

**BOLTON INLAND WETLANDS COMMISSION
REGULAR MEETING
APRIL 25, 2023 AT 7:00 PM
VIRTUAL MEETING VIA ZOOM WEBSITE PLATFORM
MINUTES**

Regular Members Present: James Loersch – Vice Chairperson and Andrew Gordon

Alternate Member Present: Dave Lynn

Staff Present: Cameron Covill

Others Present: Evan Harbinson from Skip's Wastewater and Shepard Livingston

Absent: Ross Lally - Chairperson

1) Approval of Agenda: A. Gordon MOVED to approve the agenda. D. Lynn SECONDED.

2) Public Comment:

S. Livingston was inquiring about a hiking trail proposing by the high school that he discussed with C. Covill. C. Covill stated that the hiking trail should be fine to continue with and doesn't need a permit due to minimal impact.

A. Gordon MOVED to approval the non-regulated activity for the hiking trail. D. Lynn SECONDED. By roll call vote, PASSES 3:0:0.

3) Old Business: None.

4) New Business:

a) #IW-23-1 – 16 Tanglewood Ln. – Grady Oliver/Skip's Wastewater – Septic system replacement:

E. Harbinson explained this is just a remove and replace of the septic, same spot within 50ft of the creek with no encroachment of the creek. J. Loersch asked C. Covill about this property. C. Covill stated everything looked fine to him and that it's just a general remove and replace. He stated that their erosion controls looked good and that there

was a little bit of an opening that looked like it could possibly go into the stream, so he requested that they to put silt fencing to ensure nothing will go in the stream, and they did that. J. Loersch asked if the septic was failing. C. Covill said it was failing and they had already started the replacement and forgot to get wetland approval, but got the approval now. C. Covill said the approval is conditional at this time and once we can legally issue the approval he will sign off. E. Harbinson stated the work is completed and there is no impact to the stream. C. Covill will be issuing a retroactive permit.

5) Approval of Minutes:

a) January 31, 2023 Regular Meeting:

A. Gordon MOVED to approve the January 31, 2023 regular meeting minutes as presented. D. Lynn SECONDED. By roll call vote, PASSES 3:0:0.

6) Wetlands Agent Report:

C. Covill drove around to look at permitted areas stating that 271 Hop River Rd work has begun, the building has been removed but nothing has been done near wetlands and looks to have no wetland impact. This property does have debris on site and needs clean up. C. Covill states there is no update on 180 Bolton Center Rd. He stated that 10 French Rd septic repair is all set to go, they finished work over the winter with the silt fence up, and work is complete. For 83 Vernon Rd rock wall rebuild, they did have issues with the silt fencing as it was damaged and removed, C. Covill told the contractor it was a requirement of the permit and it is now up and functioning. C. Covill stated the Bobcat woods property tree cutting from the Bolton land trust is ruled not within our jurisdiction and they are currently staging on corner of School Rd and Brandy St.

7) Other:

None.

8) Adjournment: A. Gordon MOVED to adjourn the meeting at 7:19 PM. D. Lynn SECONDED.

APPLICATION STATUS:

IWC #	Submittal Date	Received Date	Name or Address	Public Hearing Start Date	Min. Action Date	Max. Action Date
2023-1	04-14-23	04-25-23	16 Tanglewood Ln		05-30-23	06-29-23

Respectfully submitted by Ashleigh N. Johnson, Board Clerk

Ashleigh N. Johnson

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

SEE ATTACHMENTS UNDER SEPARATE COVER.



IW-23-2

Inland Wetlands

Status: Active

Submitted On: 7/19/2023

Primary Location

35 LAKESIDE CIRCLE
BOLTON, CT 06043

Owner

Maureen Shortoff
35 LAKESIDE CIRCLE
BOLTON, CT 06043

Applicant

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

Internal Use

Conditions

Petition Received?

—

Date Received

—

Date of Newspaper Publication of
Inland/Wetlands Commission Action

—

Summary of Inland/Wetlands Commission Action

Bond Required?

—

Additional Applicant Info

Applicant Type*

Contractor

Permit Info**Type of Application***

New Application

Permit For*

Administrative Wetlands

Occupancy Type*

Residential Improvements (additional, shed, pool, etc)

Lots

—

Work Description* ?

