

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
7:30 PM, WEDNESDAY, June 13, 2018
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

RECEIVED
JUN 07 2018
Town Clerk of Bolton

1. Call To Order
2. Approval of Minutes: May 9, 2018 Regular Meeting Minutes
3. Residents' Forum (Public Comment for items *NOT* on the agenda)
4. Staff Reports
5. Old Business
 - a. *DISCUSSION*: Site Plan Application to Remodel/Update Fuel Station/Convenience Store, 1135 Boston Turnpike (Valero Station), Boston Turnpike Enterprises, LLC (#PL-18-2)
 - b. General Discussion/Review of Possible Amendments to the Zoning Regulations (time permitting)
 - c. Other
6. New Business
 - a. Request from Bolton Land Trust for Letter of Support to Acquire Land Owned by 89 Church Street Realty
 - b. *DISCUSSION/POSSIBLE DECISION*: Request for Minor Modification of Approved Special Permit for Dentist's Office at 1100 Boston Turnpike (Rosenlicht Property), Bolton Cosmetic & Family Dentistry, Modification of the Approved Berm (#PL-17-3)
 - c. Other
7. Correspondence
8. Adjournment

BOLTON PLANNING & ZONING COMMISSION
Regular Meeting
7:30PM, Wednesday, May 9, 2018
Bolton Town Hall, 222 Bolton Center Road
Minutes & Motions

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MAY 15 2018
Town Clerk of Bolton

Members Present: Chairman Adam Teller, Christopher Davey, Arlene Fiano, Marilee Manning (alternate), Thomas Manning (alternate), James Cropley, Thomas Robbins, Neal Kerr, Benjamin Davies

Members Excused: Rodney Fournier (alternate)

Staff Present: Patrice Carson, AICP, Director of Community Development, Yvonne Filip, Recording Secretary, Jim Rupert, Building Official/ZEO

1. Call to Order: Chairman A. Teller called the meeting to order at 7:32 p.m.

2. Approval of Minutes:

C. Davey moved to approve the minutes of the April 11, 2018 regular meeting. **A. Fiano seconded.** Vote 4-0-3 (Davies, Kerr, Robbins) Approved

3. Residents' Forum: None

4. Staff Reports:

J. Rupert reported:

Re: dumping at 15 Stony Road - police did not issue a citation. Owner indicated he had accumulated the material when he owned the property and continued using the area for dumping after the State took it over. The wife of the owner came to the Town Hall to report that they have started to remove the material from the site. She asked that they be allowed wait until the site dries out before continuing. J. Rupert asked for this information in writing.

Re: 65 Shoddy Mill Road – a cease and desist order was issued for the grading work, unregistered motor vehicles; it has become a general junk yard. No action has been taken by the owner. This matter will be referred to the Town Attorney.

Re: 10 Bolton Center Road – action was taken for the junk yard like conditions. The owner visited J. Rupert to indicate the cleanup is taking place and will continue, but it will take some time.

The busy permit season has arrived with permits being issued for pools, sheds, decks, additions, and new houses.

Re: 1135 Boston Turnpike – has achieved compliance. The owner was told the PZC would not act on a new application with zoning violations on the property.

A. Teller had consent from the Members to hear the New Business before Old Business.

5. Old Business:

a. General Discussion/Review of Possible Amendments to the Zoning Regulations

P. Carson and J. Rupert listened to the recording of the previous meeting for the specific questions/comments from the PZC. Proposed language, additions, or deletions were discussed with the Commission. Consistency in language throughout the zoning regulations is recommended.

Items discussed:

Preface on page III, number 4.

Preface on page III, number 5 (fence).

Page 2-1 Accessory building or structure.

Page 2-1 Access way (Recommendation is to remove this.)

Page 2-2 Awning (The definition used in the Building Code is clearer. Remove from this location)

Page 2-2 Bed & Breakfast (Change to 'a dwelling in which a portion is occupied by the owner'.)

Page 2-2 Buildable area (A buildable area calculation is found in 3.A.10. P. Carson and J. Rupert suggest this appear in Section 11 also.)

Page 2-2 Building Line (J. Rupert indicated that yards, setbacks, and building lines are used interchangeably. A suggestion was to be consistent with what language is used. A. Teller requested that this be left in this place and flag it when it is used later in the regulations.)

Page 2-3 Canopy (A. Teller suggested retaining the definition of structural canopy.)

b. Other: None

6. New Business

a. Site Plan Application: Remodel/Update Fuel Station/Convenience Store, 1135 Boston Turnpike (Valero Station), Boston Turnpike Enterprises, LLC

The PZC is receiving this application this evening and deciding whether this should go to public hearing. The applicant, Saleem Mehar, has been meeting with Staff regarding this project. The footprint of the store will generally remain as is. One fuel dispenser is being added and the canopy enlarged. The tanks are to be replaced. The signage will remain as is. Reviews from the Town Engineer and other Staff are not yet available.

