

**BOLTON PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**7:30 p.m., Wednesday, February 9, 2022**  
**Virtual**  
**Minutes & Motions**

**Members Present:** Chairman Tom Manning, Thomas Robbins, Arlene Fiano, Jeffrey Scala, Vice Chairman James Cropley, Jeremy Flick, Rodney Fournier (alternate), Kawan Gordon (alternate).

**Members Excused:** Brittany Clark, Tom Crockett (alternate)

**Staff Present:** Patrice Carson, AICP, Consulting Director of Community Development, Mike D'Amato, Interim Zoning Enforcement Officer, and Yvonne Filip, Recording Secretary.

**Others Present:** Nathaniel Fleming of Fedus Engineering, Gregg Fedus, Mercier's, Peyton Rutledge.

**1. Call to Order:** T. Manning called the meeting to order at 7:32 p.m.  
R. Fournier was seated in B. Clark's place.

**2. Approval of Minutes: January 12, 2022, Regular Meeting Minutes**

P. Carson: As an aside to the Minutes she clarified the alternate member appointment is a 2-year term. At one point it was misstated as 4-years.

Correction:

- Page 2, item 5.a., second paragraph, J. Scala: – His reference to development on 2+ acre lots is due to the physical constraints of the property. A septic system, well, and wetlands are controlling factors.

**A.Fiano moved** to accept the minutes of the January 12, 2022, regular meeting as corrected.

**R. Fournier seconded.** Vote: 6-0-1 (Cropley). Motion passed.

**3. Residents' Forum (Public Comment for items *NOT* on the agenda.)**

No one was present to speak.

**4. Executive Session: Pending Litigation at 1225 Boston Turnpike & 17 Howard Road to include Patrice Carson, Director of Community Development, Michael D'Amato, Interim Zoning Officer, Jim Rupert, Administrative Officer, Richard Barger and Beth Mercier of Michelson, Kane, Royster & Barger, P.C.**

**T. Manning moved** to enter Executive Session regarding pending Litigation at 1225 Boston Turnpike & 17 Howard Road to include Patrice Carson, Director of Community Development, Michael D'Amato, Interim Zoning Officer, Jim Rupert, Administrative Officer, Richard Barger and Beth Mercier of Michelson, Kane, Royster & Barger, P.C.. **J. Scala seconded.** Vote: 7-0-0. Motion passed.

The PZC entered Executive Session at 7:40 p.m.

The PZC exited Executive Session at 8:38 p.m.

**5. Staff Reports:**

P. Carson reported:

Projects:

- Six business condos were approved on Loomis Road. She met with the developer about the thought to turn this over into 55 housing. There has been no further movement.
- A Notch Road approved permit has not moved forward because of discussion with CT DOT moving the entrance of Notch Road on I-384.

M. D'Amato reported:

Nothing to report other than the matters taken up in Executive Session.

## **6. Old Business:**

### **a. Other**

None

## **7. New Business**

### **a. Special Permit Application for Gas Station/Convenience Store, 271 Hop River Road, Nathan Fleming (#PL-22-2)**

P. Carson: This is a Special Permit application for which there will be a public hearing held at the March PZC meeting. The applicant/representative can give brief overview this evening.

Gregg Fedus, Professional Engineer of Fedus Engineering, is representing the owner of the property. Nathaniel Fleming, listed as the applicant, works in his office. This property was a gas station that has been shut down for several years. It is of 14.6 acres with wetlands in the rear and the side; the river runs along the east side. This will be converted to a gas station/convenience store. IWC has given approval for the junk to be removed from the property. There is to be a new septic system, a new well, and new tanks installed. There will be parking in back, the dispensers will be in the same spot, and the canopy will remain. The project is now in an environmental clean up stage with oversight from DEEP.

David Cook is one of the environmental people working on the clean-up. They are taking this phase methodically and one thing at a time. The tanks have been removed and the soils were tested. Much contaminated soil will be dug out before putting in the replacement tanks. Dewatering will be done. The interior of the building is a mess and will be part of the clean-up.

Asif, the applicant, is doing his best to clean up this junk yard. We have done a few sites previously with contamination in a few area towns. It will be brought up to date with environmental standards, otherwise, DEEP would not let us open. This is going to be made into a nice site.

**T. Manning moved** to set the public hearing date on March 2, 2022 at 7:45 p.m. via Zoom for Special Permit Application for Gas Station/Convenience Store, 271 Hop River Road, Nathan Fleming (#PL-22-2). **J. Cropley seconded.** Vote: 7-0-0.

### **b. Discussion: Authority of ZEO to Approve Sign Permits**

#### **i. Discussion/Possible Decision: Free-Standing Sign Request, 1212 Boston Turnpike, FASTSIGNS**

M. D'Amato: The existing regulations for free-standing signs are written to outline the criteria and then uses the language 'the Commission may allow' so it is not clear that Staff has the authority to approve a free-standing sign. Therefore, staff felt it matter should be discussed with the PZC to provide guidance on the regulation. There is a narrative request from the company that submitted the application. Section is 18g.1.d.ii deals with free standing signs in the RMUZ.

J. Cropley: Thought the PZC had decided that Staff could make those determinations. J. Scala: That is his recollection also but it was some time ago. P. Carson: The regulation uses the phrase 'the Commission may allow' several times. As written the PZC has to approve it or pass it off to staff.

A. Fiano: Does the language need to be changed via a public hearing? P. Carson: Staff is looking for direction for this application and may be change the regulation at some time in the future. A. Fiano: Is all for having Staff being able to approve the sign request. J. Cropley: Agrees. J. Rupert: His recollection is that he has not approved a new, free-standing sign. R. Fournier: Feels it is safe to have Staff review this request. J. Scala: Is Staff comfortable with the location of the sign? It does not interfere with sight lines? M. D'Amato: He does not think there are issues with the proposed location. He does not see any reason they cannot approve this.

**J. Scala moved** to have Town staff review and approve the sign request. **J. Cropley seconded.** Vote: 7-0-0. Motion passed.

Staff will take a look at changing the regulation.

**c. Other**

None

**8. Correspondence:**

P. Carson: The information about annual conference for the CFPZA was included in the email. Continuing education of Commission members begins in 2023. A.Fiano: Suggested nominating Adam Teller for recognition of his 20 years of service on the PZC. J. Rupert: He does not think a nominee necessarily has to be a current member. P. Carson : She will put in the application.

Carson: A reminder the next meeting is set for March 2, 2022.

**9. Adjournment:**

**J. Cropley moved to** adjourn the meeting at 9:09 p.m. R. Fournier **seconded.**

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.*





PL-22-2

Planning Permit

Status: Active

Date Created: Feb 2, 2022

Applicant

Nathaniel Fleming  
nfleming@fedusenginneering.com  
70 ESSEX STREET  
Mystic , CT 06355  
8024406130

Location

271 HOP RIVER RD  
BOLTON, CT 06043

Owner:

IMS Petroleum, LLC  
271 HOP RIVER RD BOLTON, CT 06043

Permit Info

Permit For

Special Permit Application

Building Type

Commercial

Development Title

271 Hop River Road

Occupancy Type

Commercial

Project Cost

--

Project Description

An existing auto repair shop to be converted into a convenience store. Existing debris areas on the site to be cleaned and removed.

Is this a modification of a previously approved application?

No, this is a new application.

Comments

--

Additional Applicant Info

Applicant Type

Other

Application Contact Name

Nathaniel Fleming

Additional Project Info

Date of Receipt

--

Hearing Not Required

☐

<b>Legal Notice Date 1</b>	<b>Legal Notice Date 2</b>
--	--
<b>Hearings Commencement Deadline</b>	<b>Hearings Completion Deadline</b>
--	--
<b>Decision Deadline</b>	<b>Extended</b>
--	<input type="checkbox"/>
<b>Existing Gross Sqft</b>	<b>Proposed Gross Sqft</b>
--	--
<b>Existing Parking Spaces</b>	<b>Proposed Parking Spaces</b>
--	22
<b>Total Acreage / Sqft</b>	<b>Linear Feet of Frontage</b>
639,104	180
<b>Distance to Town Line</b>	
--	

Parcels Included in Project

<b>MBL / Parcel ID</b> 8/108	<b>Land Records: Vol.</b> 185
<b>Land Records: Page</b> 947	

Internal Use

<b>Conditions</b>	
--	
<b>Petition Received?</b>	
--	
<b>Date of Newspaper Publication for Public Hearing</b>	
--	
<b>Date of Newspaper Publication of Planning and Zoning Commission Action</b>	
--	
<b>Summary of Planning and Zoning Commission Action</b>	
--	
<b>Bond Required?</b>	<b>Legal/Technical Review NOT Required</b>
--	<input type="checkbox"/>
<b>Date of Planning and Zoning Commission Action</b>	
--	
<b>Date Application Received by Inland/Wetlands Commission (if applicable)</b>	
--	

Date in Inland/Wetlands Commission Action (if applicable)

--

Construction Progress

Construction Progress	Time Spent (hrs)
0	0

Setbacks

<b>Front Required</b>	<b>Front Provided</b>
35	50.3
<b>Back Required</b>	<b>Back Provided</b>
30	1,088.7
<b>Left Required</b>	<b>Left Provided</b>
10	40.8
<b>Right Required</b>	<b>Right Provided</b>
10	84.2
<b>Open Space Required</b>	<b>Open Space Provided</b>
20	--
<b>Lot Coverage Required</b>	<b>Lot Coverage Provided</b>
15	0.8

Engineer Information

<b>Company Name</b>	<b>Engineer Name</b>
--	--
<b>Address</b>	<b>City</b>
--	--
<b>State</b>	<b>Zip</b>
--	--
<b>Phone</b>	<b>Registration #</b>
--	--
<b>Insurance Expiration</b>	<b>AOR</b>
--	--
<b>Email</b>	
gfredus@fedusengineering.com	

