

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
7:30 PM, WEDNESDAY, June 12, 2019
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

RECEIVED
JUN 07 2019
Town Clerk of Bolton

1. Call To Order
2. Approval of Minutes: May 8, 2019 Regular Meeting Minutes
3. Residents' Forum (Public Comment for items *NOT* on the agenda)
4. Staff Reports
5. Old Business
 - a. Other
6. New Business
 - a. *APPLICATION/DISCUSSION/POSSIBLE DECISION*: Modification of Special Permit #PL-18-6 to Add New Building, 837 Boston Turnpike, Able Coil and Electronics Co. (#PL-19-2)
 - b. *Expiration of/Void Approval of Subdivision Plan*: Sperry's Glen Subdivision, 11 French Road (Frank & Luisa Wood – Original Applicant, Glenn Ostrager – Current Owner)
 - c. Other
7. Correspondence
8. *Public Forum*: Discussion/Review of Possible Amendments to the Zoning Regulations (time permitting) – Section 2 & 3
9. Adjournment

BOLTON PLANNING & ZONING COMMISSION

Regular Meeting

7:30 p.m., Wednesday, May 8, 2019

Bolton Town Hall, 222 Bolton Center Road

Minutes & Motions

RECEIVED

MAY 13 2019

Town Clerk of Bolton

Members Present: Chairman Adam Teller, James Cropley, Benjamin Davies, Christopher Davey, Arlene Fiano, Thomas Robbins and Alternate Rodney Fournier (seated for Neal Kerr)

Members Excused: Neal Kerr and Alternates Marilee Manning and Thomas Manning

Staff Present: Patrice L. Carson, AICP, Director of Community Development, Jim Rupert, Zoning Enforcement Officer, Yvonne Filip, Recording Secretary

1. **Call to Order:** Chairman A. Teller called the meeting to order at 7:32 p.m.
2. **Approval of Minutes: February 13, 2019 Regular Meeting Minutes and April 10, 2019 Regular Meeting Minutes**
 - A. **Fiano moved** to approve the minutes of the February 13, 2019 regular meeting as written. **A. Teller seconded.** Vote: 4-0-3 (Cropley, Davies, Davey). Motion passed.
 - C. **Davey moved** to approve the minutes of the April 10, 2019 regular meeting as written. **B. Davies seconded.** Vote: 6-0-1 (Cropley). Motion passed.
3. **Residents' Forum:** There was none.
4. **Staff Reports:**

J. Rupert reported:

 - Administrative zoning permits issued for 3 pools, 2 sheds, 1 fence, 1 garage, and 1 solar array.
 - He is working on an unpermitted curb cut at 11 Hebron Road.
 - A violation has been issued for the Lyndale Farm property due to the construction of a greenhouse and two tree businesses operating on the parcel.
 - The owners are cooperating and working on cleaning up 102 Cider Mill Road.
 - The kennel on Route 44 has changed hands.
 - The sign at Bolton Pizza has been refaced and the pole repainted; a permit is not required for this.

Staff has not had recent discussions with Bolton Vet. When Staff met with the general manager and one other person limited options for expansion on the current site were discussed. Sewer infrastructure is not the limiting factor at the current site. Available properties in town were provided.

No applications have been submitted for the Bolton Pizza site. They did get permits to renovate and add accessible bathrooms. The kitchen equipment was removed. Building and electrical permits will be required if someone decides to open a business there. These would be done in conjunction with Health Department requirements.

J. Cropley is concerned about comments he hears all the time that the PZC is holding people back from operating in Bolton. Members and Staff do not understand this either since most decisions are made the same night that public hearings are held and closed. Applications are reviewed at the staff level for the presentation to the PZC.

5. Old Business

a. **Other:** There was none

6. New Business

a. Informal Discussion: Modification of Special Permit #PL-18-6 to include New Building, Public Hearing Requirement, Steven Rockefeller

Chairman Teller reminded those present that this is an informal discussion. Comments from the PZC or Staff are not binding for the application that may be forthcoming.

Steven Rockefeller, 25 Howard Road, was present. He distributed illustrations of the original plan. The original plan was to build a building within the existing building. It has been discovered that tearing down part of the inside is not cost effective. The option being explored is to build a separate single floor office building on the corner of the existing building. This requires a modification to the permit. Drawings and elevations are expected to be ready for presentation at the June PZC meeting. Uses of the property remain the same as previously discussed. The property is being improved and remains harmonious with the area, thereby, benefitting the community.

The footprint would be changed with the addition of a second building, noted by A. Teller. S. Rockefeller stated the original design had excess capacity for future expansion. A couple of parking spaces would be lost with the modification, but the parking requirement is still met. The new building would have a similar look to the illustration. The face of the existing building will be cleaned up.

Although A. Teller does not feel this is a minor modification he does not think a public hearing is necessary due to the lack of public concern at the previous meeting. A. Teller also stated that the PZC does what they can to streamline projects as they know that time is money. The PZC does not want to cause delays for this reason as long as they make decisions that are fair to the abutters and to the community as a whole.

b. Informal Discussion: Tree Business and Retail Fireplace Store in GB and Industrial Zone, Andrew Trudeau

Andrew Trudeau, 13 Lake View Terrace, Stafford presented. He, his mother, and his brother would each like to locate their businesses to 299 Hop River Road. The back of the property is zoned industrial; the front is in the general business zone. This site was the base for Griffin Dewatering. When speaking with Staff the question arose about having a retail business there. His mother owns Glowing Embers located on Route 6 across from Shady Glen; A. Trudeau runs a tree business and his brother runs a propane business. They could have one business sign at the location meeting the signage regulations.

J. Rupert informed the Commission that the GB portion of the property is entirely covered in wetlands. Therefore, the mother's business would have to be in the Industrial zone section, but that zone is limited to industrial type uses. He and P. Carson were trying to figure out ways to

make the business fit on the property. Industrial zoned land is very limited in Bolton. The parcel consists of seven acres with the GB zone being 300' deep. The building cannot be viewed from the street.

