

**BOLTON INLAND WETLANDS COMMISSION
REGULAR MEETING
NOVEMBER 28, 2023 AT 7:00 PM
VIRTUAL MEETING VIA ZOOM WEBSITE PLATFORM
MINUTES**

Regular Members Present: Ross Lally – Chair, James Loersch – Vice Chairperson, Diane Denunzio, and David Lynn

Alternate Member Present: Michael McDonnell

Staff Present: Cameron Covill

Others Present: Richard Treat, Davin Duffy, Charlene Smith, Nicholas Lulick, Malina Alvarez

Absent: Andrew Gordon

1) Approval of Agenda:

R. Lally called this meeting to order at 7 PM.

2) Public Comment:

Members of the public introduce themselves to the commissioners.

3) Old Business:

None.

4) New Business:

a. #IW-23-8: Charlene Smith – 9 Lyman Rd – Building a 24 X 24 Detached 2 Bay Garage:

C. Covill stated that 9 Lyman Rd proposed a detached garage with foundation proposed in the upland review area. It is currently maintained as lawn including the areas defined as wetlands. No sitework proposed in wetlands. He asked for updated information and the received date and not acting upon date. He stated they were lacking some information. C. Smith stated that she recently sent that information to Danielle in the Building Department.

C. Covill presented the plans to the commissioners. He asked Mr. and Mrs. Smith what the distance from the footprint of the garage to the wetlands was. Mr. Smith said approximately 30 ft.

J. Loersch asked what led them to put the garage in that location and what type of garage it is. N. Lulick stated it is a slab on brey foundation – cross wall, no footing drains required. They stated they tried to fit the garage between the primary and the reserve; on the opposite side of the DW there's electrical and a footing drain, so this location seemed more logical.

M. McDonnell asked what their plans were for the soil stockpile. N. Lulick stated that they will strip topsoil, dig foundation, and stockpile in that location. Once poured they will back fill with sub soil and refill with topsoil. M. McDonnell requested notes of this. C. Covill asked N. Lulick to provide a brief narrative of construction, and to include silt fence proposed around soil stockpile on the plans.

N. Lulick mentioned that the homeowner wanted a storage area above the garage, and they discussed that building an outside staircase would be best and they would do it farthest from wetlands and it would be built on piers – low impact. He stated that he can show the plans with the staircase included.

b. Eagle Scout Project – Davin Duffy – Building a Bridge and Doing Minor Grading at a Bolton Land Trust Property:

C. Covill announced this is being proposed on the Bolton Land Trust - Freddo property at 98 Cocconi Dr and it includes minor grading of berm, installation of steps, bridge with intermittent stream crossing. This is a jurisdictional ruling to find out if its exempt or if the wetland protections act and our Town regulations apply to this project.

D. Duffy presented a summary of the project, sharing the benefits, problems, a sketch of the project, and schedule with materials to be used.

R. Lally reviewed and read aloud Section 4.2b of the Inland Wetland Regulations to the commissioners. The commissioners agreed that according to the regulations this project would be okay to do.

J. Loersch MOVED to approve this project as exempt/non-regulated according to Section 4.2b in Inland Wetlands Regulations. D. Lynn SECONDED. By roll call vote, passes UNANIMOUSLY 4:0:0.

c. Discussion Regarding Updating the Wetlands Regulations:

R. Lally explained the steps/process of updating the Wetlands Regulations to the commissioners. D. Denunzio, D. Lynn, and M. McDonnell volunteered to help update the Regulations as this is a long process and will need to be done as a group and could take a while to complete, they agreed to meet in groups of two, so it's not considered a meeting. C. Covill said he can provide a list of what needs to be updated.

d. Discuss Proposed 2024-25 IWC Budget:

R. Lally stated they haven't increased their budget in a few years because there hasn't been a need to. R. Lally went over each line item in the budget with the other commissioners. R. Lally recommended keeping the budget the same at \$2,235 to ensure there are funds if needed.