Architect Information

<b>Company Name</b>	<b>Architect Name</b>
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--	--
Registration #	License Expiration
--	--
Address	City
--	--
State	Zip
--	--
Phone	Email
--	--
AOR	
--	

Attorney Info

Name	Address
--	--
City	State
--	--
Zip	Phone
--	--
Email	
--	

Zoning Site Plan and Special Permit Checklist

**All draft deeds for any roads, road widenings and easements for drainage, conservation, driveways, utilities**  
Not Included

**Evidence of request for approval by the Health District and/or Sewer Authority for review, as appropriate**  
Included

**Evidence of submission of application to the Inland Wetlands Commission if it is within that Commission's jurisdiction**  
Included

**Evidence of submission of a request for review and approval by the Fire Marshal and Fire Chief of the water supply for fire protection**  
Included

**Copies of any required applications to other local, state or federal regulatory approvals**  
Included

**Written evidence of applicant’s legal interest in the subject property (deed, lease option to purchase, bond for deed, etc.)**  
Included

**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)**  
Included

**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**  
Not Included

**Digital copy of plans in DXF or DGN format if available**  
Not Included

**Paper and digital copies of all reports including hydrology, hydraulic and drainage computations and**  
Not Included

**14 sets of complete stamped and signed site plans measuring 24” x 36**  
Included

**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**  
Included

<b>Names of abutting lot owners</b>	<b>USDA Soils boundaries and types</b>
Included	Not Included

**Plan title block in the extreme lower right corner (not sideways) to include the name of the town of Bolton**  
--

**All plan sheets numbered with the format “sheet x of y”**  
Included

**Clear legible plans with all lines, symbols and features readily identifiable**  
Included

**North arrow on each plan including the reference meridian**  
Included

**Graphic bar scale on each plan sheet, not smaller than 1”= 40’ unless otherwise approved by the Commission**  
Included

**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’**  
Included

**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**  
Included

**Original and revision plan dates and revision explanations shown on the affected plan sheets**  
Included

**Existing and proposed grading with two foot contours to T-2 standards, for all ground surfaces, shown on plan**  
Included

**Existing and proposed structures and features, their uses and those to be removed, shown on the plan**  
Included

**HVAC equipment located outside the building(s)**  
Not Included

**Existing and proposed driveway entrances to street, parking, loading areas, fire lanes, sidewalks and construction detail drawings, shown on plan**  
Included

**Sight distances from property entrances along public roads shown on plan and on profile if grading is needed**

Not Included

**Soil test locations and soil test results shown on plan**

Included

**Existing and proposed sewage disposal systems and design information, shown on plan**

Included

**Outside Storage Areas\**Field

Included

**Underground / overhead utilities, existing and proposed**

Included

**Existing and proposed water supply shown on plan**

Included

**Existing wells and sewage disposal systems on other properties that could conflict with proposed site improvements, shown on plan**

Included

**Existing and proposed footing drains, curtain drains and dry wells, shown on plan**

Included

**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.**

Included

**Existing and proposed bridges and culverts on or adjacent to the site, shown on plan**

Not Included

**Existing and proposed signs with dimensions and construction detail drawings, shown on plan**

Not Included

**Existing and proposed fences and walls with dimensions and construction detail drawings, shown on plan**

Included

**Zoning district boundaries affecting the site, shown on plan**

Included

**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**

Included

**Table on plan of parking / loading spaces required / provided**

Included

**Fire lanes**

Not Included

**New Sidewalks and other pedestrian ways**Field

Not Included

**Off-site traffic improvements**

Included

<b>Limits or 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</b>	
Included	
<b>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</b>	
Not Included	
<b>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</b>	
Not Included	
<b>Existing trees of 6" caliper or greater</b>	<b>Significant archaeological sites</b>
Not Included	Not Included
<b>Lighting plan including the location, size, height, light intensity coverage areas and manufacturer's product descriptions for each light type</b>	
Not Included	
<b>Erosion and Sedimentation Control Plan, with narrative and construction detail drawings, in accordance with the latest Connecticut Guidelines for Soil Erosion and Sediment Control</b>	
Included	
<b>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</b>	
Not Included	
<b>Architectural elevation drawings of proposed buildings</b>	
Included	
<b>Architectural floor plans of existing and proposed buildings</b>	
Included	
<b>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</b>	
Not Included	
<b>Traffic Impact Report for applicable sites as described in Zoning Regulations Section 16A.2.k.</b>	
Not Included	
<b>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</b>	
Not Included	
<b>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</b>	
--	
<b>Statement in drainage report that the after development flows for all storm events do not exceed the before development flows</b>	
Not Included	
<b>Sanitary Waste Disposal Plan (if community sewerage system)</b>	
Not Included	
<b>Evaluation of the impact of proposed development upon existing and potential public surface and ground drinking water supplies, pursuant to CGS, Section 8-2</b>	

Not Included

**Certified copy of Certificate of Public Convenience and Necessity in connection with a “water company”, in accordance with CGS, Section 8-25a**

Not Included

**Existing and proposed Covenants or Restrictions**

Not Included

**Engineer’s itemized cost estimate for the installation of all erosion and sediment controls based on published Connecticut DOT unit prices**

Not Included

**Engineer’s itemized cost estimate for public improvements based on published Connecticut DOT unit prices as basis for the establishment of a performance bond.**

Not Included

**Engineer’s itemized cost estimate in connection with any restoration guarantee required pursuant to Section 12**

Not Included

**Application Submission and Certification**

I hereby certify that I am the owner of the record of the named property or that the proposed work is authorized by the owner of record and I have been authorized to make this application as agent, and we agree to conform to all applicable laws, regulations, and ordinances. All information contained within is true and accurate to the best of my knowledge.





**Electronic Signature**

Nathaniel Fleming  
02/02/2022





**Applicant Name**

Nathaniel Fleming

**Attachments**

-  Payment Receipt - Septic Review.pdf  
Uploaded by Nathaniel Fleming on Feb 2, 2022 at 3:23 pm
-  21-000985 - Bolton - 271 Hop River Road - Asif Choudrey - Site Plan - Planning and Zoning Rev. 3.pdf  
Uploaded by Nathaniel Fleming on Feb 2, 2022 at 3:25 pm
-  21-000985 - Bolton - 271 Hop River Road - Asif Choudrey - A2 and Class D Survey.pdf  
Uploaded by Nathaniel Fleming on Feb 2, 2022 at 3:24 pm
-  21-000985 - Bolton - 271 Hop River Road - Asif Choudrey - Abutters List 500'.pdf  
Uploaded by Nathaniel Fleming on Feb 2, 2022 at 3:25 pm

  
IMG\_3620.jpg  
Uploaded by Nathaniel Fleming on Feb 2, 2022 at 3:27 pm

-  NCPhaseIA App 2021-0194.pdf  
Uploaded by Nathaniel Fleming on Feb 2, 2022 at 3:29 pm
-  Bolton - 271 Hop River Rd soil removal plan.pdf  
Uploaded by Danielle Palazzini on Feb 3, 2022 at 8:24 am
-  271HopRiver.LegalandTechRvwBond.Rcvd020322.pdf  
Uploaded by Danielle Palazzini on Feb 3, 2022 at 11:32 am
-  Signature Page.pdf  
Uploaded by Danielle Palazzini on Feb 4, 2022 at 7:33 am












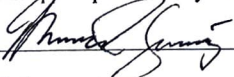
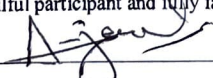


History

Date	Activity
Feb 2, 2022 at 12:50 pm	Nathaniel Fleming started a draft of Record PL-22-2
Feb 2, 2022 at 3:24 pm	Nathaniel Fleming added attachment 21-000985 - Bolton - 271 Hop River Road - Asif Choudrey - A2 and Class D Survey.pdf to Record PL-22-2
Feb 2, 2022 at 3:25 pm	Nathaniel Fleming added attachment 21-000985 - Bolton - 271 Hop River Road - Asif Choudrey - Abutters List 500'.pdf to Record PL-22-2
Feb 2, 2022 at 3:27 pm	Nathaniel Fleming added attachment IMG_3620.jpg to Record PL-22-2
Feb 2, 2022 at 3:29 pm	Nathaniel Fleming added attachment NCPhaseIA App 2021-0194.pdf to Record PL-22-2
Feb 2, 2022 at 3:29 pm	Nathaniel Fleming submitted Record PL-22-2
Feb 3, 2022 at 8:24 am	Danielle Palazzini added attachment Bolton - 271 Hop River Rd soil removal plan.pdf to Record PL-22-2
Feb 3, 2022 at 11:28 am	completed payment step Permit Fee on Record PL-22-2
Feb 3, 2022 at 11:28 am	approval step Application Review was assigned to Danielle Palazzini on Record PL-22-2
Feb 3, 2022 at 11:32 am	Danielle Palazzini added attachment 271HopRiver.LegalandTechRvwBond.Rcvd020322.pdf to Record PL-22-2
Feb 3, 2022 at 12:26 pm	Danielle Palazzini approved approval step Application Review on Record PL-22-2
Feb 3, 2022 at 12:26 pm	approval step Legal/Technical Review was assigned to Patrice Carson on Record PL-22-2
Feb 4, 2022 at 7:33 am	Danielle Palazzini added attachment Signature Page.pdf to Record PL-22-2
Feb 4, 2022 at 9:48 am	Danielle Palazzini added attachment 271 Hop River Road environmental status 2322.pdf to Record PL-22-2