Conventionally frame 28x10 rear deck

Development Title**🔒 Comments**

Distance from Inland Wetlands and Watercourses:

Proposed Distance

—

Requested Distance

—

Wetland / Watercourses Project Information**Size of Subject Property (acres)**

—

Total area of wetlands to be affected by the activity (acres)

0

Open water body altered (acres)

0

Stream alternation (linear feet)

0

Buffer/upland area altered (acres)

0

Area of wetlands/watercourses restored, enhanced, or created (acres)

—

Described how the proposed activity affects wetlands, watercourses, and the regulated areas.

Described measures that will be taken to minimize the impact on wetlands, watercourses, and the regulated areas.

We will install silt fencing and hand dig all footings to minimize the disruption or soil

Is there a Conservation or Preservation Restriction on the Property?

No

Is this an activity associated with a use for which you intend to apply to the Planning & Zoning Commission?

Yes

Please read and check the following statements. By checking these boxes, you agree to abide by the statutes and ordinances of the Town of Bolton and the State of Connecticut.

I understand that the Commission may require additional information at any time during the review of the application as described in Section 7.6 of the Inland Wetlands and Watercourses Regulations. *



The Applicant must ensure that this application is complete and conforms with the Inland Wetlands and Watercourses Regulations (available at the Land Use Office for \$10.00). Ten (10) copies of supporting documents must be provided. The Commission encourages the applicant to discuss any project with the Town Staff and/or the Commission before submitting an application. The Commission requests that applications be submitted at least one week before the meeting. *



The Agency shall monitor all Bolton wetland and watercourses and have enforcement powers as described in Section 14 of the Inland Wetlands and Watercourses Regulations. The Commission Members and designated agent(s) may make regular inspections upon reasonable notice of all regulated activities to investigate possible violations of the Inland Wetlands and Watercourses Regulations. *



If this application is filed with the Inland Wetlands Agent under Section 12.1 of the Inland Wetlands and Watercourses Regulations, the Applicant may appeal the Agent's decision according to the process described in section 12.2 of the Inland Wetlands and Watercourses Regulations. *



Attorney Info

Name

Address

City

State

Zip

Phone

Email

Engineer Information

Company Name

Engineer Name

Address

City

State

Zip

Phone

Registration #

Insurance Expiration

AOR

—

Email

Contractors

Name	Address
Grady Construction Ilc	
City	State
Zip	Phone No
Email	DBA
Mobile Phone No	
(860)478-2569	

Additional Project Info

🔒 Date of Receipt

—

🔒 Hearings Commencement Deadline

—

🔒 Hearings Completion Deadline

—

🔒 Decision Deadline

—

Total Acreage

—

Extended

Distance to Town Line

Hearing Not Required

PROPERTY LINES
 1.1 MAP OF LAKESIDE ADDITION NO. 2 BOLTON CONN. PROPERTY OF THE HOLL INVESTMENT COMPANY
 SCALE 1"=100' JULY 1944 HAYDEN GRISWOLD CE
 2.1 PROPERTY OF HALING ESTATE ROUTE 44A BOLTON, CONN. SCALE 1"=40' DEC. 9, 1981 HAYDEN
 GRISWOLD CE
 3.1 PROPERTY MAINTAINED FOR ARTHUR E. MERRING LAKESIDE CIRCLE BOLTON, CONN. GRISWOLD & FUS
 INC. CONSULTING ENGINEERS AND SURVEYORS MANCHESTER, CONNECTICUT BY J.C.S. SCALE 1"=20' JOB
 NO. 73-264-G DATE OCTOBER 11, 1972 SHEET NO. 1 OF 1
 4.1 BOLTON LAKES REGIONAL WPC PLAN SHEET BOLTON LAKES SEWER PROJECT BOLTON
 CONNECTICUT PROJ. NO. 1986-117-025 DATE 2008 SHEET PL-007 SCALE 1"=40' DATUM NAD 83
 VERT. MOND 29 FUS & O'NEILL 148 HARTFORD RD MANCHESTER, CT 06040 880 848 2485
 5.1 IMPROVEMENT LOCATION PLAN - PROPOSED PREPARED FOR MATTHEW & KATIE HANNON 33 LAKESIDE
 CIRCLE BOLTON, CONNECTICUT DATE 08/13/2014 SCALE 1"=10' DESIGN RPN DRAWN OAS DATED RPN SHEET 1
 OF 1 PROJECT NO. 12-025 PLAN NO. 12-035 REVISION TO 00-07-13 MESSER & ASSOCIATES, INC.
 SURVEYORS, ENGINEERS 208 MAIN STREET MANCHESTER CT 06040-6013

