

**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.