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Permit Fee	Paid	Feb 2, 2022 at 3:29 pm	Feb 3, 2022 at 11:28 am	-	-
 Application Review	Complete	Feb 3, 2022 at 11:28 am	Feb 3, 2022 at 12:26 pm	Danielle Palazzini	-
 Legal/Technical Review	Active	Feb 3, 2022 at 12:26 pm	-	Patrice Carson	-
 Engineering Approval	Inactive	-	-	-	-
 Fire Marshal Approval	Inactive	-	-	-	-
 Planning Approval	Inactive	-	-	-	-
 Application Approval	Inactive	-	-	-	-
 Bond Received	Inactive	-	-	-	-
 Legal/Technical Review Release	Inactive	-	-	-	-

13. Project Engineer: \_\_\_\_\_  
Address \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ E-mail \_\_\_\_\_
14. Project Architect: \_\_\_\_\_  
Address \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ E-mail \_\_\_\_\_
15. Other Experts Retained by Applicant: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
16. Briefly describe the proposed use of the subject property. Provide greater detail in Project Narrative.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
17. Square footage of new / expanded space: \_\_\_\_\_ # of new parking spaces \_\_\_\_\_
18. List the Section(s) of the Zoning Regulations under which application is made: \_\_\_\_\_  
\_\_\_\_\_
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  Date 2/3/22
21. Owner's Endorsement:  
I am a willful participant and fully familiar with the contents of this application.  
Signature  Date 2/3/22

**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.

PLANNING & ZONING SUBMISSION

271 RIVER ROAD

PROPOSED CONVENIENCE STORE

271 HOP RIVER ROAD, BOLTON - CONNECTICUT

APPLICANT:

IMS PETROLEUM, LLC

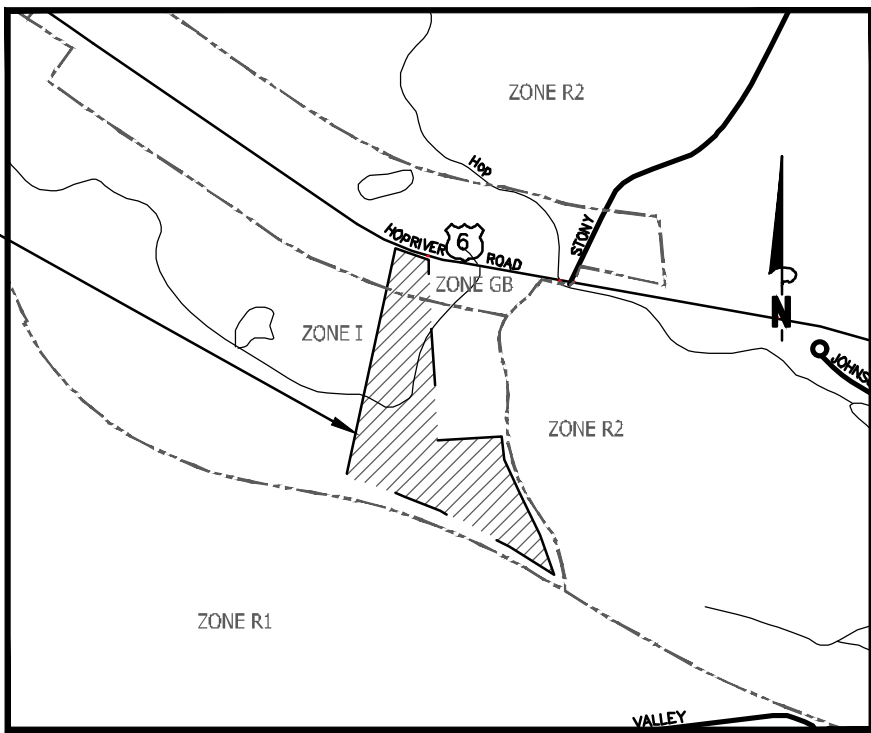
77 JOHNSON RD  
N/F  
JOHN & FEDERICA JOHNSON MEMORIAL CAMP, INC.  
M/B/L: 8/110  
V99/1095  
MAILING ADDRESS  
287 JAGGER LN  
HEBRON, CT 06248

STEELES CROSSING ROAD  
N/F  
STATE OF CONNECTICUT/DEP  
M/B/L: 8/112  
V110/576  
MAILING ADDRESS  
79 ELM ST  
HARTFORD, CT 06106

TOOMEY RD  
N/F  
STATE OF CONNECTICUT  
M/B/L: 12/87A  
V47/1061  
MAILING ADDRESS  
79 ELM ST  
HARTFORD, CT 06106

99 HOP RIVER RD  
N/F  
99 HOP RIVER RD, LLC  
M/B/L: 8/107  
V163/625  
MAILING ADDRESS  
407 1/2 LAUREL DR  
FREINDSWOOD DR, TX 77546

255 HOP RIVER RD  
N/F  
255 HOP RIVER RD, LLC  
M/B/L: 8/105  
V180/774  
MAILING ADDRESS  
255 HOP RIVER RD  
BOLTON, CT 06403



Location Map

Scale: 1"=1000'

0 500 1000 2000

Legend

EXISTING

SYMBOL	DESCRIPTION
	MONUMENT
	EX. IP / REBAR
	DRILL HOLE
	UTILITY POLE W/ LIGHT
	STONEWALL
	FENCE LINE
	WATER VALVE
	OVERHEAD WIRES
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	INDEX CONTOUR
	CONTOUR
	WETLANDS BOUNDARY/FLAG
	MEAN LOW WATER LINE
	MEAN HIGH WATER LINE
	HIGH TIDE LINE
	COUNTY JURISDICTIONAL LINE
	ZONE LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	NOW OR FORMERLY CATCH BASIN
	TYPICAL SPOT ELEVATION
	DRILL HOLE
	POINT OF BEGINNING
	TEST PIT
	PERCOLATION TEST
	UTILITY POLE
	DRAINAGE MANHOLE
	SEWER MANHOLE
	HYDRANT
	WATER SHUTOFF

PROPOSED

IRON PIN TO BE SET

Project Description

A EXISTING AUTO REPAIR SHOP TO BE CONVERTED INTO A CONVENIENCE STORE. EXISTING DEBRIS AREAS ON SITE TO BE CLEANED AND REMOVED. DEBRIS AREAS DEPICTED ON SITE PLAN ARE NOT LIMITED TO CLEAN UP AREAS.

SHEET LIST TABLE

1 OF 4	COVER SHEET
2 OF 4	SITE PLAN
3 OF 4	DETAIL SHEET
4 OF 4	DETAIL SHEET

Subject Parcel Information

OWNER: IMS PETROLEUM, LLC  
PARCEL ADDRESS: 271 HOP RIVER ROAD, BOLTON, CT 06043  
MAILING ADDRESS: 271 HOP RIVER ROAD, BOLTON, CT 06043  
MBL: 8/106  
DEED: VOLUME 185 PAGE 947  
AREA: 639,104.1± SF = 14.6± AC  
FLOOD ZONE: ZONE X PER FIRM MAP # 09011C0228G  
EFFECTIVE DATE: 6/1/1981

Cover Sheet

of  
271 Hop River Road  
Bolton, Connecticut

Prepared For:  
IMS PETROLEUM, LLC  
January 3, 2022

DRAWING SCALE: 1"=20'

0 10 20 40

**FEDUS ENGINEERING, LLC**  
CIVIL ENGINEERS  
Mailing Address: 70 Essex Street Mystic, Connecticut 06355  
Office: (860) 536-7390 Fax: (860) 536-1644