P. Carson feels a public hearing is not required. This property is in a commercial zone and staying much the same. J. Rupert indicated the PZC may want to look at the buffer on the residential side of the property as the current fencing is not in great shape.

C. Davey questioned the 12 new parking spaces indicated on the application. J. Rupert reported that this is in relation to the pavement being torn up, replaced, and parking spaces being repainted. There are a couple of spaces in front of the store and on the eastern side, some of which encroach on the adjacent property. Staff will review and send to applicant and address those before the next meeting.

J. Cropley moved to receive the application with the determination that a public hearing is not necessary. **T. Robbins seconded.** Vote 6-0-0 Unanimously Approved

b. Other: None

7. Correspondence: None

8. Adjournment:

A. Teller adjourned the meeting at 8:57 p.m.

Respectfully Submitted,

Yvonne B. Filip

Yvonne B. Filip, Planning & Zoning Commission Recording Secretary

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

Carson, Patrice

From: Ramiz Khoda <ramizkhoda@gmail.com>
Sent: Tuesday, May 15, 2018 5:07 PM
To: Carson, Patrice
Cc: Saleem!; Rupert, Jim; Choudhry Petroleum
Subject: Re: Site Plan Application for 1135 Boston Turnpike, Bolton
Attachments: Zoning Appl Checklist rev 121112.doc

Good afternoon Patrice,

Attached is the completed checklist as requested. Most of the "Not Included" ones are because it is existing and not changing.

Thank you

Best regards,
-Ramiz

On Thu, May 10, 2018 at 2:23 PM Carson, Patrice <pcarson@boltonct.org> wrote:

Good afternoon,

At last night's PZC meeting, the Commission received the Site Plan application for the fuel station and convenience store remodel at 1135 Boston Turnpike, decided not to hold a public hearing, and asked that the **checklist (attached) that is part of the application be completed and submitted as soon as possible.**

Staff is reviewing the application and hopes to have any comments back to you by May 29 so if there is anything to address, there will be time for you to amend plans and return them to us before the June 13 meeting, as which I expect the PZC to render a decision.

Please let me know if you have any questions or require additional information.

Thank you,

Patrice L. Carson, AICP

Consulting Director of Community Development

**BOLTON PLANNING & ZONING COMMISSION
CHECKLIST FOR SITE PLAN REVIEW (§ 16A)
AND SPECIAL PERMIT (§ 16B) APPLICATIONS**

THIS CHECKLIST MUST BE COMPLETED BY THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE AND SUBMITTED WITH THE APPLICATION.

The Planning and Zoning Commission will use this checklist in determining the completeness or incompleteness of the application. The applicant is responsible for providing all the applicable information on this checklist. The applicant is encouraged to provide any additional information to clearly present a proposed activity and its potential effects on the community. The Commission may require additional information not included in this checklist to determine compliance with the regulations.

AN APPROVAL OF AN APPLICATION COULD BE DENIED IF AN APPLICATION LACKS SUFFICIENT INFORMATION.

Some of the items below are essential for any application while others may not be applicable for a particular proposal. The applicant is encouraged to ask the town staff to review the completed application with all supporting information and the completed checklist, prior to submitting the application to the Planning and Zoning Commission so that the staff can provide the applicant an opinion on the completeness of the application.

Pursuant to Section 16A.2.p, at time of application submission, the applicant may request in writing that the Commission determine that all or a part of the information required under Section 16A.2.c through o. (except subsections e., f., i., and j.) is NOT necessary in order to decide on an application.

Applicants may be subject to supplemental review fees to defray the costs of professional review services such as engineering or legal reviews. Please see attached information sheet.

Name of Development: Fuel Station Update/Remodel

Applicant: Boston Turnpike Enterprises, LLC Date: May 15, 2018

Item	Description	Applicant		Staff	
		Included	Not Included	Completeness Opinion	
				Yes	No
1	Completed, signed application by applicant and owner	X			
2	Payment of required application fees	X			
2A	Statement of Use in accordance with § 16A.2.b	X			
3	All draft deeds for any roads, road widenings and easements for drainage, conservation, driveways, utilities		X		
4	Evidence of request for approval by the Health District and/or Sewer Authority for review, as appropriate		X		
5	Evidence of submission of application to the Inland Wetlands Commission if it is within that Commission's jurisdiction	X			
6	Evidence of submission of a request for review and approval by the Fire Marshal and Fire Chief of the water supply for fire protection		X		
7	Copies of any required applications to other local, state or federal regulatory approvals	X			
8	Written evidence of applicant's legal interest in the subject property (deed, lease option to purchase, bond for deed, etc.)		X		