J. Copley asked if the Industrial zone can be changed to a GB zone by the PZC. A. Trudeau's and his brother's businesses would not fit in GB. What about a mixed-use zone which the town does have? A. Fiano asked if there are any businesses in an Industrial zone that include a showroom. What is Munson Candy? They do manufacturing and retail. Staff replied that Munson's is all in a GB zone. There is no Mixed-Use zone on Route 6. There is no mention in the regulations of special uses in an Industrial zone. As long as there is no prohibition, could the Commission allow mixed use by special permit?

A. Teller thinks this will require a zone change or change where the zone line is now. The zone line can be moved back behind the building to include it in the GB zone. The building can house the offices and retail business. The equipment would then be in the Industrial zone. Use of a building for the storage of trucks is permitted in the GB zone. Fire codes should be consulted regarding the storage of trucks in the building next to retail uses. This is not spot zoning; this is expanding the zone. The boundary lines are arbitrary to begin with.

P. Carson told A. Trudeau that this process will require two applications. One for a public hearing to change the zone boundaries and one for the businesses.

c. **Other:** There was none

7. Correspondence:

P. Carson distributed an email regarding Housing Legislation Update.

On May 22, 2019 at 7:00 p.m. in the Town Hall a meeting will be held of the Land Use Boards. This may be a good venue to discuss the issue of people saying that Town Hall is unfriendly to business.

S. Pierog said she can find someone at Town Hall who will be the spokesperson for the Town. Since the town is in the process of hiring an Administrative Officer the issue of proactive communications from the Town Hall can be discussed.

8. Public Forum: Discussion/Review of Possible Amendments to the Zoning Regulations (time permitting) – Section 2 & 3

Time was not available to discuss the regulations.

9. Executive Session: Pending Litigation Regarding Zoning Violations at 65 Shoddy Mill Road

Sandra Pierog requested to be included in the executive session as an ex officio of the PZC. A. Teller does not believe there is a solid reason for allowing this. Even if S. Pierog was included as the de facto Chief of Police a valid reason must be found. S. Pierog will excuse herself because of this concern. J. Rupert is included because he is the person responsible for enforcing zoning regulations. Rupert would like to include P. Carson. Teller feels there is no reason to include P. Carson.

C. Davey moved to enter Executive Session at 8:53 p.m. inviting Zoning Enforcement Officer Jim Rupert to join them for the purpose of discussing pending litigation regarding zoning violations at 65 Shoddy Mill Road. **A. Fiano seconded.** Vote 7-0-0. Motion passed.

The Commission came out of Executive Session at 9:25 p.m. No motions were made.

10. Adjournment:

J. Cropley moved to adjourn the meeting at 9:25 p.m. **B. Davies seconded.** Vote: 7-0-0.

Respectfully Submitted,

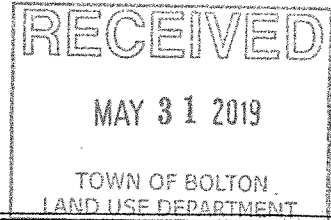
Yvonne B. Filip

Yvonne B. Filip, Planning & Zoning Commission Recording Secretary

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



Pd 5/31/19
ck#18502
\$385.00
PL-19-2



Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

BOLTON PLANNING AND ZONING COMMISSION

APPLICATION FOR SPECIAL PERMIT, SITE PLAN REVIEW OR MODIFICATION OF A PREVIOUSLY APPROVED APPLICATION

1. Application Title: Special Permit 837 Boston Turnpike

2. Check all that apply:

Special Permit Application Modification of an Approved Special Permit Application*

Site Plan Review Application Modification of an Approved Site Plan Review Application*

* The Commission may require a new application if the proposed modification significantly alters the previously approved application.

3. Street Address of subject property 837 Boston Turnpike

4. Deed Reference (Bolton Land Records) Volume 173 Page 267

5. Assessor's Records Reference: Map # 5; Block # _____ Parcel / Lot # 159

6. Current zone(s) of subject property General Business Industrial Acreage: 31.76

7. In Aquifer Protection District? Yes _____ No

8. In FEMA Flood Area? Yes _____ No

9. Wetlands Application Required? Yes _____ No

10. Applicant(s) Able Coil And Electronics CO.

Address PO. Box 9127 25 Howard Rd. Bolton CT. Zip 06043

Phone # 860-646-5686 Fax # 860-646-5678 E-mail _____

11. Owner(s) of subject property Howard Road Realty LLC.

Address Same Zip _____

Phone # _____ Fax # _____ E-mail _____

12. Official Contact / Representative regarding this Application: Steven Rockefeller

Address Same Zip _____

Cell Phone # 860-221-5006 Fax # _____ E-mail _____

13. Project Engineer: Bushnell Associates LLC.
 Address 563 Woodbridge St. Manchester CT. Zip 06042
 Phone # 860-643-7875 Fax # 860-643-7875 E-mail abushnell@sbcbglobal.net
14. Project Architect: Capital Studio Architects LLC.
 Address 1379 Main Street East Hartford CT. Zip 06108
 Phone # 860-289-3262 Fax # 860-289-3163 E-mail dholmes@capitalstudio.net
15. Other Experts Retained by Applicant: _____

16. Briefly describe the proposed use of the subject property. Provide greater detail in Project Narrative.

Light Manufacturing of Precision Wound Coils + Transformers

17. Square footage of new / expanded space: 6,425 ft² # of new parking spaces 6

18. List the Section(s) of the Zoning Regulations under which application is made: 8A.2.B.25
8A.3

19. Provide all the applicable items for a complete application including a completed Checklist for Site Plan Review and Special Permit Applications. A completed checklist must be provided to comprise a complete application.

20. Applicant's Endorsement:

I am a willful participant and fully familiar with the contents of this application.

Signature [Signature] Date 5/30/2019

21. Owner's Endorsement:

I am a willful participant and fully familiar with the contents of this application.