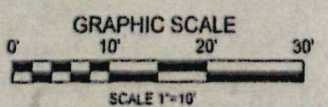
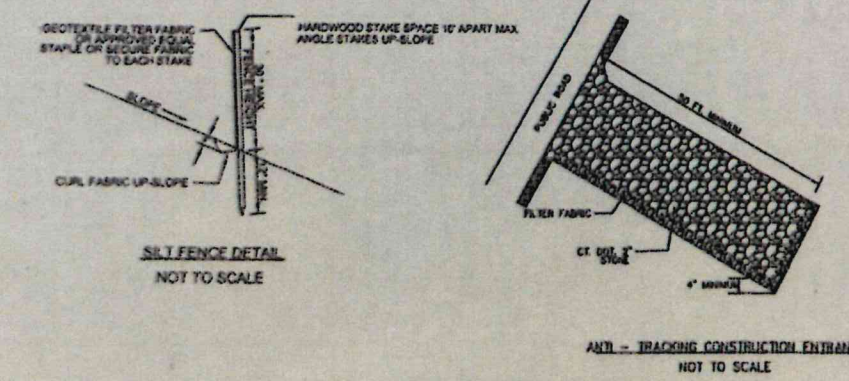
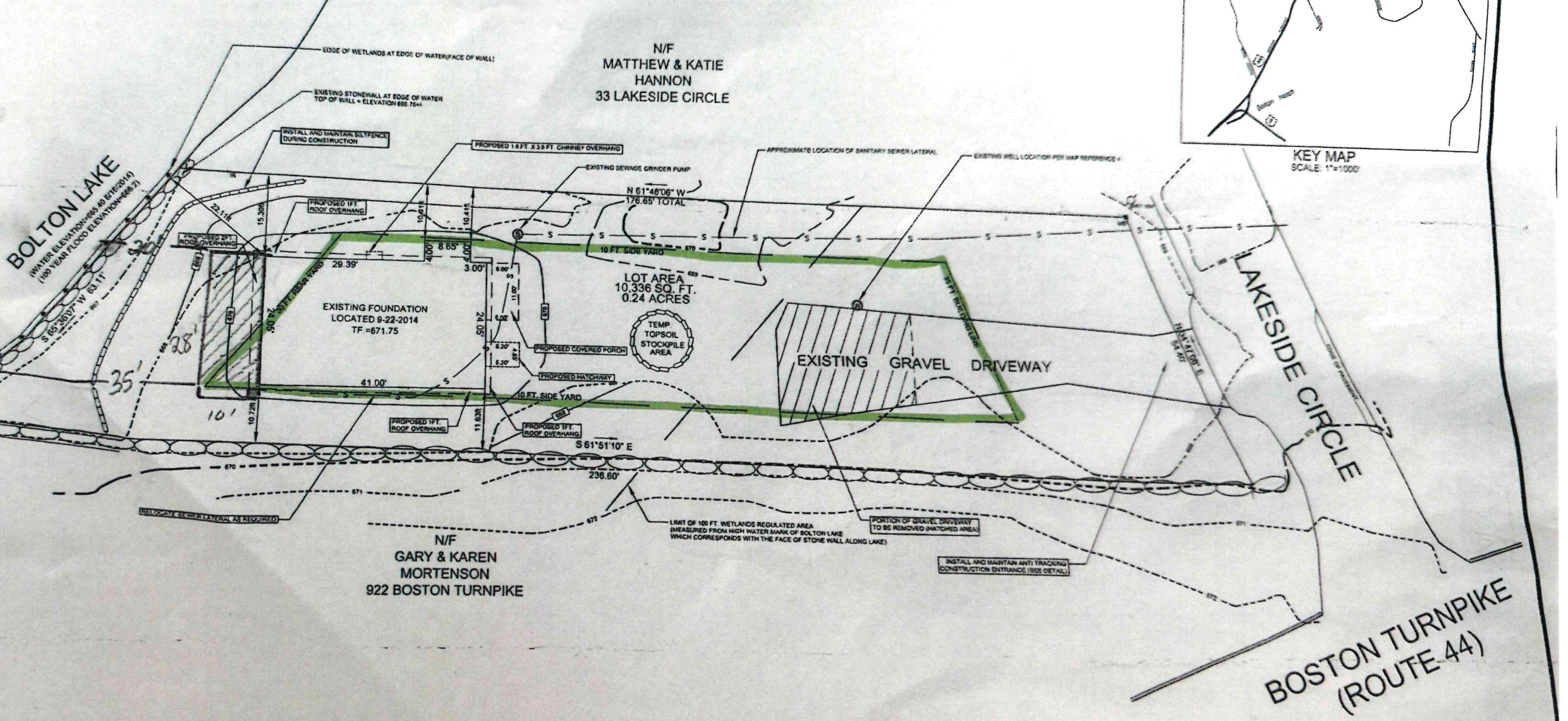
CONSTRUCTION NOTES:
 1) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND
 APPROVALS.
 2) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THE PLAN
 PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES
 PRIOR TO THE START OF CONSTRUCTION.
 3) PRESERVE ANY EXISTING STONE WALLS WHEREVER POSSIBLE.
 4) ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR
 TO THE START OF CONSTRUCTION.
 5) EXISTING FOUNDATION TO REMAIN AND REUSED FOR NEW STRUCTURE. OWNER OR CONTRACTOR
 SHALL BE RESPONSIBLE FOR VERIFYING THE STRUCTURAL CONDITION OF THE EXISTING FOUNDATION
 PRIOR TO REUSE.
 6) FOUNDATION CONSTRUCTION UNDER PROPOSED STRUCTURE TO BE SLAB ON GRADE. NO FOOTING
 DRAINS ARE TO BE INSTALLED FOR THE ADDITION FOUNDATION.