Item	Description	Applicant		Staff	
		Included	Not Included	Completeness Opinion	
				Yes	No
9	List of mailing address of all current property owners within 500 feet of the subject property, from the Town Assessor records (for special permit only)		X		
10	List of all hazardous or potentially hazardous materials which will be present on the property with a full description of procedures that will be used to assure safety with the material safety data sheets		X		
12	Digital copy of plans in DXF or DGN format if available	X			
13	Paper and digital copies of all reports including hydrology, hydraulic and drainage computations and		X		
14	14 sets of complete stamped and signed site plans measuring 24" x 36	X			
	THE FOLLOWING ITEMS 15 THROUGH 51 SHALL BE INCORPORATED IN PLANS				
15	A-2 boundary survey of the subject property showing all existing and proposed boundary lines and markers, easements, adjoining property lines and the names of all current abutting property owners	X			
16	Names of abutting lot owners	X			
17	USDA Soils boundaries and types		X		
18	Plan title block in the extreme lower right corner (not sideways) to include the name of the town of Bolton	X			
19	All plan sheets numbered with the format "sheet x of y"		X		
20	Clear legible plans with all lines, symbols and features readily identifiable	X			
21	North arrow on each plan including the reference meridian	X			
22	Graphic bar scale on each plan sheet, not smaller than 1"= 40' unless otherwise approved by the Commission	X			
23	Overall plan of site at a smaller scale, with sheet index, if the site does not fit on one sheet at a scale of 1"=40'	X			
24	Key map at a scale of 1"= 500' showing the relation of the site to abutting properties and streets, shown on plan and zoning district boundaries within 500' of site	X			
25	Original and revision plan dates and revision explanations shown on the affected plan sheets	X			
26	Existing and proposed grading with two foot contours to T-2 standards, for all ground surfaces, shown on plan	X			
27	Existing and proposed structures and features, their uses and those to be removed, shown on the plan	X			
28	HVAC equipment located outside the building(s)	X			
29	Existing and proposed driveway entrances to street, parking, loading areas, fire lanes, sidewalks and construction detail drawings, shown on plan	X			
30	Sight distances from property entrances along public roads shown on plan and on profile if grading is needed		X		
31	Soil test locations and soil test results shown on plan		X		
32	Existing and proposed sewage disposal systems and design information, shown on plan		X		
33	Outside Storage Areas	X			
	Description	Applicant		Staff	

Item				Completeness Opinion	
		Included	Not Included	Yes	No
34	Underground / overhead utilities, existing and proposed	X			
35	Existing and proposed water supply shown on plan	X			
36	Existing wells and sewage disposal systems on other properties that could conflict with proposed site improvements, shown on plan		X		
37	Existing and proposed footing drains, curtain drains and dry wells, shown on plan	X			
38	Existing and proposed drainage systems, any affected floodway or floodplain and construction detail drawings, shown on plan, including base flood elevation and floor elevation data.	X			
39	Existing and proposed bridges and culverts on or adjacent to the site, shown on plan	X			
40	Existing and proposed signs with dimensions and construction detail drawings, shown on plan	X			
41	Existing and proposed fences and walls with dimensions and construction detail drawings, shown on plan	X			
42	Zoning district boundaries affecting the site, shown on plan	X			
43	Table shown on plan of zoning dimensions required and provided for lot area, street frontage, lot width, yard setbacks, impervious area, building coverage and the height and floor area of each building	X			
44	Table on plan of parking / loading spaces required / provided	X			
45	Fire lanes	X			
46	Sidewalks and other pedestrian ways	X			
47	Off-site traffic improvements		X		
48	Limits of wetlands as delineated by a certified soil scientist with the soil scientist's signed certification, shown on plan or a certification signed by a soil scientist that no wetlands are within 100 feet	X			
49	Natural features including 100 year flood plain areas, ponds, vernal pools, aquifers, slopes steeper than 25% and potential areas of endangered species, shown on plan	X			
50	Landscaping plan including the locations, numbers, installed sizes, anticipated mature sizes, species and common names of proposed plants plus cost estimate based on published Connecticut DOT unit prices	X			
51	Existing trees of 6" caliper or greater	X			
52	Significant archaeological sites		X		
53	Lighting plan including the location, size, height, light intensity coverage areas and manufacturer's product descriptions for each light type	X			
54	Erosion and Sedimentation Control Plan, with narrative and construction detail drawings, in accordance with the latest Connecticut Guidelines for Soil Erosion and Sediment Control	X			