J. Loersch MOVED to approve the submittal of this budget to the Board of Selectman. D. Lynn SECONDED. By roll call vote, passes UNANIMOUSLY 4:0:0.

5) Approval of Minutes:

a. October 24, 2023, Regular Meeting:

J. Loersch MOVED to approve the October 24, 2023, Regular Meeting minutes as presented. D. Lynn SECONDED. By roll call vote, passes UNANIMOUSLY 4:0:0.

6) Wetlands Agent Report:

C. Covill reported that 271 Hop River Rd, Gas Station - Permit #222-5, building plans did change slightly but have no substantial changes, just small things that may impact their schedule. He stated that he reminded them to clean the debris they have in wetlands from the previous owner of the property. R. Lally recommended asking them to join a meeting to update us on their plans.

C. Covill reported 1 Notch Rd installed the catch basin, has a functional site, requires additional grading, but appeared to be stable.

7) Other:

None.

8) Adjournment:

R. Lally adjourned this meeting at 8:54 PM.

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.



WOODCRAFT DESIGNS INC.

Nicholas Monroe Lulick
President
25 Wall Street
P.O. Box 207
Hebron CT. 06248

Telephone (860) 228-9935
Fax (860) 228-0185
E-mail- nick@cthomeremodelingpro.com

December 14, 2023

Town of Bolton Inland Wetland commission

Owner: Edward and Charlene Smith
9 – Lyman Road
Bolton CT
RE: 26' X 26' detached garage

Commencement and completion:

The Contractor to commence construction the week of February 19th 2024 and shall substantially complete construction 60 business days+/- thereafter, weather, labor, material shortages permitting. These dates may change due to weather, building plans and permits permitting.

Topsoil containment and spreading

Existing topsoil to be striped and stock piled in the location shown on the site plan dated 12/11/23 and shall be spread, seeded and hayed once all excavation, backfilling and construction are complete. All erosion control measures to remain in place until the disturbed areas are re-established with grass and are stable.

LEGEND

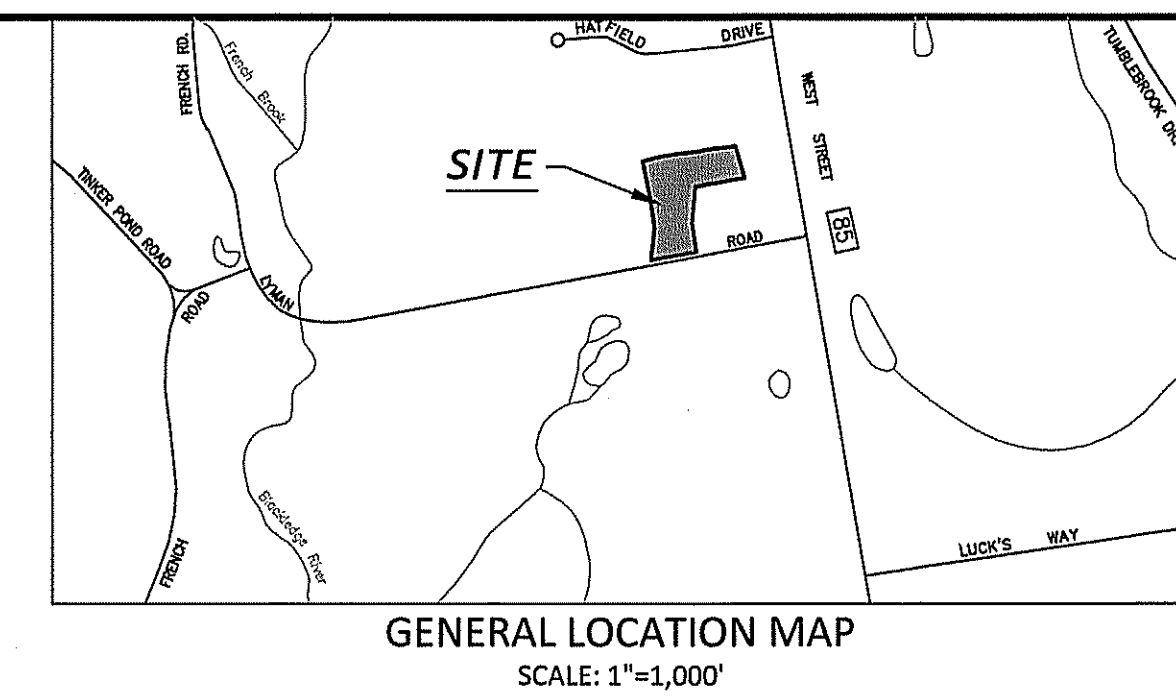
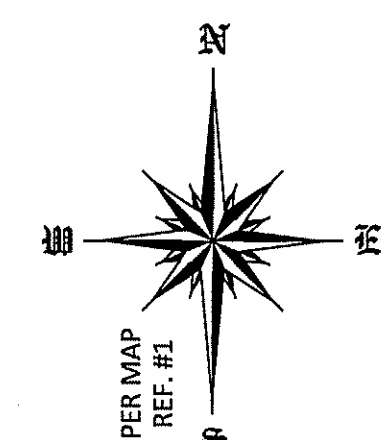
- PROPERTY LINE
- SETBACK LINES: PER MAP REF. #1
- STONEWALL
- WETLANDS
- 100' URA
- 64 --- EXISTING CONTOUR
- 64 --- PROPOSED CONTOUR
- EX. TREELINE
- SILT FENCE
- PROP. BURIED UTILITIES
- UTILITY POLE
- IRON PIN OR PIPE FOUND
- ⊗ ANGLE POINT
- G.T.D. ⇒ GRADE TO DRAIN