EROSION AND SEDIMENTATION PLAN
 DESIGN AND SEDIMENTATION CONTROL ACTIVITIES TO CONFORM TO PRACTICES OUTLINED IN THE
 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL MANUAL
 PRIOR TO SITE DISTURBANCE INSTALL SILT FENCE AND ANTI-TRACKING PAD
 LOCATIONS SHOWN ON THE MAP. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES
 REQUIRED DUE TO VARYING FIELD CONDITIONS AND AT INTERMEDIATE STAGES OF CONSTRUCTION
 AT THE TOWN EROSION CONTROL OFFICER TO SCHEDULE AN INSPECTION OF THESE INSTALLED MEASURES
 AND REPAIR AS REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES PERIODICALLY,
 BEFORE AND AFTER LARGE RAIN STORMS.
 MAINTAIN AND RECONSTRUCT EXISTING HOUSE STRUCTURE AS SHOWN
 REPAIR AND RECONSTRUCT EXISTING HOUSE STRUCTURE AS SHOWN
 TOPSOIL, MACHINE RAKE, FERTILIZE, SEED AND MULCH DISTURBED AREAS AS SOON
 AS POSSIBLE. USE A GRASS SEED MIXTURE BASED ON SITE CONDITIONS (i.e. SUN OR SHADE)
 REASONABLE WEATHER CONDITIONS.
 MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES AFTER ENTIRE
 CONSTRUCTION IS COMPLETED AND AREAS STABILIZED.

SEED NOTES
 1.1 PREPARE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER
 2.1 EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED
 3.1 STONE AT A RATE OF 3 TONS/AC OR 90 LBS./1000 SQ.FT. FERTILIZE WITH 10-10-10 AT A RATE
 OF 1.5 LBS. PER 1000 SQ.FT. WORK LIME AND FERTILIZER INTO SOIL UNIFORMLY TO A
 DEPTH OF 4 INCHES.
 4.1 APPLY SEED MIXTURE FROM THE CHART BELOW BY HAND, CYCLONE SEEDER OR
 AIR. INCREASE SEED MIXTURE BY 10% IF HYDRO SEEDER IS USED. LIGHTLY DRAG OR ROLL
 SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN THE TIMES SHOWN ON
 BELOW. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING
 BELOW UNTIL SEEDING CAN TAKE PLACE.
 5.1 IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A
 3" THICKNESS. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL
 WITH TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX USE
 STIVES TO ADHERE MULCH MATERIAL TO THE SURFACE.

AREA	LB/1000 SQ. FT.	SEED MIXTURE	RECOMMENDED SEEDING DATES
DRY	0.45	KENTUCKY BLUEGRASS	4/1-6/15
	0.45	CREeping RED FESCUE	8/15-10/1
	0.10	PERENNIAL RYEGRASS	
DRY LAWN	0.45	CREeping RED FESCUE	4/1-6/15
	0.05	RED TOP	8/15-10/1
	0.45	TALL FESCUE	
WET	1.8	CREeping RED FESCUE	4/1-6/15
	0.2	RED TOP	8/15-10/1
WET	3.0	WINTER RYE	4/15-6/15, 8/15-10/15
	1.0	ANNUAL RYEGRASS	3/1-6/15, 8/15-10/15

OUTSIDE THE RECOMMENDED SEEDING DATES IRRIGATION MAY BE REQUIRED AT A
 RATE OF 1 TO 2 INCHES OF WATER APPLIED PER APPLICATION, SOAKING THE
 SOIL TO A DEPTH OF 4 INCHES.