SHEET NO. 1 OF 4 JOB NO. 21-000985 DRAWN BY: CAC

Gregg T. Fedus P.E.  
CT. License No. 21231

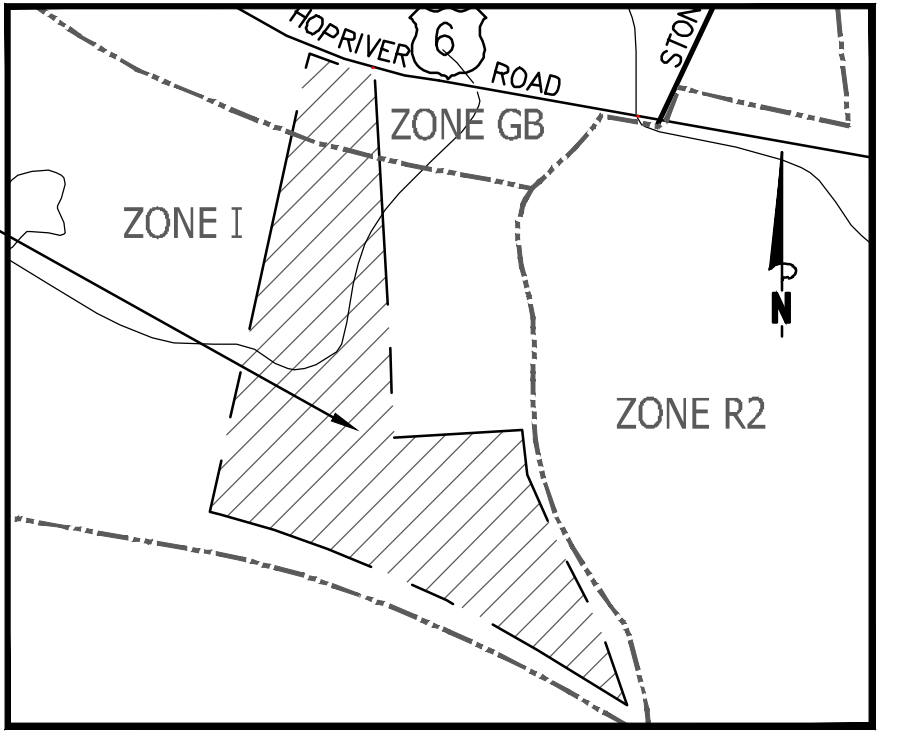
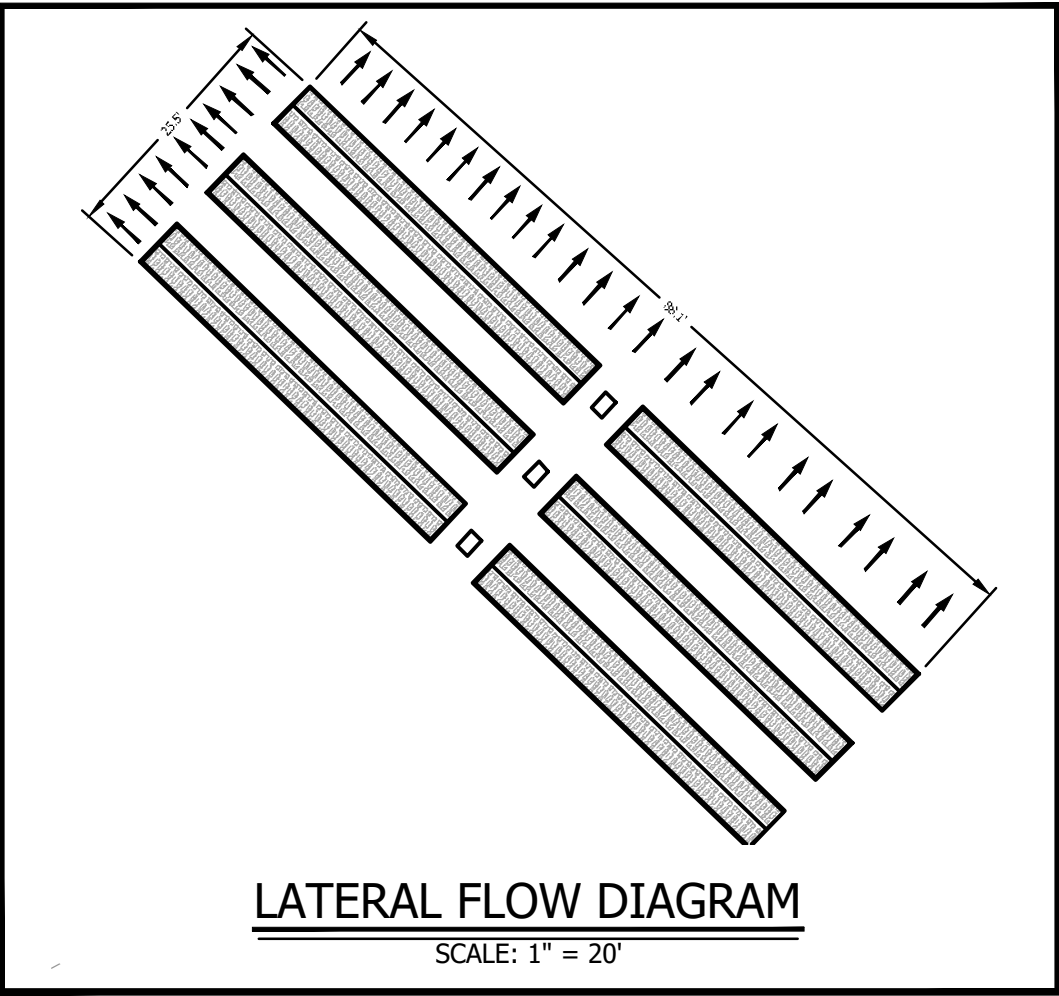
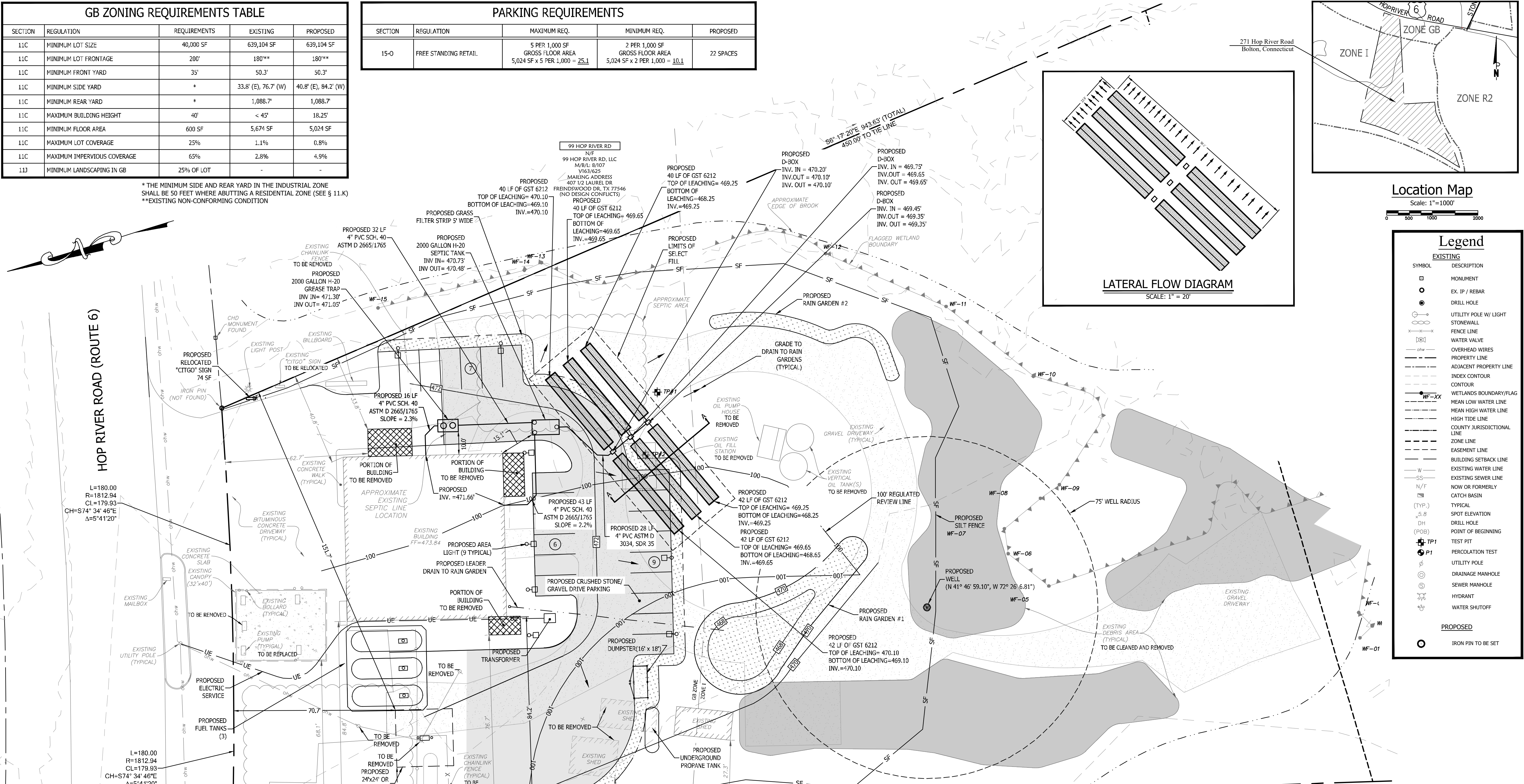




GB ZONING REQUIREMENTS TABLE				
SECTION	REGULATION	REQUIREMENTS	EXISTING	PROPOSED
11C	MINIMUM LOT SIZE	40,000 SF	639,104 SF	639,104 SF
11C	MINIMUM LOT FRONTAGE	200'	180'**	180'**
11C	MINIMUM FRONT YARD	35'	50.3'	50.3'
11C	MINIMUM SIDE YARD	*	33.8' (E), 76.7' (W)	40.8' (E), 84.2' (W)
11C	MINIMUM REAR YARD	*	1,088.7'	1,088.7'
11C	MAXIMUM BUILDING HEIGHT	40'	< 45'	18.25'
11C	MINIMUM FLOOR AREA	600 SF	5,674 SF	5,024 SF
11C	MAXIMUM LOT COVERAGE	25%	1.1%	0.8%
11C	MAXIMUM IMPERVIOUS COVERAGE	65%	2.8%	4.9%
11J	MINIMUM LANDSCAPING IN GB	25% OF LOT	-	-

\*THE MINIMUM SIDE AND REAR YARD IN THE INDUSTRIAL ZONE SHALL BE 50 FEET WHERE ABUTTING A RESIDENTIAL ZONE (SEE § 11.1C)  
\*\*EXISTING NON-CONFORMING CONDITION

PARKING REQUIREMENTS				
SECTION	REGULATION	MAXIMUM REQ.	MINIMUM REQ.	PROPOSED
15-O	FREE STANDING RETAIL	5 PER 1,000 SF GROSS FLOOR AREA 5,024 SF x 5 PER 1,000 = 25.1	2 PER 1,000 SF GROSS FLOOR AREA 5,024 SF x 2 PER 1,000 = 10.1	22 SPACES



Location Map

Scale: 1"=1000'