Signature [Signature] Date 5/30/2019

NOTE: If there are any material changes to this application, the Applicant shall immediately notify the Town Staff in writing.

Applicants may be subject to Supplemental Review fees to defray the cost of Professional Review Services such as engineering or legal reviews.

For Town Use Only

Base Fee Paid _____ Check # _____

Date application received by Inland Wetlands Commission (if applicable) _____

Date of Inland Wetlands Commission action (if applicable) _____

Date application received by Planning and Zoning Commission _____

Date of public hearing (if required) _____

Date of Planning and Zoning Commission action _____

Date of newspaper publication of Planning and Zoning Commission action _____

Summary of Planning and Zoning Commission action _____

Revised March 11, 2009

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

March 11, 2009

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 Special Permit 837 Boston Turnpike
Applicant Able Coil and Electronics Date 5/30/19

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

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)	✓			
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	See Statement of Use #6			
12	Digital copy of plans in DXF or DGN format if available	N/A			
13	Paper and digital copies of all reports including hydrology, hydraulic and drainage computations and	✓			
14	14 sets of complete stamped and signed site plans measuring 24" x 36	✓			
	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	✓			
16	Names of abutting lot owners	✓			
17	USDA Soils boundaries and types	✓			
18	Plan title block in the extreme lower right corner (not sideways) to include the name of the town of Bolton	✓			
19	All plan sheets numbered with the format "sheet x of y"	✓			
20	Clear legible plans with all lines, symbols and features readily identifiable	✓			
21	North arrow on each plan including the reference meridian	✓			
22	Graphic bar scale on each plan sheet, not smaller than 1"= 40' unless otherwise approved by the Commission	✓			
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'	✓			
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	✓			
25	Original and revision plan dates and revision explanations shown on the affected plan sheets	✓			
26	Existing and proposed grading with two foot contours to T-2 standards, for all ground surfaces, shown on plan	✓			
27	Existing and proposed structures and features, their uses and those to be removed, shown on the plan	✓			
28	HVAC equipment located outside the building(s)	✓			
29	Existing and proposed driveway entrances to street, parking, loading areas, fire lanes, sidewalks and construction detail drawings, shown on plan	✓			
30	Sight distances from property entrances along public roads shown on plan and on profile if grading is needed	✓			
31	Soil test locations and soil test results shown on plan	✓			
32	Existing and proposed sewage disposal systems and design information, shown on plan	✓			
33	Outside Storage Areas	✓			

Item	Description	Applicant		Staff	
		Included	Not Included	Completeness Opinion	
				Yes	No
34	Underground / overhead utilities, existing and proposed	✓			
35	Existing and proposed water supply shown on plan	✓			
36	Existing wells and sewage disposal systems on other properties that could conflict with proposed site improvements, shown on plan	✓			
37	Existing and proposed footing drains, curtain drains and dry wells, shown on plan	✓			
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.	✓			
39	Existing and proposed bridges and culverts on or adjacent to the site, shown on plan	✓			
40	Existing and proposed signs with dimensions and construction detail drawings, shown on plan	✓			
41	Existing and proposed fences and walls with dimensions and construction detail drawings, shown on plan	✓			
42	Zoning district boundaries affecting the site, shown on plan	✓			
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	✓			
44	Table on plan of parking / loading spaces required / provided	✓			
45	Fire lanes	✓			
46	Sidewalks and other pedestrian ways	✓			
47	Off-site traffic improvements	N/A			
41	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	✓			
42	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	✓			
43	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				
44	Existing trees of 6" caliper or greater	✓			
45	Significant archaeological sites		✓		
46	Lighting plan including the location, size, height, light intensity coverage areas and manufacturer's product descriptions for each light type				
47	Erosion and Sedimentation Control Plan, with narrative and construction detail drawings, in accordance with the latest Connecticut Guidelines for Soil Erosion and Sediment Control	✓			

Item	Description	Applicant		Staff	
		Included	Not Included	Completeness Opinion	
				Yes	No
48	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	✓			
49	Architectural elevation drawings of proposed buildings	✓			
50	Architectural floor plans of existing and proposed buildings	✓			
51	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		✓		
52	Traffic Impact Report for applicable sites as described in Zoning Regulations Section 16A.2.k.	N/A			
53	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				
54	Statement in drainage report that the after development flows for all storm events do not exceed the before development flows				
55	Sanitary Waste Disposal Plan (if community sewerage system)	N/A			
56	Evaluation of the impact of proposed development upon existing and potential public surface and ground drinking water supplies, pursuant to CGS, Section 8-2	N/A			
57	Certified copy of Certificate of Public Convenience and Necessity in connection with a "water company", in accordance with CGS, Section 8-25a		✓		
58	Existing and proposed Covenants or Restrictions	✓			
59	Engineer's itemized cost estimate for the installation of all erosion and sediment controls based on published Connecticut DOT unit prices	✓			
60	Engineer's itemized cost estimate for site improvements based on published Connecticut DOT unit prices as basis for the establishment of a completion bond	✓			

FILING FEES SHALL ALSO BE INCREASED TO INCLUDE ADDITIONAL EXPERT COSTS INCURRED BY THE TOWN OF BOLTON, INCLUDING BUT NOT LIMITED TO, ALL OF THE EXPENSES AND FEES OF UTILIZING CONTRACTED OR RETAINED EXPERTS TO ANALYZE, REVIEW AND REPORT ON AREAS REQUIRING A LEGAL OR TECHNICAL REVIEW IN ORDER TO ASSIST THE PLANNING AND ZONING COMMISSION AND/OR TOWN STAFF IN THEIR DELIBERATIONS. SAID COSTS WILL BE ESTIMATED BY THE COMMISSION OR ITS DESIGNEES, BASED ON PRELIMINARY ESTIMATES FROM SUCH EXPERTS, AND SAID ESTIMATE OF COSTS TIMES 150% WILL BE PAID OVER TO THE TOWN OF BOLTON PRIOR TO PROCEEDING ON THE APPLICATION BY THE TOWN. SAID PAYMENT SHALL CONSTITUTE A PORTION OF THE APPLICATION FEE AND THE APPLICATION SHALL NOT BE DEEMED COMPLETE UNTIL PAID IN FULL. UPON COMPLETION OF THE TECHNICAL AND LEGAL REVIEW, INCLUDING BUT NOT LIMITED TO MYLARS, AND A DETERMINATION OF THE COSTS INCURRED, ANY EXCESS WILL BE REFUNDED TO THE APPLICANT. THE APPLICANT SHALL BE RESPONSIBLE FOR ALL CONTRACTED OR RETAINED COSTS INCURRED RELATED TO THE APPLICATION. THIS INCLUDES COSTS ABOVE THE 150% ESTIMATE IF INCURRED BY THE TOWN OF BOLTON.