OWNER/APPLICANT: SUSAN SANTORO
 35 LAKESIDE CIRCLE
 BOLTON, CT 06043

TOTAL LOT AREA: 10,336 SQ. FT. 0.24 ACRES
 PREVIOUS IMPERVIOUS LOT COVERAGE: 2,640 SQ. FT. 25.5%
 (AREA INCLUDES PREVIOUSLY EXISTING HOUSE AND GARAGE
 WHICH HAVE BEEN REMOVED AND NOT SHOWN ON MAP)
 PROPOSED IMPERVIOUS LOT COVERAGE: 1,935 SQ. FT. 18.7%

- LEGEND**
- EXISTING IRON ROD
 - EXISTING CONCRETE MERESTONE
 - SILT FENCE
 - - - EXISTING CONTOUR
 - STOCKADE FENCE
 - S - SANITARY SEWER LATERAL
 - E - OVERHEAD UTILITIES
 - STONEMASS
 - TF TOP OF CONCRETE FOUNDATION
 - FF FINISHED FLOOR

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

Andrew F. Bushnell
 ANDREW F. BUSHNELL L.S. 24591
 THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

THE LOCATIONS OF UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE. THE LOCATIONS WERE DERIVED FROM
 FIELD LOCATIONS AND/OR EXISTING MAPPING. ADDITIONAL UTILITIES NOT SHOWN ON THIS MAP MAY EXIST.
 THE OWNER OR CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG (1-800-922-4455) PRIOR TO THE START
 OF ANY CONSTRUCTION TO VERIFY UTILITY LOCATIONS.

BUSHNELL ASSOCIATES LLC.
 CIVIL ENGINEERING AND LAND SURVEYING
 563 WOODBRIDGE STREET MANCHESTER, CT 06042
 860-643-7875

PLAN PREPARED FOR
SUSAN SANTORO

35 LAKESIDE CIRCLE BOLTON
 LIMITED PROPERTY/IMPROVEMENT LOCATION SURVEY

SCALE: 1"=10' DATE: 8/19/2014 FILE NO: 2014-3 SHEET: 1
 REVISIONS: 8/19/2014 PROPOSED HOUSE ADDED, DELETED STRUCTURE
 IMPROVEMENTS REMOVED FROM SITE
 9/25/2014 FOUNDATION AS-BUILT



KEY MAP
 SCALE 1"=1000'

LAKESIDE CIRCLE

BOSTON TURNPIKE
 (ROUTE 44)

N/F
 MATTHEW & KATIE
 HANNON
 33 LAKESIDE CIRCLE

N/F
 GARY & KAREN
 MORTENSON
 922 BOSTON TURNPIKE

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 together a at the lake.



Grady Construction LLC

35 Lakeside circle

12" sonotubes

2x12"

soffit hangers

2x8"

2x10
16" OC

10'