NOTES:

1. LIMITS OF DISTURBANCE: Upon approval of individual site plan development, the limit of disturbance shall be established in the field. Disturbance limits shall be bounded by staked hay bales or silt fence.
2. EROSION CONTROLS: Area to be disturbed shall be bounded by staked hay bales or silt fence. All erosion controls, including silt fence shall be installed and inspected by the Land use ZEO and Wetland Agenda prior to stumps being pulled, grubbing, or excavation. The ZEO and Wetland Agent may modify the erosion control requirement based on field conditions so as to adequately control erosion and siltation from the site.
3. TOPSOIL: All topsoil shall be stripped and saved in area as shown on the plan or as approved by the Planner and Wetland Agent. Topsoil shall not be removed from the site except as in compliance with the Zoning Regulations.
4. CONSTRUCTION & DISTURBED AREA: Excavation and construction shall commence following inspection and approval of erosion control and construction of the driveway. The disturbed area shall be so as to contain runoff within the lot to the greatest extent possible.
5. SITES IN WINTER: When a site will be open during the winter months, rough grading and 4-6 inch mulching must occur prior to construction in order to minimize erosion and uncontrolled runoff.
6. COMPLETE SITE WORK: Finish grading shall occur as soon as possible on all lots where there is potential for erosion and for degradation of wetlands and watercourses. Lots shall be finish graded, seeded with perennial grasses suitable for the respective amount of sun or shade and mulched prior to Certificate of Zoning Compliance.
7. FINAL STABILIZATION: Erosion controls shall be maintained on the lot as long as they are needed to control erosion and sedimentation.
8. E&S CONTROLS: All E&S controls shall be inspected on a daily basis and maintained as necessary until all disturbed areas are permanently re-vegetated or otherwise stabilized.