The maps are too big to
large to add to the
emailed packet.

They will be available in
the packets at the
meeting.

Statement of Use:

11/08/2018

1. Light Manufacturing. Able Coil & Electronics is a full-service electromagnetic design and manufacturing company serving a wide range of industries including commercial, music, medical, laser, aerospace, communications, automotive, and military products. For 50 years, Able Coil & Electronics has manufactured precision-wound coils, toroids, transformers, solenoids, cable and connector harnesses, and many other electrical assemblies.
2. Water supply-> Existing well. Will use current Able Coil water operator to monitor the public water supply.
 - a. Sewer-> Connected to the BLRWPCA sewer system.
 - b. Solid waste-> Dumpster and private hauler.
 - c. Liquid waste disposal-> N/A
 - d. Drainage-> Install rain garden in front. Detention basin in the rear to collect roof and parking lot stormwater runoff.
 - e. Utilities-> Will upgrade existing 200 amp service to 800-1200 amp service.
3. Average occupancy-> 40-50 people including visitors.
4. Vehicular Traffic-> 40 employee vehicles plus three trucks per day. Peak hours will be 6:00am to 7:00am and 3:30pm to 4:00pm. We're not adding traffic to Route 44. 40 employees will be relocated from 25 Howard Road to 837 Boston Turnpike.
5. Performance standards-> AS9100 including SDS and Safety training.
6. Toxic or hazardous materials-> Various epoxies, adhesives, denatured alcohol, and acetone. All chemicals are stored in fire rated safety cabinets. All employees receive formal SDS training. All Safety Data Sheets (SDS) are stored on document a server and available to all employees and for emergency offsite access.



Steven Rockefeller

President

500 FT. RADIUS ABUTTERS LIST FOR PROPERTY LOCATED AT 837 BOSTON TURNPIKE

Property Address	Owner	Mailing Address
15 VERNON RD	BERGSTROM A VIRGINIA	
12 QUARRY RD	DOBRANSKI PATRICIA J	PO. Box 9128 Bolton, CT. 06043
50 STONY RD	MORGANSON WAYNE A & ROBBINS MARY M	
21 VERNON RD	LANDRY RONALD G & BUTLER SANDRA S	
921 BOSTON TPKE	BUCKMAN RONALD	
HOP RIVER RD	CONNECTICUT STATE OF	
BOSTON TPKE	HOWARD ROAD REALTY LLC	PO. Box 9127 Bolton, CT. 06043
38 STONEHEDGE LANE	MAIELI SILVIO C & MAIELI SYLVIA C	
6 NOTCH RD EXT	PROSPECT APARTMENTS LLC	17 Sunset Lane Bolton, CT. 06043
60 STONEHEDGE LANE	BOMBRIA JAMES C & COLLEEN S	
HOP RIVER RD	CONNECTICUT STATE OF	
23 QUARRY RD	PEACOCK RICHARD & CATHERINE	
STONY RD	CONNECTICUT STATE OF	
HOP RIVER RD	CONNECTICUT STATE OF	
44 STONEHEDGE LANE	KENNEDY EDWARD F & DANIELLE C	
666 BOSTON TPKE	BOLTON NOTCH SELF STORAGE LLC	220 Hartford Turnpike Vernon, CT. 06066
382 HOP RIVER RD	LAPENTA CHRISTOPHER	
130 HOP RIVER RD	CONNECTICUT STATE OF	
8 HOWARD RD	BASSETT DEBORAH ANN	
10 QUARRY RD	EAGLES NEST HOLDINGS LLC	
VERNON RD	BERGSTROM A VIRGINIA	15 Vernon Rd. Bolton, CT 06043
59 STONEHEDGE LANE	DZEN RAYMOND A & JANICE L	
12 NOTCH RD EXT	FAULKNER JOSEPH	
70 STONY RD	MANEGGIA ANDREW T & JEANNE M	
HOP RIVER RD	STAVENS BROTHERS INC	19 River Rd. Willington, CT. 0679
922 BOSTON TPKE	MORTENSEN GARY & MORTENSEN KAREN	
27 QUARRY RD	KERR NEAL R & LANI M	
145 HOP RIVER RD	BOLTON ICE PALACE LLC	6 Progress Drive Cromwell, CT. 06416
QUARRY RD	AAL ONLY LLC	6134 30 ST. NW Washington, DC. 29912
40 STONEHEDGE LANE	ANDERSON MATTHEW P &	
80 STONY RD	OWREN PETER N & RHODA L	
48 STONEHEDGE LANE	ADAMS JAMES D & OUNPUU SYLVIA	
661 BOSTON TPKE	BOLTON MOUNTAIN VIEW LLC	81 Tumble Brook Drive Vernon, CT. 06066
65 STONEHEDGE LANE	MORIN MICHAEL M	
66 STONY RD	MCQUILLAN RICHARD G & AMANDA KANE	
890 BOSTON TPKE	WEI RULING	345 Buff Cap Rd. Tolland, CT 06084
6 COOK DR	VERRASTRO KENNETH F	
674 BOSTON TPKE	CALHOUN STEVEN J	
10 STONY RD	BOLTON SELF STORAGE LLC	131 Old Andover Rd. Hebron, CT. 06248
STONY RD	CONNECTICUT STATE OF	
STEELES CROSSING RD	CONNECTICUT STATE OF	
25 HOWARD RD	HOWARD ROAD REALTY LLC	PO. Box 9127 Bolton, CT. 06043
STONY RD	CONNECTICUT STATE OF	
81 STONY RD	MCFATTER ROBERT & CHRISTINE MCFATTER	
702 BOSTON TPKE	CONNECTICUT STATE OF	DOT 24 Wolcott Hill Rd. Wethersfield, CT. 06109
85 STONY RD	ROBBINS THOMAS J & CARLA T	
TOOMEY RD	TOOMEY PAUL M & SHIRLEY A	38 Toomey Lane Bolton, CT. 06043
733 BOSTON TPKE	CRAYCO JOYCE MUISENER	
52 STONEHEDGE LANE	RYGELIS ANTANAS + EGLE	
56 STONEHEDGE LANE	BODNER PAUL M & VALERIE H. SCHWEITZER	
51 STONEHEDGE LANE	GRANT PARKER A & WENDIANNE C	
QUARRY RD	AAL ONLY LLC	6134 30 ST. NW Washington, DC. 29912
753 BOSTON TPKE	DEBLOIS DAVID J & SANDRA MARY	
QUARRY RD	CONNECTICUT STATE OF	
17 HOWARD RD	WRIGHT GERALD B & MARGARET A	
18 NOTCH RD EXT	THOMPSON SCOTT	121 NO. Clark Dr. #4 Beverly Hills, CA. 90211
2 COOK DR	BEAUDOIN RONALD A	
61 STONEHEDGE LANE	BRYK DANIEL T & MELISSA L.	
SOUTH RD	GIGLIO LEONARD W & CHERYL P	49 South Rd. Bolton, CT. 06043