0 500 1000 2000

Legend

EXISTING

SYMBOL	DESCRIPTION
□	MONUMENT
○	EX. IP / REBAR
●	DRILL HOLE
—○—	UTILITY POLE W/ LIGHT
—x—x—x—	STONEWALL
—x—x—x—	FENCE LINE
—v—v—v—	WATER VALVE
—ohw—	OVERHEAD WIRES
—	PROPERTY LINE
---	ADJACENT PROPERTY LINE
- - -	INDEX CONTOUR
- - -	CONTOUR
WF-XX	WETLANDS BOUNDARY/FLAG
---	MEAN LOW WATER LINE
---	MEAN HIGH WATER LINE
---	HIGH TIDE LINE
---	COUNTY JURISDICTIONAL LINE
---	ZONE LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	NOW OR FORMERLY CATCH BASIN
(TYP.)	TYPICAL
5.8	SPOT ELEVATION
DH	DRILL HOLE
(FOB)	POINT OF BEGINNING
TP1	TEST PIT
P1	PERCOLATION TEST
○	UTILITY POLE
○	DRAINAGE MANHOLE
○	SEWER MANHOLE
○	HYDRANT
○	WATER SHUTOFF
PROPOSED	
○	IRON PIN TO BE SET

DEEP TEST PIT DATA / SOIL DESCRIPTIONS

PERFORMED BY: FEDUS ENGINEERING, LLC - GREGG FEDUS, P.E.  
WITNESSED BY: EASTERN HIGHLANDS HEALTH DISTRICT  
DATE: 8-12-21

TEST PIT: 1  
0'-33" TOPSOIL FILL  
33'-54" BROWN SANDY LOAM  
57'-66" RED BROWN SAND, WITH GRAVEL  
66'-95" BROWN SILTY SAND

MOTTLES: 66"  
GROUNDWATER: 95"  
LEDGE: NO  
ROOTS: NO  
RESTRICTIVE: 66"

TEST PIT: 2  
0'-30" TOPSOIL FILL  
30'-39" ORGANIC TOPSOIL  
39'-53" RED-BROWN SANDY LOAM  
53'-96" GRAVEL/BROWN SILTY LOAM

MOTTLES: 53"  
GROUNDWATER: NO  
LEDGE: NO  
ROOTS: NO  
RESTRICTIVE: NO

217 HOP RIVER ROAD - SEPTIC DESIGN DATA  
RETAIL STORE DESIGN

5,040 SF RETAIL STORE = 5,040 SF x 0.1 GPD/SF = 540 GPD  
DESIGN FLOW = 1,200 GPD  
PERCOLATION TEST - USE LESS THAN 10.1 MIN/INCH

TABLE 7 PROBLEMATIC SEWAGE  
REQUIRED ELA = DESIGN FLOW/APPLICATION RATE  
1,200 GPD / 0.80 RATE = 1,500 SF

LEACHING TRENCH GST 6212 = 10.0 SF/LF  
MINIMUM REQUIRED TRENCH = 150.00 LF

TRENCH PROVIDED = 246  
EFFECTIVE LEACHING PROVIDED = 2,460 SF

MLSS = HF x FF x PF RS = 36"  
HF = 28.0 HYDRAULIC GRADIENT = (471.19'-467.61')/72' = 4.97%  
FF = 4.0  
PF = 1.0  
MLSS = 28 x 4.0 x 1.0 = 112 LF  
PROVIDED 88 + 25 = 113 LF. NEEDED 112 LF OKAY WITH 2 SIDE LATERAL FLOW.

Subject Parcel Information

OWNER: IMS PETROLEUM, LLC  
PARCEL ADDRESS: 271 HOP RIVER ROAD, BOLTON, CT 06043  
MAILING ADDRESS: 271 HOP RIVER ROAD, BOLTON, CT 06043  
MBL: 8/106  
DEED: VOLUME 185 PAGE 947  
AREA: 639,104.1± SF = 14.6± AC  
FLOOD ZONE: ZONE X PER FIRM MAP # 09011C0228G  
EFFECTIVE DATE: 6/1/1981

Site Plan

of  
271 Hop River Road  
Bolton, Connecticut

Prepared For:  
IMS PETROLEUM, LLC  
January 3, 2022

DRAWING SCALE: 1"=20'

0 10 20 40

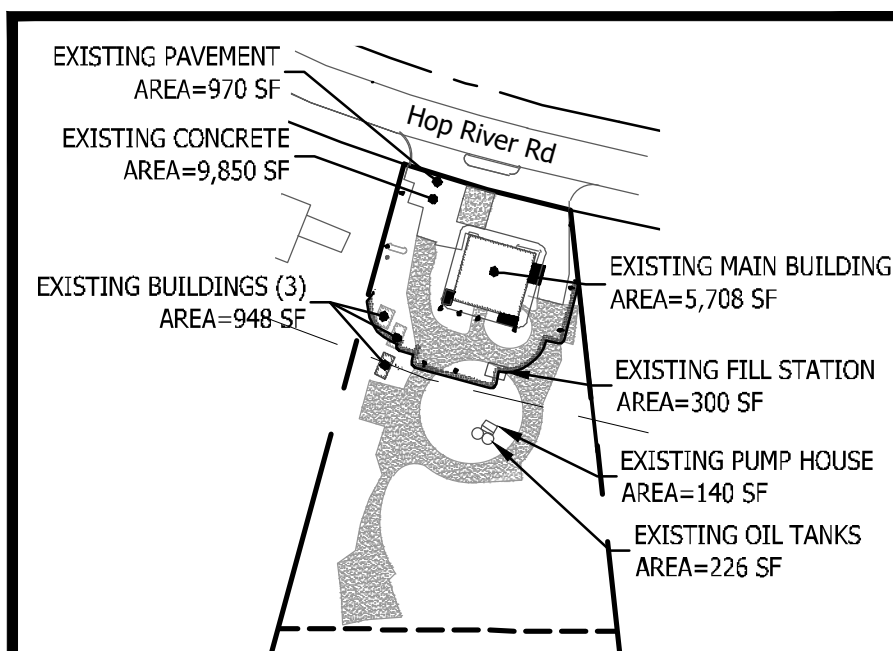
**FEDUS ENGINEERING, LLC**  
CIVIL ENGINEERS  
Mailing Address: 70 Essex Street Mystic, Connecticut 06355  
Office: (860) 536-7390 Fax: (860) 536-1644



Gregg T. Fedus P.E.  
CT. License No. 21231

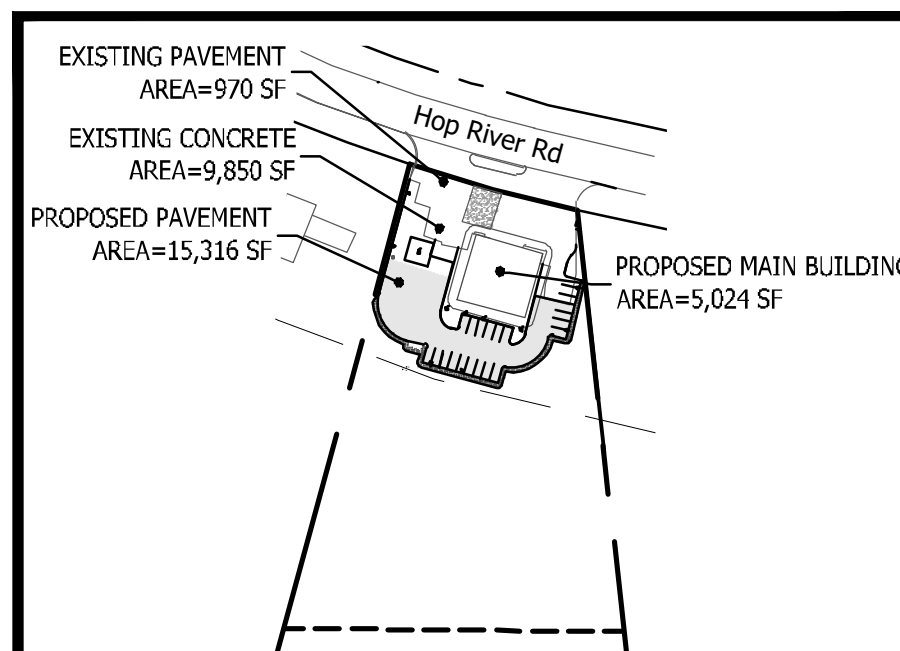
SHEET NO. 2 OF 4 JOB NO. 21-000985 DRAWN BY: CAC





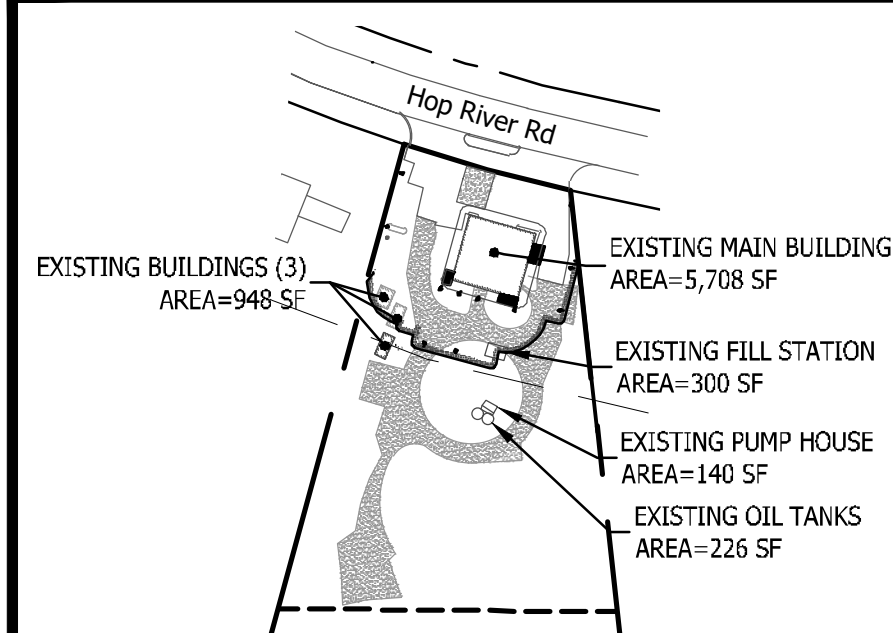
<u>EXISTING IMPERVIOUS AREA</u>	
	<u>AREA</u>
EXISTING PAVEMENT	10,820 SF
EXISTING MAIN BUILDING	5,708 SF
EXISTING BUILDINGS (3)	948 SF
EXISTING FILL STATION	300 SF
EXISTING PUMP HOUSE	140 SF
EXISTING OIL TANKS	226 SF
<b>TOTAL IMPERVIOUS AREA</b>	<b>18,142 SF</b>
<b>SITE AREA</b>	<b>639,104 SF</b>
<b>IMPERVIOUS AREA / SITE AREA =</b>	<b>2.8%</b>