SEPTIC TIES:
PER CONTRACTOR'S AS-BUILT

	A.	B.
1.	37'	47'
2.	43'	52'
3.	78'-3"	81'
4.	89'-6"	89'



IMPROVEMENT LOCATION PLAN
-PREPARED FOR-
WOODCRAFT DESIGNS, INC.
9 LYMAN ROAD
BOLTON CONNECTICUT
JOB NO.: 23-340
FILE NO.: 23-340_9_LYMAN_RD

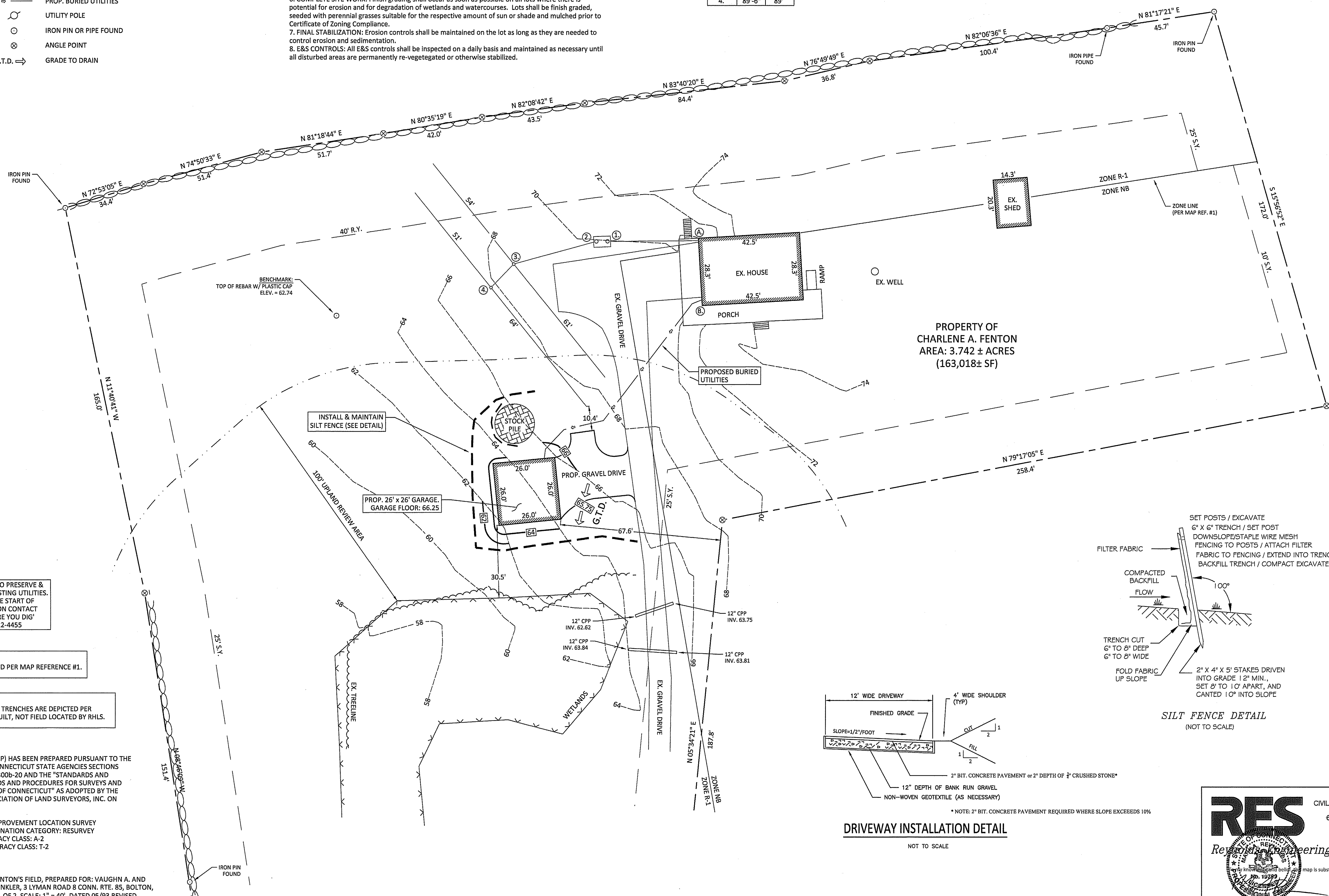
ROB HELLESTROM
LAND SURVEYING LLC
32 MAIN STREET
HEBRON, CONNECTICUT
(860) 228-9853
Mailing Address:
P.O. BOX 378
HEBRON, CT 06248
www.rhlsct.com Email: rhlsctsurveying@yahoo.com
DATE: DECEMBER 4, 2023 BY: JRR