Doc ID: 000372320004 Type: WARR
BK 173 PG 267-270

Return to:

HOWARD ROAD REALTY LLC
25 HOWARD RD
BOLTON CT
06043

STATUTORY FORM WARRANTY DEED

KNOW YE, THAT, LAN HOLDING, LLC a limited liability company organized and existing under the laws of the State of Connecticut with its principal place of business in the Town of Bolton, County of Tolland and State of Connecticut, in consideration of the sum of **SEVEN HUNDRED FIFTY FIVE THOUSAND AND NO/100 (\$755,000.00) DOLLARS**, does give, grant, bargain and confirm unto HOWARD ROAD REALTY, LLC a limited liability company organized and existing under the laws of the State of Connecticut with its principal place of business in the Town of Bolton, County of Tolland and State of Connecticut with **WARRANTY COVENANTS**

A certain piece or parcel of land more particularly described on Schedule A attached hereto, and known as 837 Boston Turnpike, Bolton, Connecticut.

Being the same premises conveyed to the grantor herein by Deed dated August 30, 1999 and recorded in Volume 97 at Page 1006 of the Bolton Land Records, less and except that certain parcel of land conveyed to Gerald B. Wright by Quit Claim Deed dated June 27, 2000 and recorded in Volume 100 at Page 413 of the Bolton Land Records.

Said premises are conveyed subject to:

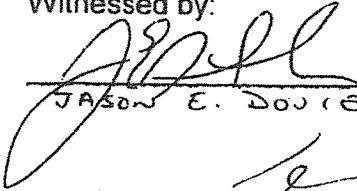
1. Any and all provisions of any ordinance, municipal regulation, public or private law; declarations, restrictions, covenants, and easements of record; any state of facts an accurate survey or personal inspection of the property might reveal; provided that none of the of the above interfere with the present location of any building now located on the property, prevent use of the property as a residence, or render title to the property unmarketable.
2. Taxes due the Town of Bolton on the List of October 1, 2015 and thereafter, which taxes the grantee herein assumes and agrees to pay as part consideration for this deed.
3. Single Pole Line Easement from Ernest Howard to The Connecticut Light and Power Company dated July 6, 1950 and recorded in Volume 27 at Page 185 of the Bolton Land Records.
4. Fence Agreement by and between Ernest M. Howard and Marjorie F. Rothwell in deed dated April 24, 1950 and recorded in Volume 27 at Page 267 of the Bolton Land Records.

CONVEYANCE TAX RECEIVED
STATE \$ 9,437.50 LOCAL \$ 1,887.50
Cindy Chmelovics
TOWN CLERK OF BOLTON

5. Drainage Easement and Right of Way from Ernest M. Howard in favor of the State of Connecticut dated April 27, 1954 and recorded in Volume 30 at Page 292 of the Bolton Land Records.
6. Drainage rights in favor of the State of Connecticut from Ethel M. Howard dated June 29, 1960 and recorded in Volume 35 at Page 53 of the Bolton Land Records.
7. Boundary Line Agreement between Earl R. Howard et al and Oscar and Ellen Kreysig dated February 17, 1961 and recorded in Volume 35 at Page 215 of the Bolton Land Records.
8. Easement to drain and discharge water in favor of the State of Connecticut set forth in deeds dated September 24, 1986 and recorded in Volume 62 at Pages 327 and 330 of the Bolton Land Records.
9. Special Permit granted to LAN Holding, LLC by the Town of Bolton Planning and Zoning Commission dated October 20, 1999 and recorded in Volume 98 at Page 812 of the Bolton Land Records.
10. Restrictive Covenants by and between LAN Holding, LLC and Deborah Bassett in instrument dated May 23, 2000 and recorded in Volume 100 at Page 446 of the Bolton Land Records.
11. Grinder Pump Easement Agreement by and between LAN Holding, LLC and Bolton Lake Regional Water Pollution Control Authority dated November 4, 2010 and recorded in Volume 151 at Page 634 of the Bolton Land Records.

