	X	
Staff	Barbara Kelly	X	

Gordon was seated for Lally.

1. Approval of Agenda

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

By: Gordon

Seconded: Darico

Voting:

For: Loersch, Gordon, Darico

Against: None

Abstain: None

2. Old Business

None

3. New Business

A. 51 Loomis Road – Preliminary Discussion

Andrew Bushnell was present along with property owner Jackie Stiffles.

Mr. Bushnell said this property is on the corner of Loomis Road and Hebron Road. Hebron Road is the western property line. Because this is a corner lot there are two front yards with 35’ setbacks. Survey work has been done out there to evaluate the lot for potential development of a single family house. Richard Snarski flagged the

wetlands. Some of the wetlands are fed by the culvert from the road. There is a culvert off Hebron Road that drains into the wetlands. The rest is high ground water table driven wetlands. Test pits have been dug for the Eastern Highlands Health District. The soil testing found mottling at 24" – 33" with no ledge and a one to ten-minute perc rate. The seepage in many of the holes was deep.

A conceptual Cape size house with two bedrooms, full basement, and two-car garage have been roughed into the plan. The other scenario would be a three-bedroom house with no basement but the Cape plan is the most reasonable for this site. A rain garden is proposed at the side of the house for the roof runoff. This may not be warranted because there is a long overland flow to the wetlands. The house, grading, septic system, footing drain, driveway, well, and underground utilities are in the regulated area. There is no other area on the property that is buildable. This has been a lot of record since the early 1950s and has been vacant since its creation.

Loersch confirmed with Bushnell that the septic system was pulled as far from the wetlands as possible while being 25' from the house.

Staff said there is no application before the Commission at this time. This lot has been considered to be unbuildable for some time. The owner needs to show a feasible building plan.

Gordon is concerned about polluting the little stream. He cares about the local waterways that eventually go into Long Island Sound. He would like to see what the house would look like and see how many trees would be taken down. Staff said the erosion and sediment controls are not shown as this is a preliminary discussion only at this time. Mr. Bushnell said a conservation easement may be considered to protect the wetlands more. Staff said there is likely some small flows for much of the year. Gordon walks by here every day and has never seen the property completely dry.

Darico had a discussion with someone who is concerned about anything going on this property as it is very wet. This person walked through the property and sank in. Other neighbors are concerned also. Loersch said if an application is brought to the IWC people would have a chance to speak their opinions. Staff said someone called the Town Hall about a property to the east of this, toward the high school. There have been multiple inquiries from the public about the corner of Loomis Road and Brandy Street.

Loersch suggested the property owner talk to the Town about putting drainage in along Loomis and Hebron roads. Bushnell said there is a ditch along Hebron Road and there is a minimum of drainage running to the south to this property.

Loersch sees this as a workable situation with the structures being tucked in as best can be done. It fits the code/requirements. He wants this kept as tight to the northwest as possible.

The owner asked what the next steps would be. Loersch said that would be to have Mr. Bushnell finish up the plans and submit an application to the IWC. The Commission meets once per month.

**B. 77 Johnson Road – John & Fredrica Johnson Memorial Camp, Inc. –
Selective Timber Harvest – Jurisdictional Ruling**

Scott Person was present. He prepared the forestry plan and read the project narrative for selectively cutting the whole area. This property is 74 acres in size with 23 acres of wetlands. There will be no harvesting in the wetlands but some on the edges. There are two wetlands crossings and four stream crossings in place from previous activity. Timber mats will be used to keep equipment out of the flows and wetlands soil. There is no evidence of suspected vernal pools. The old harvest roads are flagged and can be used. The work is planned for about a month from now. Forwarders will be the equipment used. If erosion begins to be seen on the trails during the work the tops of trees will be laid as a corduroy road. In six to seven years the corduroy is gone.

Staff said she did walk the site with Person. She observed the notification of the timber harvest was accurate. It was realized at the conclusion of the walk that a twenty-five acres area was part of the camp. Flagging has been done that excluded 9.6 acres from the harvest. The map accurately shows where the wetlands are. Staff will go out to the property at some point while the harvesting is taking place.

The IWC agreed by consensus that this is an agricultural permitted activity as-of-right and a wetlands permit is not required.

4. Other business:

None

5. Public Comment

No one wished to speak.

6. Approval of Minutes

A. February 23, 2021 Regular meeting

Motion: The Bolton Inland Wetlands Commission approves the minutes of the February 23, 2021 regular meeting as presented.

By: Gordon

Seconded: Darico

Voting:

For: Loersch, Gordon, Darico

Against: None

Abstain: None

7. Wetlands Agent Report

Staff reported:

- She has been following up on the activities posted on this agenda.
- Happy Town, LLC heard at the last meeting is expected to have more communication as the matter goes to the PZC to have an exception to the use on

the property.

- There have been a number of Zoom meetings about potential redevelopment or new development. There is potential construction at 1100 Boston Turnpike although not necessarily with wetlands matters.
- Typical applications for summer activities has started to be received by the office.
- The chicken coop has been torn down on the Ansaldi property on Brandy Street. Staff went out there to check; the wetlands had been flagged. A subdivision plan for four lots came before the IWC in 2018. The wetlands are being avoided on the property. The three rear lots will be accessed by a shared driveway to avoid wetlands crossings.
- The Town is working on a project to codify the regulations to be put into one legal code book.

8. Other

None

9. Adjournment

Motion: The Bolton Inland Wetlands Commission moves to adjourn the meeting at 7:52 p.m.

By: Gordon

Seconded: Darico

Voting:

For: Loersch, Gordon, Darico

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.