Item	Description	Applicant		Staff	
		Included	Not Included	Completeness Opinion	
				Yes	No
55	Best management practices to remove contaminants, including sediments and oils, from runoff water, shown on plan, in construct detail drawings, and explained in a report by a qualified professional	X			
56	Architectural elevation drawings of proposed buildings	X			
57	Architectural floor plans of existing and proposed buildings	X			
58	Perspective color drawings or digital views of the site as seen from adjacent roads and from abutting property lines showing the proposed conditions including buildings, landscaping and appurtenant features		X		
59	Traffic Impact Report for applicable sites as described in Zoning Regulations Section 16A.2.k.		X		
60	Thorough, well organized drainage design report for before and after development conditions, that conforms to the latest Conn. Dept. of Transportation and Conn. Dept. of Environmental Protection guidelines and requirements with appropriate calculations, maps, graphics and narrative descriptions of hydrology, hydraulics, assumptions, erosion controls, drainage paths and systems for the 1, 2, 10, 50 and 100 year storm events		X		
61	Statement in drainage report that the after development flows for all storm events do not exceed the before development flows		X		
62	Sanitary Waste Disposal Plan (if community sewerage system)		X		
63	Evaluation of the impact of proposed development upon existing and potential public surface and ground drinking water supplies, pursuant to CGS, Section 8-2		X		
64	Certified copy of Certificate of Public Convenience and Necessity in connection with a "water company", in accordance with CGS, Section 8-25a				
65	Existing and proposed Covenants or Restrictions	X			
66	Engineer's itemized cost estimate for the installation of all erosion and sediment controls based on published Connecticut DOT unit prices		X		
67	Engineer's itemized cost estimate for public improvements based on published Connecticut DOT unit prices as basis for the establishment of a performance bond.		X		
68	Engineer's itemized cost estimate in connection with any restoration guarantee required pursuant to Section 12		X		

Reviewer: _____

Date: _____

Revised 12/11/12



Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

Date: May 25, 2018

To: Planning & Zoning Commission
From: Patrice L. Carson, AICP, Consulting Director of Community Development

Subject: Boston Turnpike Enterprises, LLC's Site Plan appl. (8C.2.b.11.) for Update/Remodel Fuel Station/Convenience Store (Valero Gas Station) at 1135 Boston Turnpike

INFORMATION

Application No.: VP#PL-18-2
Application Date: April 30, 2018
Receipt Date: May 9, 2018
Public Notification: N/A
Public Hearing Date(s): N/A
Applicable Sections: Sections 8C.2.b.11.
Applicant: Boston Turnpike Enterprises, LLC

PROPOSAL / EXISTING CONDITIONS/BACKGROUND

Applicant, Boston Turnpike Enterprises, LLC, of 530 Silas Deane Highway #209, Wethersfield, is seeking a Site Plan Approval to update and remodel the existing convenience store and fuel station (Valero Gas Station) including adding a pump and extending the canopy on a 1.1450 acre lot at 1135 Boston Turnpike.

Located on the south side of Boston Turnpike (Route 44) west of Tolland Road and across the street from St. George's Episcopal Church, the property is zoned RMUZ. Property to the north and east is also zoned RMUZ. Property to the south and west is zoned R-1. Non-residential uses surround the property except directly to the west where there is a single-family house, and directly to the east where there is a vacant lot. The fueling station and convenience store use already exists.

There are wetlands on the property and extensive activity is proposed within the upland review area of Bolton Pond Brook to the west of the site, so an Inland Wetlands Permit is required. The applicant has submitted a Wetlands Application which won't be acted on until at least June 26. The Planning and Zoning Commission cannot render a decision on the Site Plan application until it receives a report of final decision from the Inland Wetlands Agency in accordance with the Connecticut General Statutes:

“Sec. 8-3. Establishment and changing of zoning regulations and districts. Enforcement of regulations. Certification of building permits and certificates of occupancy. Site plans. District for water-dependent uses.

(g) (1) The zoning regulations may require that a site plan be filed with the commission or other municipal agency or official to aid in determining the conformity of a proposed building, use or structure with specific provisions of such regulations. If a site plan application involves an activity regulated pursuant to sections 22a-36 to 22a-45, inclusive, the applicant shall submit an application for a permit to the agency responsible for administration of the inland wetlands regulations not later than the day such application is filed with the zoning commission. The commission shall, within the period of time established in section 8-7d, accept the filing of and shall process, pursuant to section 8-7d, any site plan application involving land regulated as an inland wetland or watercourse under chapter 440. **The decision of the zoning commission shall not be rendered on the site plan application until the inland wetlands agency has submitted a report with its final decision.** In making its decision, the commission shall give due consideration to the report of the inland wetlands agency and if the commission establishes terms and conditions for approval that are not consistent with the final decision of the inland wetlands agency, the commission shall state on the record the reason for such terms and conditions.” The next regularly scheduled meeting of the PZC after the IWA meeting is Wednesday, July 11.

The applicant and his design professionals met with town staff to discuss the overall concept plan, architectural plans and site development plan. Although the application appears to have addressed some of the concerns brought up during those meetings, there are still some outlying issues that need to be addressed (see attached staff reviews).