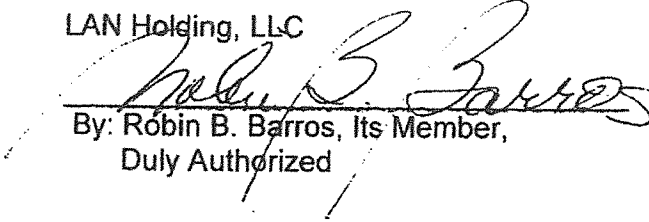
Signed this 5th day of January, 2017

Witnessed by:

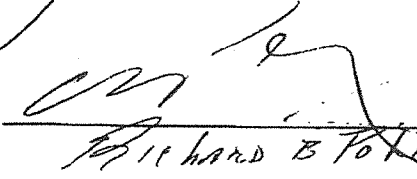


JASON E. DOUCETTE

LAN Holding, LLC



By: Robin B. Barros, Its Member,
Duly Authorized



RICHARD B. TOLIVAY

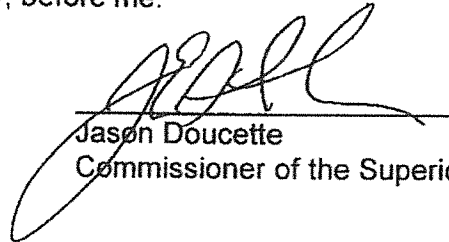
STATE OF CONNECTICUT)

) ss. South Windsor

January 5th, 2017

COUNTY OF HARTFORD)

Personally appeared Robin B. Barros, Member of LAN Holding, LLC, signer of the foregoing instrument, and acknowledged the same as her free act and deed and the free act and deed of said limited liability company, before me.



Jason Doucette
Commissioner of the Superior Court

SCHEDULE A, PROPERTY DESCRIPTION

A certain piece or parcel of land, with the buildings and improvements thereon, and the appurtenance thereto, situated in the Town of Bolton, County of Tolland and State of Connecticut, on the southeast side of Route 44A, and shown as "Parcel Area 1,620,149 SQ FT 37.19 AC" on a map entitled "Plan Prepared For Lan Holding, LLC U.S. Route 44 & Howard Road, Bolton, CT Property Survey Scale 1" = 100' Date: 8-17-99 File No. 99010 Sheet 1 of 1 Holmes & Henry Associates LLC Consulting Engineers Land Surveyors, Land Planners 2179 Boston Tpke. Coventry, CT 06238 (860) 742-0340" which map is or plan is on file in the Bolton Town Clerk's Office as Map NE 74, to which reference may be had.

EXCEPTING THEREFROM that certain parcel of land conveyed by LAN Holding, LLC to Gerald B. Wright by Quit Claim Deed dated June 27, 2000 and recorded in Volume 100 at Page 413 of the Bolton Land Records.

Received for Record at Town of Bolton, CT
On 01/06/2017 At 10:49:00 am

Volume: *Elizabeth C. Waters* 118 Page: 267 Seq: 4

18503

ABLE COIL & ELECTRONICS CO., INC.
P.O. BOX 9127
BOLTON, CT 06043

Unitedbank

51-7031/2111



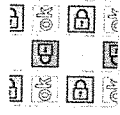
5/30/2019

PAY TO THE ORDER OF THE TOWN OF BOLTON

\$ **2,000.00

Two Thousand and 00/100***** DOLLARS

THE TOWN OF BOLTON
222 BOLTON CENTER ROAD
BOLTON, CT 06043



[Signature]
AUTHORIZED SIGNATURE

MEMO

ENGINEERING/LEGAL FEES

⑆0⑆18503⑆ ⑆21170318⑆ 400013125⑆

*Bond For
Payment for
Engineering/legals
Fees*

Security features. Details on back.

18502

ABLE COIL & ELECTRONICS CO., INC.
P.O. BOX 9127
BOLTON, CT 06043

Unitedbank

51-7031/2111



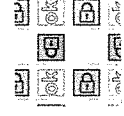
5/30/2019

PAY TO THE ORDER OF THE TOWN OF BOLTON

\$ **385.00

Three Hundred Eighty-Five and 00/100***** DOLLARS

THE TOWN OF BOLTON
222 BOLTON CENTER ROAD
BOLTON, CT 06043



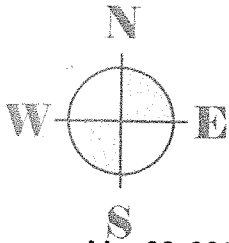
[Signature]
AUTHORIZED SIGNATURE

MEMO

SPECIAL APPLICATION FEE

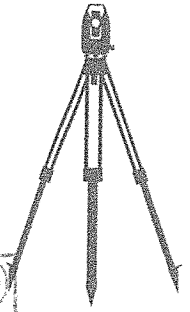
⑆0⑆18502⑆ ⑆21170318⑆ 400013125⑆

Security features. Details on back.



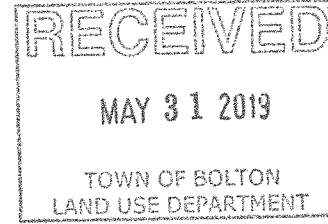
Bushnell Associates, LLC

Civil Engineering • Land Surveying



May 30, 2019

To: Joe Dillon PE.
 Town Engineer Bolton CT.
 Nathan L. Jacobson & Associates, Inc.
 86 Main Street P.O. Box 337
 Chester, Connecticut 06412-0337



Re: Site Improvement Bond Estimate for proposed improvements at 837 Boston Turnpike Bolton, CT.
 Bushnell Associates Job No. 2017-77.

Joe,

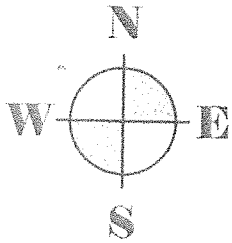
I have calculated the estimated costs for the site improvement bond required for the above referenced project as follows for your review.