EXISTING IMPERVIOUS AREA  
SCALE: 1"=200'



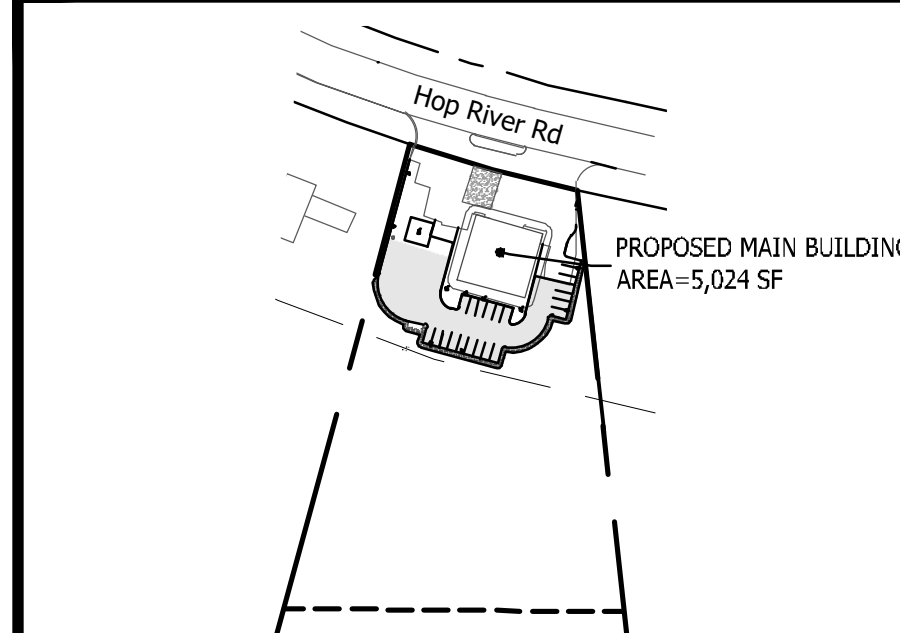
<u>PROPOSED IMPERVIOUS AREA</u>	
	<u>AREA</u>
EXISTING PAVEMENT	10,820 SF
PROPOSED PAVEMENT	15,316 SF
PROPOSED MAIN BUILDING	5,024 SF
TOTAL IMPERVIOUS AREA	31,160 SF
SITE AREA	639,104 SF
IMPERVIOUS AREA / SITE AREA =	4.9%

PROPOSED IMPERVIOUS AREA  
SCALE: 1"=200'