NO.	DATE	DESCRIPTION
1.	12/11/23	REVISE GARAGE DIMENSIONS & LOCATION

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
THE DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL INK SIGNATURE AND EMBOSSED SEAL.
ROBERT W. HELLESTROM, L.L.S. #13626

RES CIVIL ENGINEERING CONSULTANTS
63 NORWICH AVENUE
COLCHESTER, CT (860) 516-0033
Resolute Engineering Services, LLC
Mark A. Williams, P.E. CT LIC.# 19789
Certification is not valid without live signature and embossed (impression) type seal.

GRAPHIC SCALE
0' 20' 40' 60'
(IN FEET)
1 inch = 20ft.



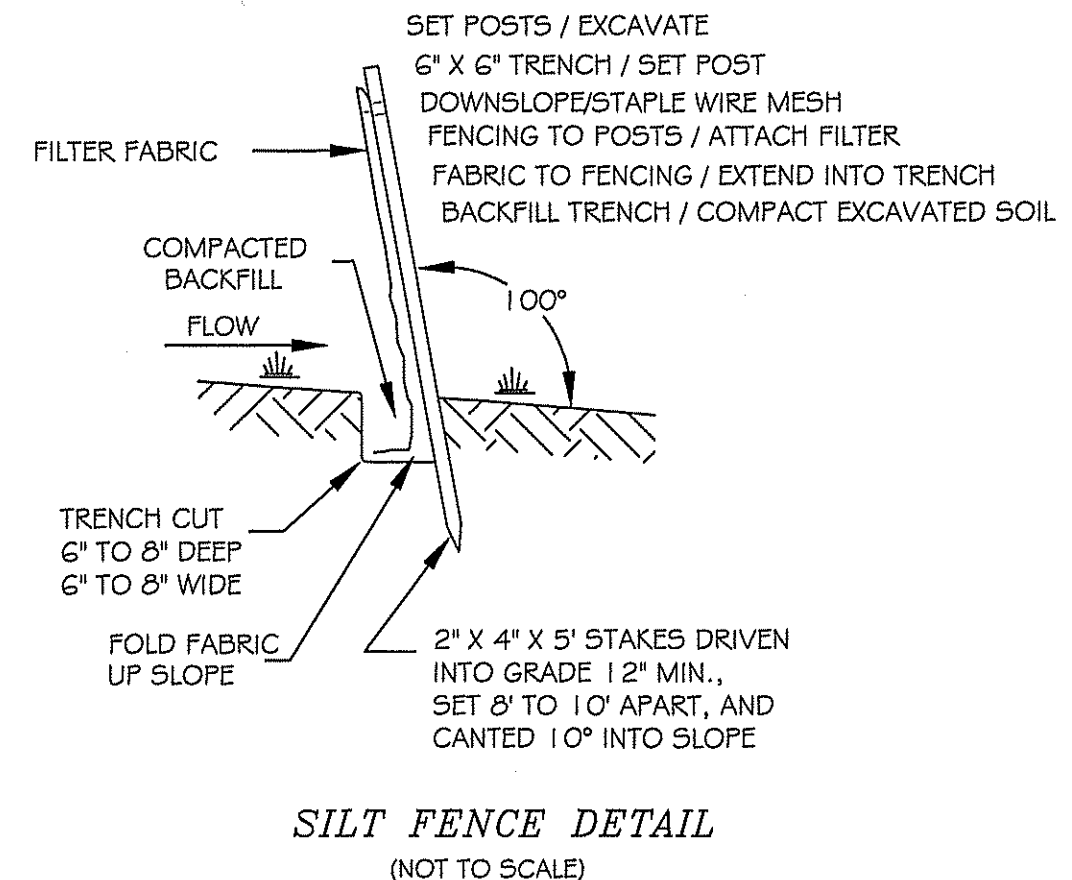
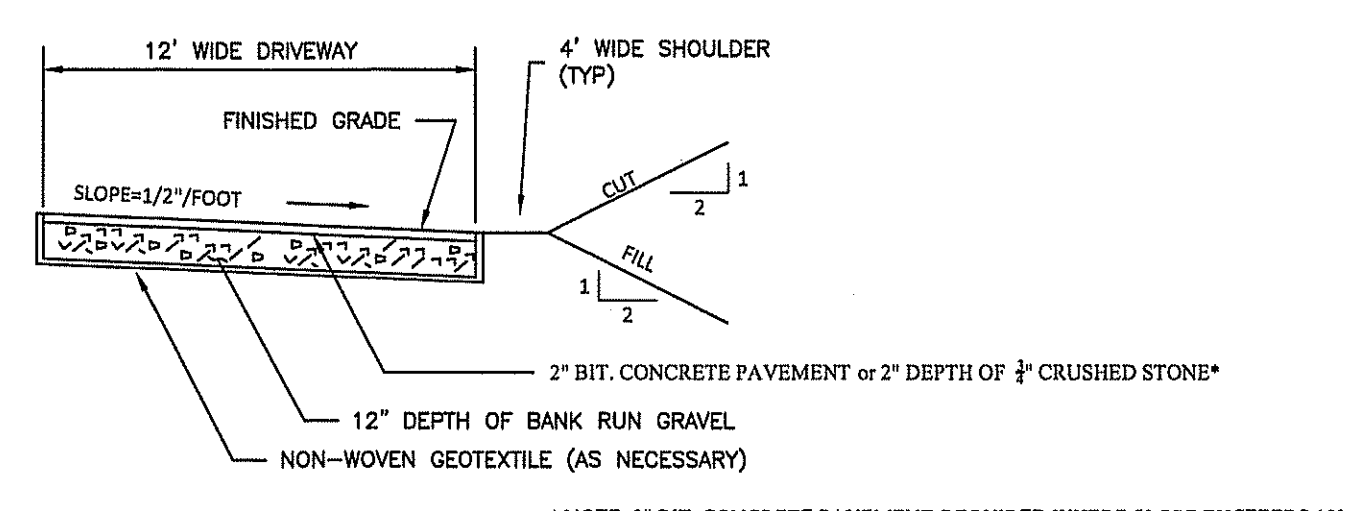
CONTRACTOR TO PRESERVE & PROTECT ALL EXISTING UTILITIES. PRIOR TO THE START OF CONSTRUCTION CONTACT 'CALL BEFORE YOU DIG' 1-800-922-4455

NOTE: WETLANDS ARE DEPICTED PER MAP REFERENCE #1.

NOTE: LOCATION OF LEACHING TRENCHES ARE DEPICTED PER CONTRACTOR'S AS-BUILT, NOT FIELD LOCATED BY RHLS.

MAP STANDARD NOTES:
1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.
TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
BOUNDARY DETERMINATION CATEGORY: RESURVEY
HORIZONTAL ACCURACY CLASS: A-2
TOPOGRAPHIC ACCURACY CLASS: T-2

MAP REFERENCES:
1. "SUBDIVISION PLAN, FENTON'S FIELD, PREPARED FOR: VAUGHN A. AND CHARLENE FENTON WINKLER, 3 LYMAN ROAD 8 CONN. RTE. 85, BOLTON, CONNECTICUT SHEET 1 OF 2, SCALE: 1" = 40', DATED 05/93 REVISED THROUGH 08/26/93" BY MESSIER & ASSOCIATES, INC.



ALL RIGHTS RESERVED. NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. UNAUTHORIZED REPRODUCTION OR VIOLATIONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.