Item	Unit Cost	Total Cost
Landscape plantings	L.S.	\$3,000.00
Dumpster Enclosure w/Concrete Pad Base	L.S.	\$4,500.00
145 L.F. Metal Beam Guard Rail	\$26.00 L.F.	\$ 3,770.00
Tree Removal	L.S.	\$1,000.00
Painted Parking Striping (54 Stalls, 2 Handicapped, 100 L.F. Fire Lane)	L.S.	\$4,500.00
2- Handicapped Parking Signs	\$200.00	\$400.00
2- Light Poles	\$1,000.00	\$2,000.00
Pavement Areas:		
Class 1 Binder (2.5" Thick) 10,890 SQ.FT. / 84 C.Y.	\$93.36 C.Y.	\$7,842.24
Class 2 Surface (1.5" Thick) 10,890 SQ.FT. / 51 C.Y.	\$98.77 C.Y.	\$5,037.27
Processed Aggregate Base (8" Thick) 4,150 SQ.FT. / 103 C.Y.	\$49.24 C.Y.	\$ 5,071.74
Drainage Improvements Front of Site:		
1-CL-Catch Basin	\$3,000.00	\$3,000.00
70 L.F. 15" HDPE w/Flared Inlet	\$68.20 L.F.	\$4,774.00
1- Modified Rip-Rap Plunge Pool (8.3 C.Y.)	\$66.40 C.Y.	\$553.33
Drainage Improvements Rear Of Site:		
Detention Pond Excavation	L.S.	\$18,000.00
40 L.F. 15" HDPE Outlet w/Flared End	\$68.20 L.F.	\$2,728.00
CL-Catch Basin Outlet Structure w/Trash Rack	L.S.	\$5,000.00
Detention Pond Modified Rip-Rap Overflow Outlet (33.3 C.Y.)	\$66.40 C.Y.	\$2,213.00
8" PVC Roof Gutter Drainage System	L.S.	\$18,000.00
Detention Pond Modified Rip-Rap Culvert Outlet (8.3 C.Y.)	\$66.40 C.Y.	<u>\$553.33</u>
		Total Estimated Bond Amount: \$91,942.91

20% Contingency if needed: \$18,338.58

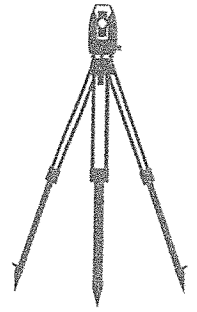
Should you have any questions or require any additional information please feel free to contact me.


 Andrew Bushnell PE,LS.



Bushnell Associates, LLC

Civil Engineering • Land Surveying



May 30, 2019

To: Joe Dillon PE.
 Town Engineer Bolton CT.
 Nathan L. Jacobson & Associates, Inc.
 86 Main Street P.O. Box 337
 Chester, Connecticut 06412-0337

From: Andrew Bushnell PE.LS.
 Bushnell Associates LLC.

Re: Erosion Control Bond Estimate for proposed improvements at 837 Boston Turnpike Bolton, CT.
 Bushnell Associates Job No. 2017-77.

Joe,

I have calculated the estimated costs for the erosion control bond required for the above referenced project as follows for your review.

Erosion Control Bond:

(Note that unit cost prices have been determined by the use of the current published CT. DOT prices and local market rates.)

Item	Unit Cost	Total Cost
700 LF. Silt Fence	\$3.50 LF.	\$2,450.00
43,000 SQ. FT. Loam Mulch and Seed Disturbed Areas	\$0.45 SQ. FT.	<u>\$19,350.00</u>
		Total Estimated Bond Amount: \$21,800.00
20% Contingency if needed: \$4,360.00		

Should you have any questions or require any additional information please feel free to contact me.



Andrew Bushnell PE.LS.



June 7, 2019

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

Re: Howard Road Realty, LLC
837 Boston Turnpike
Site Plan Review
NLJA #0968-0042

Dear Ms. Carson:

As requested, we have reviewed the following information received for the subject project at our office through June 5, 2019:

- Item 1: Set of two (2) drawings entitled "Howard Road Realty, LLC, 837 Boston Turnpike, Bolton, CT", scales as noted, dated 11/7/2018, last revised 5/23/19, prepared by Bushnell Associates, LLC.
- Item 2: Report entitled "Stormwater Management Report for the Proposed Site Improvements at 837 Boston Turnpike, Bolton, CT" dated May 30, 2019, prepared by Bushnell Associates, LLC.
- Item 3: Drawing entitled "Howard Road Realty, LLC – Watershed Map, 837 Boston Turnpike, Bolton, CT, scale: 1" = 20', dated 11/7/2018, last revised 05/23/19, prepared by Bushnell Associates, LLC.
- Item 4: Lighting Plan entitled "Howard Road Realty, LLC – Watershed Map, 837 Boston Turnpike, Bolton, CT, scale: 1" = 20', dated 08/21/18, prepared by Bushnell Associates, LLC.
- Item 5: Landscaping Plan entitled "Howard Road Realty, LLC, 837 Boston Turnpike, Bolton, CT, scale: 1" = 20', dated 5/31/19, prepared by Progressive Engineering, Inc.
- Item 6: Site Improvement Bond Estimate, dated May 30, 2019, prepared by Bushnell Associates, LLC.

The subject application has modified the site improvements from previous applications to include a separate stand-alone building along the north side of the existing building.

We have the following comments:

1. The "developed" hydrograph report contained within the Stormwater Management Report identifies the drainage area to be 2.320 acres. The drainage area map indicates that the developed drainage area should be the same as the existing drainage area which is 2.820 acres. This discrepancy should be resolved.



Jacobson

Ms. Patrice Carson, AICP
Director of Community Development

Re: Howard Road Realty
837 Boston Turnpike
Site Plan Review
NLJ #0968-0042

June 7, 2019

Page 2 of 2

2. The storm drainage capacity analysis provides an analysis of the proposed 8" diameter PVC pipe and yard drain system that runs along a portion of the northern face of the existing building and down along the east face. While the capacity analysis considers the roof runoff, it appears that it does not take into account the overland flow from the slope to the east. This flow should be included.
3. The proposed 8" PVC storm drain shows a cleanout to grade just prior to its outlet to the stormwater basin. We would recommend that the proposed cleanout to grade, be replaced with a yard drain structure.
4. Proposed spot elevations between the existing and proposed buildings should be provided to indicate how the surface water is being directed.
5. Proposed contours should be provided along the east side of the building for elevations 666 thru 672. A proposed swale should be provided to cut-off surface water flows that are currently being directed toward the building.