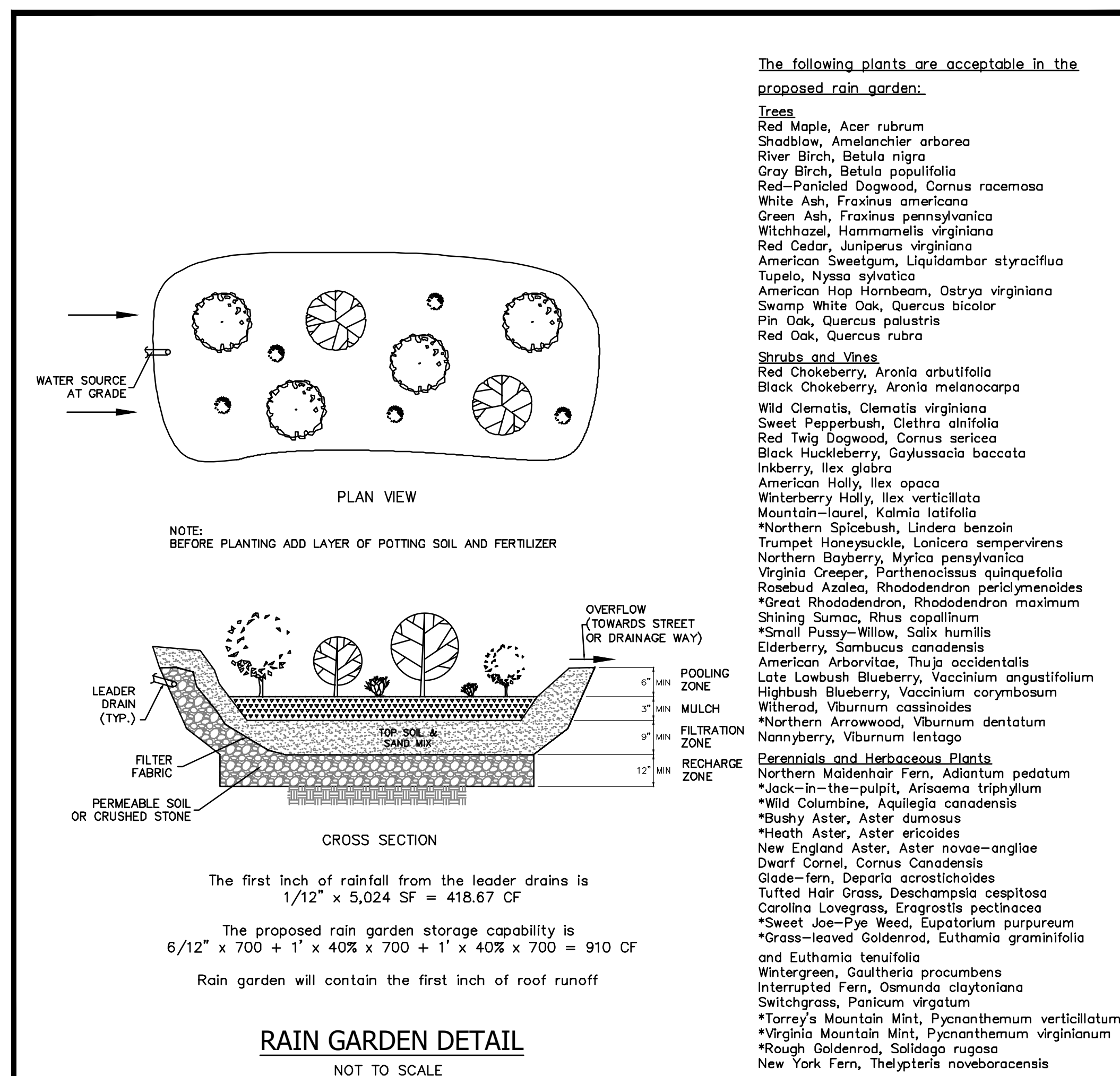
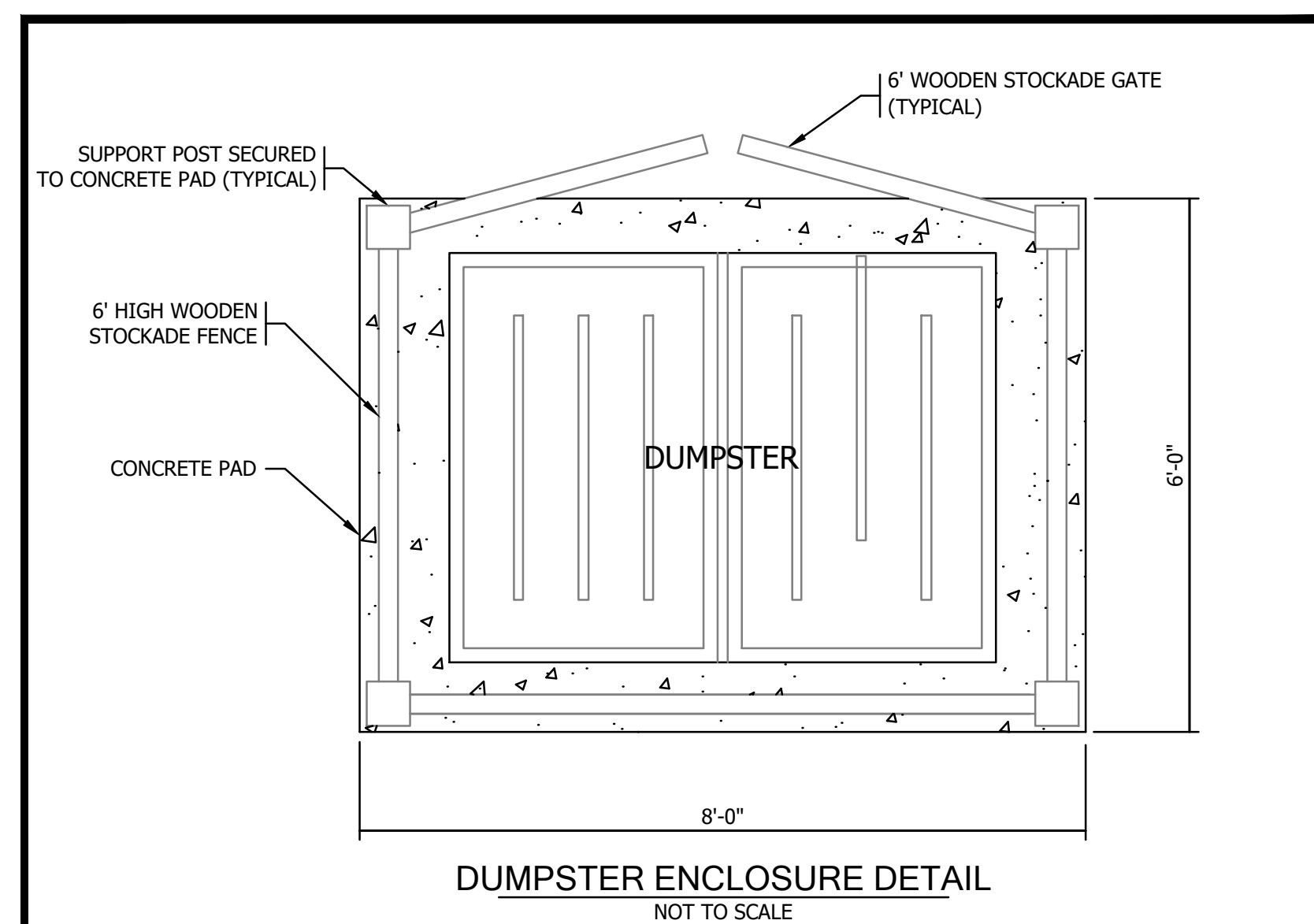
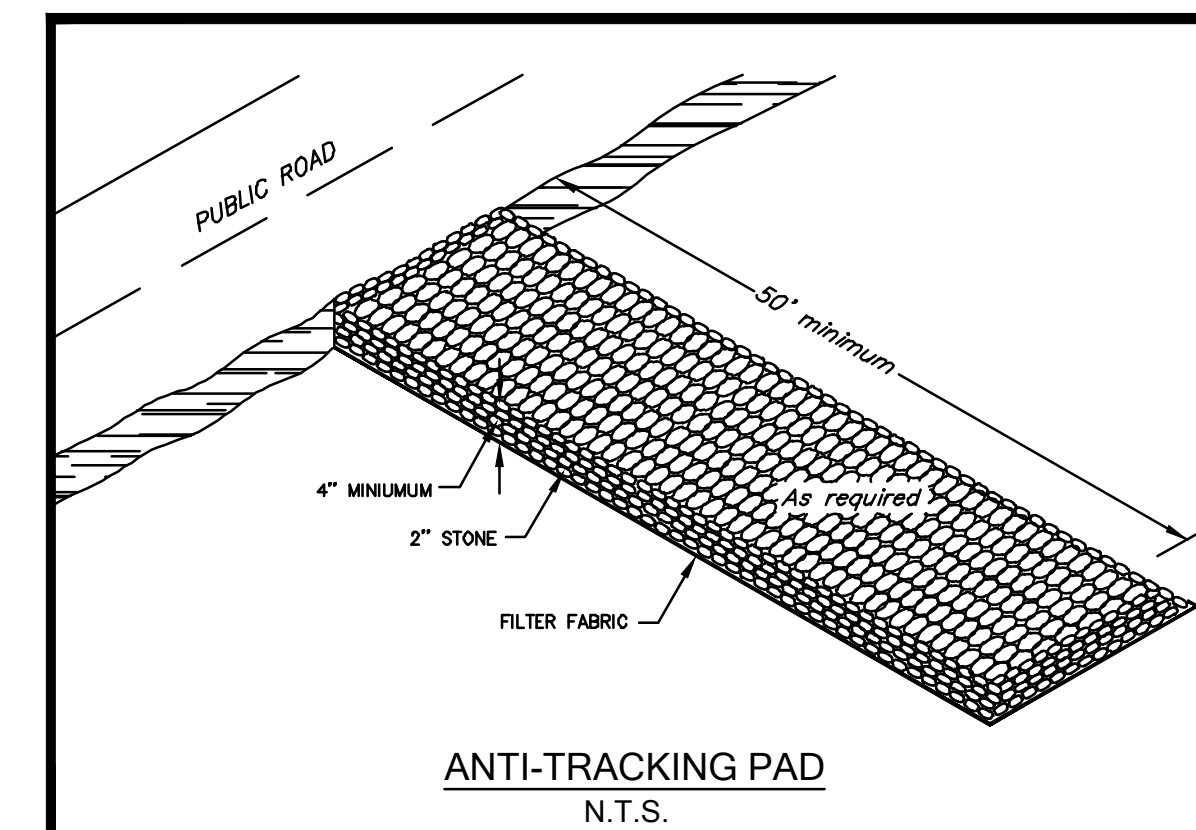
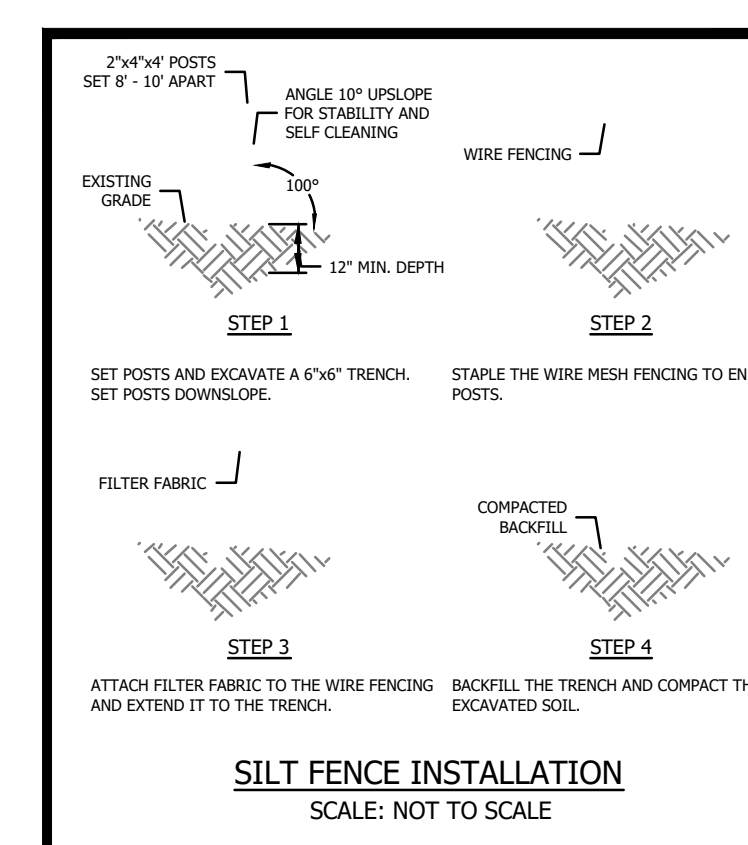
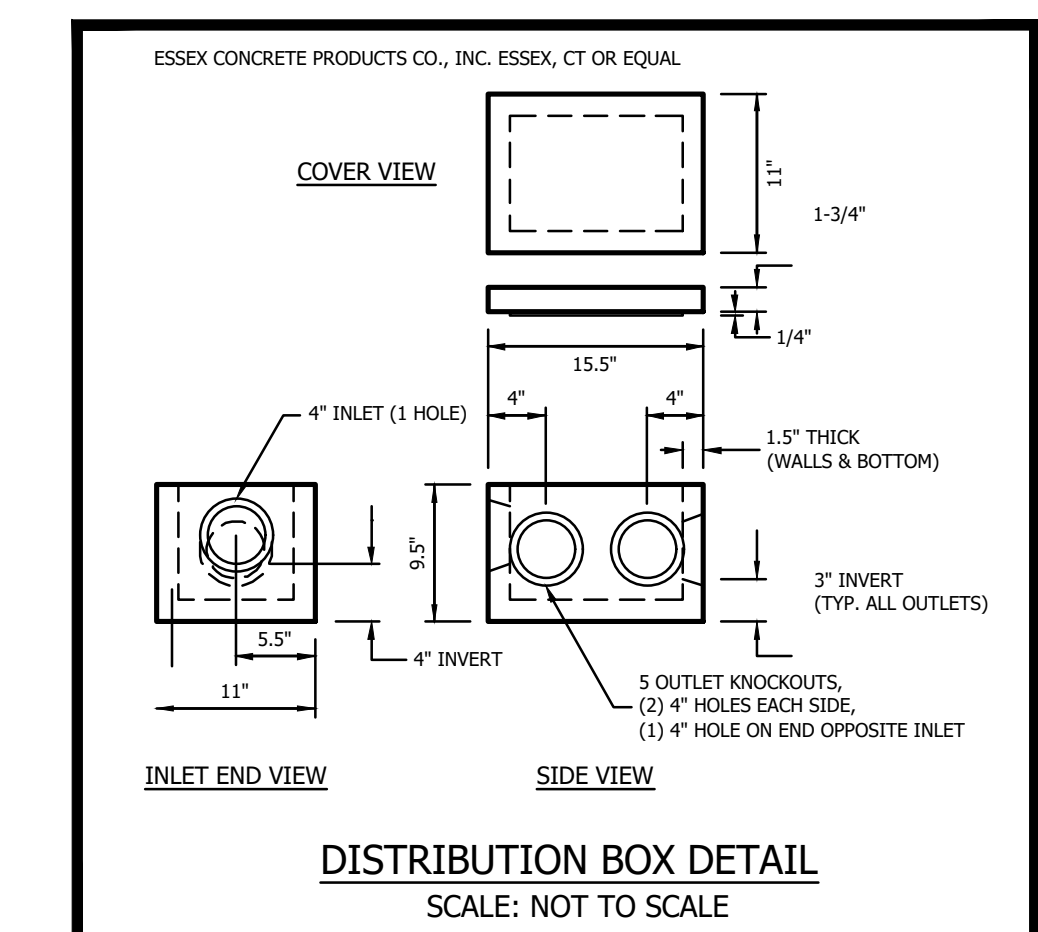
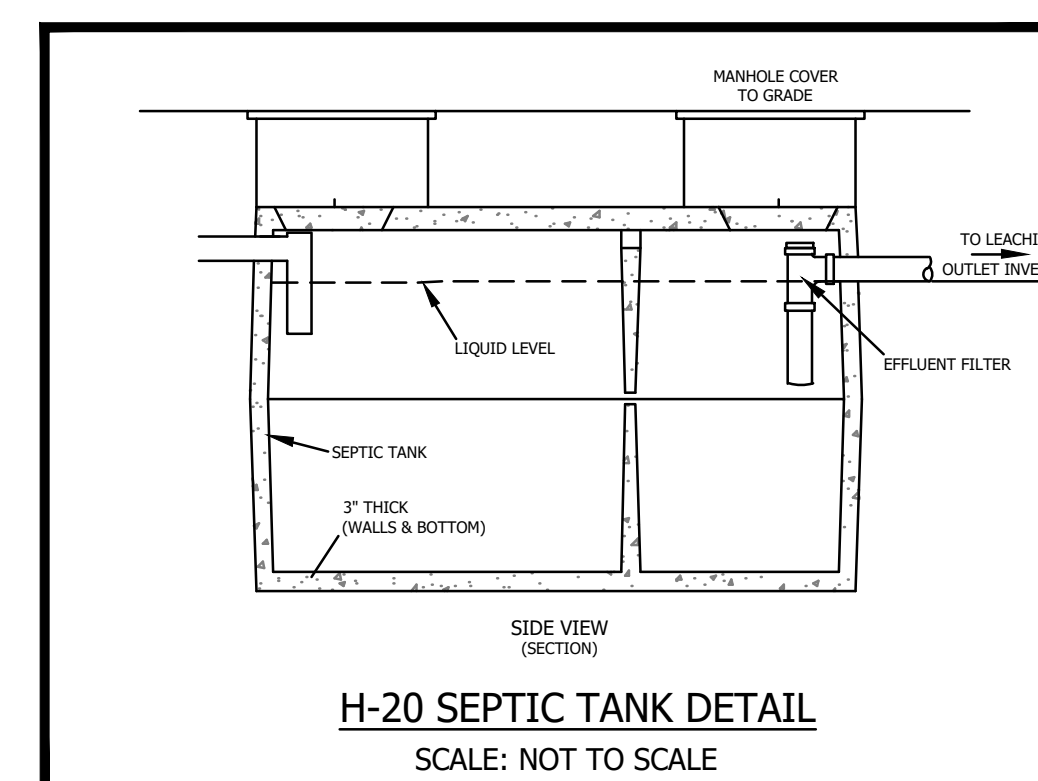
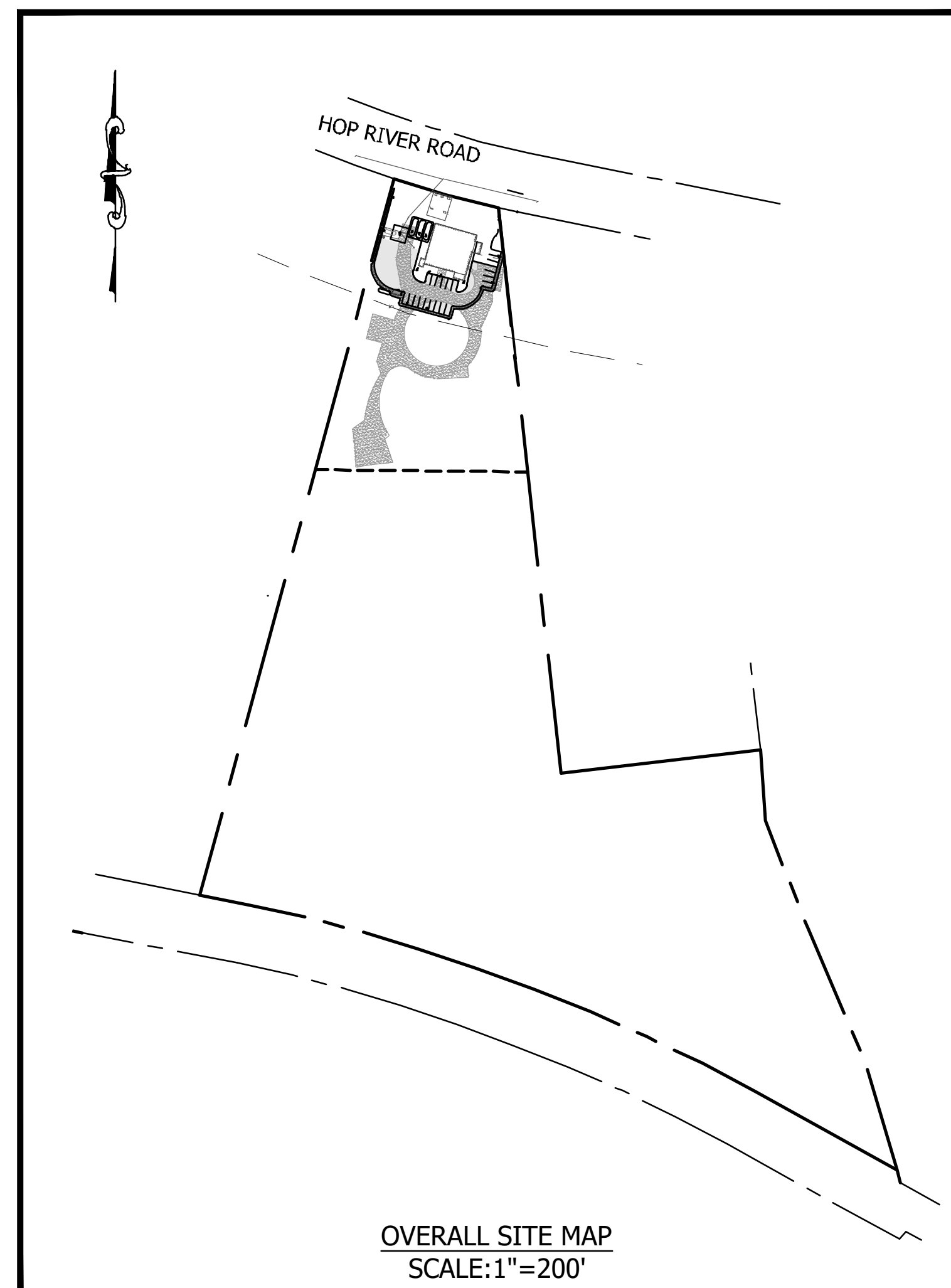
	<u>AREA</u>
EXISTING MAIN BUILDING	5,708 SF
EXISTING BUILDINGS (3)	948 SF
EXISTING FILL STATION	300 SF
EXISTING PUMP HOUSE	140 SF
EXISTING OIL TANKS	226 SF
TOTAL COVERAGE AREA	7,322 SF
SITE AREA	639,104 SF
LOT COVERAGE / SITE AREA =	1.1%