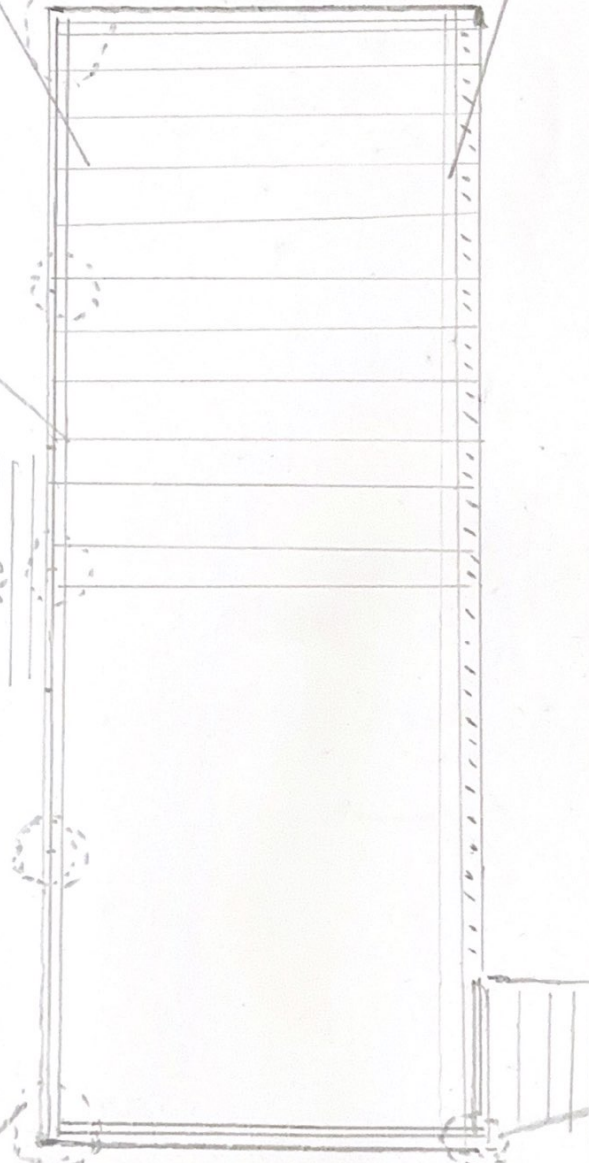
2 (5" Ledger boards
16" O.C.)

Trex

composite

decking free
w/ maintenance free
rails

horse



STATE OF CONNECTICUT DEPARTMENT OF CONSUMER PROTECTION

450 Columbus Boulevard ♦ Hartford Connecticut 06103

Attached is your Home Improvement Contractor registration. This registration is not transferable. The Department of Consumer Protection must be notified of any changes to your registration within thirty (30) days of such change. Questions regarding this registration can be emailed to the License Services Division at dep.licenseservices@ct.gov.

In an effort to be more efficient and Go Green, the department asks that you keep your email information with our office current to receive correspondence. You can access your account with your User ID and Password at www.elicense.ct.gov to verify, add or change your email address.

Visit our website at www.ct.gov/dcp to verify registrations, apply online and to obtain the booklet for The Connecticut Contractor for Home Improvement and New Home Construction.

GRADY CONSTRUCTION LLC
5 LAUREL RD
VERNON ROCKVILLE, CT 06066-6125

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION

HOME IMPROVEMENT CONTRACTOR
GRADY CONSTRUCTION LLC
5 laurel RD
VERNON ROCKVILLE, CT 06066-6103

Registration #	Effective	Expiration
HIC.0647697	04/01/2023	03/31/2024

SIGNED *James Grady*

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

GRADY CONSTRUCTION LLC
5 laurel RD
VERNON ROCKVILLE, CT 06066-6103

has satisfied the qualifications required by law and is hereby registered as a

HOME IMPROVEMENT CONTRACTOR

Registration #: HIC.0647697
Effective: 04/01/2023
Expiration: 03/31/2024

Michelle Seagull
Michelle Seagull, Commissioner

VARIANCE
GRANTED BY THE
BOLTON ZONING BOARD OF APPEALS

I, Anne Decker, Chairman of the Bolton Zoning Board Appeals, hereby certify that on the 11th day of July, 2023, the Zoning Board of Appeals of the Town of Bolton granted to:

Owner of Record: Maureen Shortoff

Located at: 35 Lakeside Circle

and more particularly described as follows:

Map 5 Block _____ Lot 15

the following variance:

Fourteen (14) ft. rear yard variance for the construction of a deck; and a Four (4) ft. side yard variance for the installation of stairs.

The Zoning bylaw, ordinance or regulation which is varied in this application or to which special exception is granted is as follows:

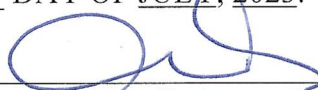
Bolton Zoning Regulations, Section 11 - Dimensional Requirements

The foregoing variance(s) are granted pursuant to the provisions of the Connecticut General Statutes, and upon a finding that the applicant's demonstrated hardship meet all specifications as set forth in Section 19 of the Town of Bolton Zoning Regulations.

This variance is recorded in accordance with Section 8-3d of the General Statutes of Connecticut, Revised to 1981.

DATED AT BOLTON, CT THIS 11 DAY OF JULY, 2023.

ATTEST: _____


Anne Decker, Chairman, Bolton ZBA

RECEIVED FOR RECORD this _____ day of _____, 2023 at _____ .M.

BY: _____

Town Clerk of Bolton, CT

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