REPORTS RECEIVED

- Site Plan Checklist – completed
- 05/10/18 review email from Barbara Kelly, Inland Wetlands Agent with comments
- 05/11/18 Public Health Code review email from Holly Hood, Sanitarian II with 1 cond
- 05/24/18 review letter from Joseph Dillon, PE with 8 issues to address
- 05/24/18 review email from James Rupert, Acting Fire Marshal with 5 comments

ADDITIONAL INFORMATION RECEIVED

- Site Development Plan & Details (various dates and revisions – 6 sheets)
- Architectural Floor Plans & Elevations
- Engineering & Legal Review Fee of \$2,000

ADDITIONAL CONSIDERATION OF INFORMATION TO RECEIVE

- E&S Cost Control Bond Estimate
- Drainage Report/Information that may be required by IWA or Town Engineer
- Warranty Deed

STAFF ANALYSIS

The plans appear to meet Town Regulations if the following items are adequately addressed and may require additional information:

- Fencing along the west side of the property is required by the Zoning Regulations to create a solid screening due to the neighboring residential use. Currently, the stockade fencing is in disrepair. The staff suggests a different, more durable/less required maintenance type fencing be installed, i.e., chain link with slats or white vinyl fencing. See also Town Engineer's comment #2.
- Directional signage to indicate one-way traffic off the State Route and through the site should be indicated and required.
- If there is any new lighting proposed for the site, the applicant would need to submit a Lighting Detail (fixtures & cut sheets) and Isometric map/lighting plan.
- A Landscaping Plan in accordance with the Town Engineer's comment #1 needs to be submitted.
- Section 16A.3.x. – Buildings and Structures: Architectural and Design Requirements & Section 16B.4.1. – Architectural Character, Historic Preservation, Site Design. The Commission needs to determine if the design of the proposed building renovation is adequate to meet these standards. If the Commission's intention along this corridor is to preserve the existing character and create transitions to existing residential neighborhoods, this site appears to accomplish that better than it currently does. Staff feels the applicant has paid attention to blend the appearance of the structure to keep its look as unobtrusive to the neighborhood by not changing the site that dramatically.
- Section 16A.4.d. – Notices – The Commission has decided not to hold a public hearing for this application. The applicant is therefore not required to send statutory notices, however, a sign must be posted no less than four (4) days before the June 13 PZC meeting at which this application will be reviewed. The applicant needs to provide an affidavit for the posting of a sign.
- Addressing additional comments outlined in Staff Reports attached with this report.

STAFF RECOMMENDATION

The staff has determined that:

- the application is complete.
- the application complies with Town Regulations subject to conditions set forth in the staff reports received.
- the use is existing and compatible with other uses in the neighborhood, and is in keeping with the zone in which it is located.
- the Commission needs to wait for the Inland Wetland Agency's report of decision before it renders its decision and needs to decide to include any recommendations from that report it deems necessary.

At this time, Staff recommends placing this application on the next regularly scheduled PZC meeting of July 11 for decision, subject to conditions set forth in the staff reports received (below) that the Commission determines have not been addressed. This is within the 65-day time period to render a decision of the Site Plan application.

From: Rupert, Jim
Sent: Thursday, May 24, 2018 1:33 PM
To: Carson, Patrice
Cc: boltonchief34@gmail.com
Subject: 1135 boston turnpike.

Dear Patrice,

Thank you for taking the time to meet with Chief Dixon and I yesterday regarding the site plan for 1135 Boston Turnpike. Based on our review and conversation we have the following comments.

- Because the site is tight for FD access we would request the opportunity to review any significant changes that occur to the plan prior to a decision being rendered by the PZC.
- The site currently has a propane exchange and fire wood rack. If those elements are intended to remain they should be depicted on the plan as they could impact fire safety and egress.
- Due to the orientation of the fuel dispensers CCTV will be necessary for the attendant to monitor fueling operations.
- With the addition of the tower for signage consideration should be given to shifting the dumpster enclosure to the east in order to center it on the drive aisle for easier access to pick up in order to minimize the possibility of vehicular impact to the structure.
- In recognizing the Zoning Regulations the applicant has removed wheel stops from a previous rendering of the plan. Since parking on the west side of the site may be vulnerable to rolling downslope into the brook it is suggested that a guard rail or bollards be required.

Respectfully submitted,
James Rupert
Fire Marshal

From: hhood contact
Sent: Friday, May 11, 2018 9:11 AM
To: Carson, Patrice; jdillon@nlja.com; Hood, Holly; Rupert, Jim; Kelly, Barbara; Barbara Kelly (kelly10@snet.net)
Subject: RE: Site Plan Application Review - Fuel Station/Convenience Store Remodel at 1135 Boston Turnpike (Vallero), Boston Turnpike Enterprises, LLC

As this property is on sewer, Public Health has no comment about the site plan. (The Bolton Lake Regional Sewer Authority may need notification about any proposed changes).