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: Richard L. Barger <rbarger@mkrb.com>
Sent: Tuesday, October 18, 2016 2:37 PM
To: Carson, Patrice
Subject: RE: Sperry's Glen Subdivision

Patrice,

Thanks, then it is under the nine year timetable.

The folks that put up the cash bond no longer own the property having lost it in a foreclosure after the owner died. The folks that own the deal now have expressed no interest or intent to develop the property.

I'll so advise Attorney Stanley Cohen who represents the heirs of the owner who put up the cash bond.

Best,

Richard L. Barger
Michelson, Kane, Royster & Barger, P.C
10 Columbus Boulevard
Hartford, CT 06106
Tel: (860) 522-1243
Fax: (860) 548-0194
rbarger@mkrb.com

-----Original Message-----

From: Carson, Patrice [mailto:pcarson@boltonct.org]
Sent: Tuesday, October 18, 2016 2:26 PM
To: 'Richard L. Barger'
Subject: RE: Sperry's Glen Subdivision

According to the maps on file in the Town Clerk's office, Sperry's Glen Subdivision was approved by PZC on 9-14-09 and revised 05-29-10. Under CGS Section 8-26c.(e):

(e) Notwithstanding the provisions of this section, any subdivision approval made under this section prior to July 1, 2011, that has not expired prior to May 9, 2011, shall expire not less than nine years after the date of such approval and the commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided no subdivision approval, including all extensions, shall be valid for more than fourteen years from the date the subdivision was approved.

In accordance with CGS, this subdivision is valid through at least 9-14-18 or 05-29-19 unless an extension is requested and approved by the PZC, or the applicant requests the PZC to void the subdivision.

Patrice

Patrice L. Carson, AICP
Consulting Director of Community Development Town of Bolton

Carson, Patrice

From: Kelly, Barbara
Sent: Friday, May 31, 2019 11:33 AM
To: Carson, Patrice
Cc: Joseph M. Dillon, P.E. (JDillon@nlja.com); Rupert, Jim
Subject: RE: Sperry's Glen Subdivision Expiration

Hi Patrice,

This morning Joe Dillon, Town Engineer, and I inspected the Sperry's Glen subdivision site.

I noted the following:

- From a soil erosion perspective, the site is stable.
- Established vegetation or vegetation interspersed with gravel covers all areas that had been disturbed.
- An area of asphalt that was to have been removed as a condition of the IWC permit remains in place. However, since construction did not take place and the IWC permit lapsed, the condition was not enforced.
- Some silt fence and orange construction fencing had been installed. Herbaceous vegetation and shrubs have grown around and through the material. At this point, removal would cause disturbance that would require stabilization.
- Erosion had scoured both the inlets and outlets of the twin 24" pipes that discharge in the southwest corner of the pond. Now, established vegetation appears to be holding surrounding soil and stone in place.

Please let me know if you have any questions, or if you would like to see photos of the site.

Take care,
BK
Barbara Kelly, Agent
Inland Wetlands Commission
Town of Bolton
860.649.8066, x6113
barbara.kelly@boltonct.org

From: Carson, Patrice
Sent: Thursday, May 30, 2019 3:00 PM
To: jdillon@nlja.com; Kelly, Barbara; Barbara Kelly (kelly10@snet.net); Rupert, Jim
Subject: Sperry's Glen Subdivision Expiration

All,

According to the maps on file in the Town Clerk's office, Sperry's Glen Subdivision was approved by PZC on 9-14-09 and revised 05-29-10. Under CGS Section 8-26c.(e):

(e) Notwithstanding the provisions of this section, any subdivision approval made under this section prior to July 1, 2011, that has not expired prior to May 9, 2011, shall expire not less than nine years after the date of such approval and the commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided no subdivision approval, including all extensions, shall be valid for more than fourteen years from the date the subdivision was approved.

In accordance with CGS, this subdivision is valid through at least 9-14-18 or 05-29-19 unless an extension is requested and approved by the PZC, or the applicant requests the PZC to void the subdivision. No extensions have been requested or approved therefore the subdivision has expired. The PZC will have to take formal action at their next meeting on June 12 to void the subdivision and release the bond. In order for the Commission to take official action, I need to report to the Commission that the site is stable and does not need anything done that would require calling the bond.

As we discussed, by this email I am asking that you review the site and send a report of your findings to the Commission (via my email) **BY Friday, June 7, 2019**, so that they may take action.

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

Patrice

*Patrice L. Carson, AICP
Consulting Director of Community Development
Town of Bolton
222 Bolton Center Road
Bolton, CT 06043
(860) 649-8066 x6114*

Carson, Patrice

From: Joseph M. Dillon, P.E. <jdillon@nlja.com>
Sent: Thursday, June 06, 2019 3:04 PM
To: Carson, Patrice
Cc: Rupert, Jim; Barbara Kelly (kelly10@snet.net)
Subject: Sperry's Glen Site Walk

Patrice,

On May 31, 2019 Barbara Kelly and I walked the site of the Sperry's Glen subdivision. The site walk was to determine if the site was stable and no erosion was taking place. While the site was disturbed several years ago as construction of the subdivision began, it appears that no significant work has taken place on the site in recent years. We found that the site to be stable with no erosion taking place.

Regards,
Joe

Joseph M. Dillon, P.E.



Nathan L. Jacobson & Associates

Consulting Civil and Environmental Engineers Since 1972

86 Main Street, P.O. Box 337, Chester, Connecticut 06412-0337

Tel: 860.526.9591 • Fax: 860.526.5416

www.nlja.com • jdillon@nlja.com