However, the client will need to submit a full food service plan application for review and approval by Public Health prior to receiving a building permit.

Holly Hood, MPH, RS
Sanitarian II
Eastern Highlands Health District
860-377-3909 (cell)

From: Kelly, Barbara
Sent: Thursday, May 10, 2018 4:35 PM
To: Carson, Patrice
Subject: RE: Site Plan Application Review - Fuel Station/Convenience Store Remodel at 1135 Boston Turnpike (Vallero), Boston Turnpike Enterprises, LLC

Hi Patrice,

A wetlands permit is needed for the extensive work in the upland review area of Bolton Pond Brook.

Boston Turnpike Enterprises, LLC submitted a wetlands application. The IWC will receive the application on May 22nd and probably act on it at the June 26th meeting.

I'll be in Bolton tomorrow morning, if you want to discuss things.

Take care,
BK

From: Kelly, Barbara
Sent: Friday, May 25, 2018 11:29 AM
To: 'choudrypetroleum@att.net'
Cc: Carson, Patrice
Subject: Inland Wetlands Application 2018-3 for 1135 Boston Turnpike

Dear Mr. Mehar,

I am writing to document information conveyed to you at the Inland Wetlands Commission meeting on May 22nd and in the phone conversation that we just completed.

The Commission asked that more complete information be shown on the plan. The attached letter from Bolton's Town Engineer documents this request.

Further, since stormwater from the site discharges directly into Bolton Pond Brook, treatment measures should be designed in accordance with the 2004 Connecticut Stormwater Quality Manual. Chapter 3.6 describes "Primary and Secondary Stormwater Treatment Practices". Chapter 10 focuses on "Stormwater Retrofits". The Manual is available on-line. <http://www.ct.gov/deep/cwp/view.asp?a=2721&q=325704>

Feel free to contact me, or to have your engineer contact me, if you would like feedback on updated plans and treatment measures before the next Inland Wetlands Commission meeting on June 26th.

Sincerely,
BK



Jacobson

May 24, 2018

Ms. Patrice Carson, AICP
Director of Community Development
Town Office Building
222 Bolton Center Road
Bolton, CT 06043

Re: Fueling Station Update/Remodel, 1135 Boston Turnpike, Site Plan Review, NLJA #0968-0040

Dear Ms. Carson:

As requested, we have reviewed the following information received for the subject project at our office through May 4, 2018:

- Item 1: Set of six (6) drawings entitled "Fuel Station Update / Remodel, 1135 Boston Turnpike, Bolton, Connecticut", scales as noted, dated June 12, 2017, last revised April 25, 2018, prepared by Nafis and Young Engineers, Inc.
- Item 2: Bolton Planning and Zoning Commission Application for Special Permit, Site Plan Review or Modification of a Previously Approved Application dated 04-30-18.

The subject application proposes to construct an additional fueling island adjacent to the two existing islands, repave the parking area and remodel the interior of the existing retail area.

We have the following comments:

1. The Existing Conditions Plan is missing several existing site features along the eastern edge of the site. These items include; landscaping, a site light, a utility pole, the duplex grinder pump along with its associated 1-1/2 pressure line and curb stop and the configuration of the bituminous concrete curbing. The plan should be updated to include all current features that exist on site.
2. The existing fence along the western property line is in poor condition. We would recommend that this fence be removed and replaced in its entirety.
3. Proposed spot elevations should be provided at appropriate locations around the perimeter of the parking area to ensure proper drainage.
4. Additional modified riprap should be placed at the existing storm drainage outlet to help protect against stream bank erosion.

Nathan L. Jacobson & Associates, Inc.
Nathan L. Jacobson & Associates, P.C. (NY)
86 Main Street P.O. Box 337 Chester, Connecticut 06412-0337
Tel 860.526.9591 Fax 860.526.5416

Consulting Civil and Environmental Engineers Since 1972



Jacobson

Ms. Patrice Carson, AICP
Director of Community Development
Re: Fueling Station Update/Remodel
1135 Boston Turnpike
Site Plan Review
NLJ #0968-0040

May 24, 2018
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5. The inverts for the existing catch basin and the top of frame elevation and inverts for the existing oil water separator should be provided.
6. The existing catch basin and oil water separator structures should be pumped and inspected by the Town of Bolton prior to commencement of construction. During a recent site walk, it appeared that the water level in the catch basin was somewhat lower that what would be expected following the overnight rain storm. We would like to confirm the proper function of both structures.
7. Details should be provided for the canopy extension, the new fence for the western edge of the property, the dumpster enclosure, the accessible parking pavement markings and the free standing accessible parking sign.
8. The Typical Pavement section should be revised to show a 3" bituminous concrete pavement thickness (1.5" Class 2 on top of 1.5" of Class 1) placed on top of the 8" compacted gravel base.

Should you have any questions, please feel free to contact our office.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, INC.



Joseph M. Dillon, P.E.

JMD:jmd

cc: Joyce Stille
James Rupert
File

Carson, Patrice

From: Gwen Marrion <gmarrion@snet.net>
Sent: Friday, May 18, 2018 3:28 PM
To: Adam Teller; Adam Teller
Cc: Carson, Patrice
Subject: Request for support letter
Attachments: Support letter - P&Z.docx

Dear Adam,

As we discussed yesterday I would appreciate your putting on the June 13 P&Z agenda a request by the Bolton Land Trust for a letter of support of the land trust's efforts to acquire the parcel owned by 89 Church Street Realty. The land trust is applying for a grant and an important feature of the grant is showing there is public support for the project.

Attached is a letter which the P&Z can use as is or modify as you see fit.

I am copying Patrice on this as you suggested.

Someone from the land trust board will attend the June 13 meeting to answer questions.

Thank you,
Gwen

[Planning and Zoning letterhead]

Date

Gwen E. Marrion, president
Bolton Land Trust
38 Maple Valley Road
Bolton, CT 06043

Dear Gwen,

The Bolton Planning and Zoning Commission supports the Bolton Land Trust's efforts to acquire the property in the southeast area of Bolton owned by 89 Church Street Realty Co. The acquisition would accomplish conservation goals, provide public benefits and support policies set forth in the 2015 Plan of Conservation and Development developed and adopted by the Planning and Zoning Commission.

One policy of the Plan is to "continue to manage Bolton's open spaces in an ecologically sound manner for conservation, education, and recreation purposes". The land trust's stated plans to conduct a timber harvest as a model for other Bolton landowners, connect a new trail system with the land trust's existing trails on Lombardi Ridge Preserve and encourage scouts and students to use the property for experiential learning all promote that policy.

Preservation of the property would also help protect the Town's water resources which the Plan states is "the most important natural resource issue in Bolton". Preserving the property would also move Bolton toward its adopted goal of preserving 20% of the Town as open space.

Sincerely,

Adam J. Teller, chairman

PROPOSED -

Not Drafted by PZC or Staff

BRANDY ST

Location BRANDY ST **Assessment** \$6,180
Mblu 18/ / 50/ / **Appraisal** \$472,300
Owner EIGHTY NINE CHURCH ST REALTY CO **PID** 788
Building Count 1

Current Value

Appraisal	
Valuation Year	Total
2013	\$472,300

Assessment	
Valuation Year	Total
2013	\$6,180

Owner of Record

Owner EIGHTY NINE CHURCH ST REALTY CO **Sale Price** \$0
Co-Owner C/O JOSEPHINE RYDER **Certificate**
Address 56 FRANKLIN ST **Book & Page** 0065/0129
 ROCKVILLE, CT 06066 **Sale Date** 01/01/1900

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
EIGHTY NINE CHURCH ST REALTY CO			0065/0129	01/01/1900

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Building Percent Good:

Building Photo

Building Attributes	
Field	Description
Style	Vacant Land
Stories	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	

Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Heat Fuel	
Heat Type:	
AC Percent	
Total Bedrooms:	
Full Bthrms:	
Half Baths:	
Extra Fixtures	
Total Rooms:	
Num Kitchens	
Fireplace(s)	
Wood Stoves	
Bsmt Gar(s)	
Fin Bsmt Qual	



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Building Layout

Building Layout

Building Sub-Areas	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Zone R-1

Land Line Valuation

Size (Acres) 68
 Depth
 Assessed Value \$6,180
 Appraised Value \$472,300

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

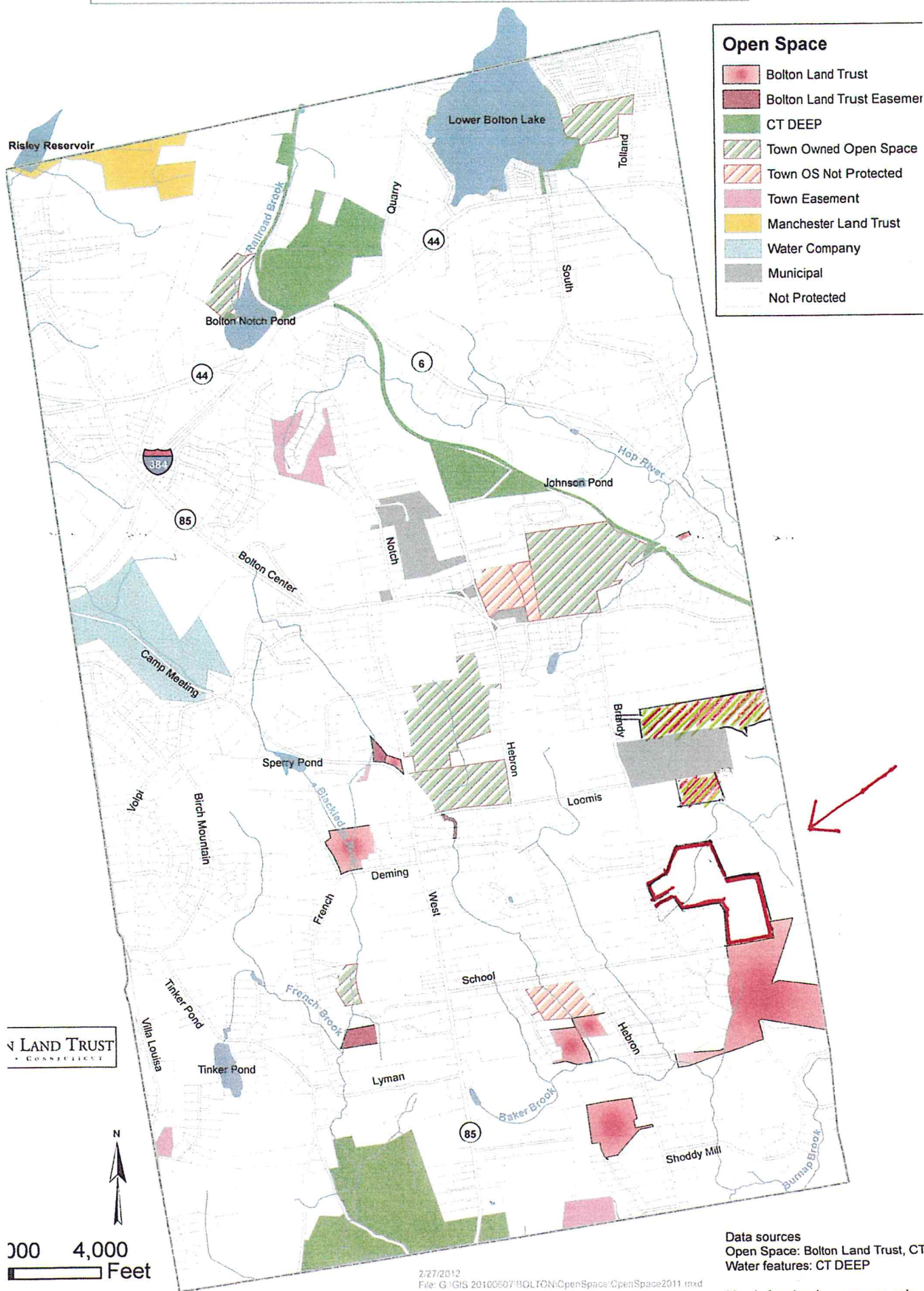
Appraisal	
Valuation Year	Total
2014	\$472,300
2013	\$472,300

Assessment	
Valuation Year	Total

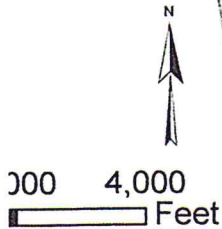
2014	\$6,180
2013	\$6,180

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BOLTON OPEN SPACE FEBRUARY, 2012



LAND TRUST
CONNECTICUT



Carson, Patrice

From: Rupert, Jim
Sent: Tuesday, June 05, 2018 9:56 AM
To: James Aldrich
Cc: Carson, Patrice; Stille, Joyce
Subject: berm
Attachments: 18 6 4 1100 bost tpke berm pzc.docx

Jim,

Please see the attached letter informing you that I will be discussing proposed modifications to the berm with the PZC on Wednesday the 13th.

Jim

6/5/18

To: Jim Aldrich

From: James Rupert, ZEO

Subject: modification 1100 Boston Turnpike Berm

Dear Mr. Aldrich,

I apologize for any delay in my response regarding our recent communications regarding changes to the berm at 1100 Boston Turnpike from the approved plan. As previously indicated Patrice and I did communicate with Chairman Teller regarding this issue. Chairman Teller advised that as ZEO the decision was mine to make regarding the determination of minor modification and staff approval. The Regulations indicate that should there be any question I should bring the matter to the PZC for a discussion and decision on the matter.

While I feel confident that staff is able to make good decisions on this matter I feel that I must bring the discussion to the PZC to determine if this modification should come back to them as an application for the following reasons. During the public hearing on the original application both the public and PZC did express concern and had questions regarding the berm, associated landscaping and drainage. We have not heard directly from any abutters expressing any positive or negative impacts regarding the proposed change. We have not heard from the property owner regarding this proposed change.

Should you be in a position to provide communications from the owner and abutters to me prior to the PZC meeting on June 13th I would be happy to include them in my discussion with the PZC.

Thank you,

James Rupert, ZEO