EXISTING LOT COVERAGE  
SCALE: 1"=200'

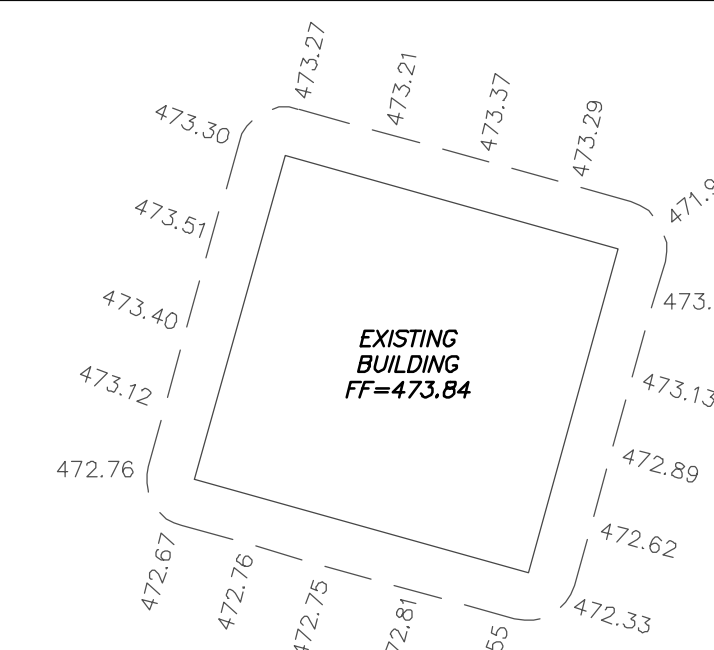


<u>PROPOSED LOT COVERAGE</u>	
	<u>AREA</u>
PROPOSED MAIN BUILDING	5,024 SF
TOTAL COVERAGE AREA	5,024 SF
SITE AREA	639,104 SF
LOT COVERAGE / SITE AREA =	0.8%

PROPOSED LOT COVERAGE  
SCALE: 1"=200'



SPOT GRADES	
473.27	472.55
473.21	472.81
473.37	472.79
473.29	472.76
471.97	472.67
473.27	472.76
473.13	473.12
472.89	473.40
472.62	473.51
472.33	473.30
TOTAL 9459.02	
9411.21 ÷ 20	472.95 AW

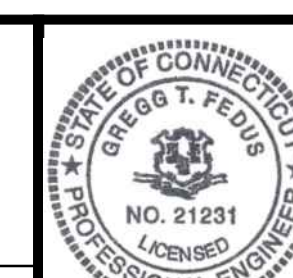



<u>BUILDING HEIGHT CALCULATION</u>	
HIGHEST RIDGE ELEV.	491.20
AVERAGE EXISTING GRADE	472.95
AVG. - HIGHEST RIDGE = PROP. BUILDING HEIGHT	18.25

BUILDING HEIGHT DETAIL  
SCALE:1"=40'

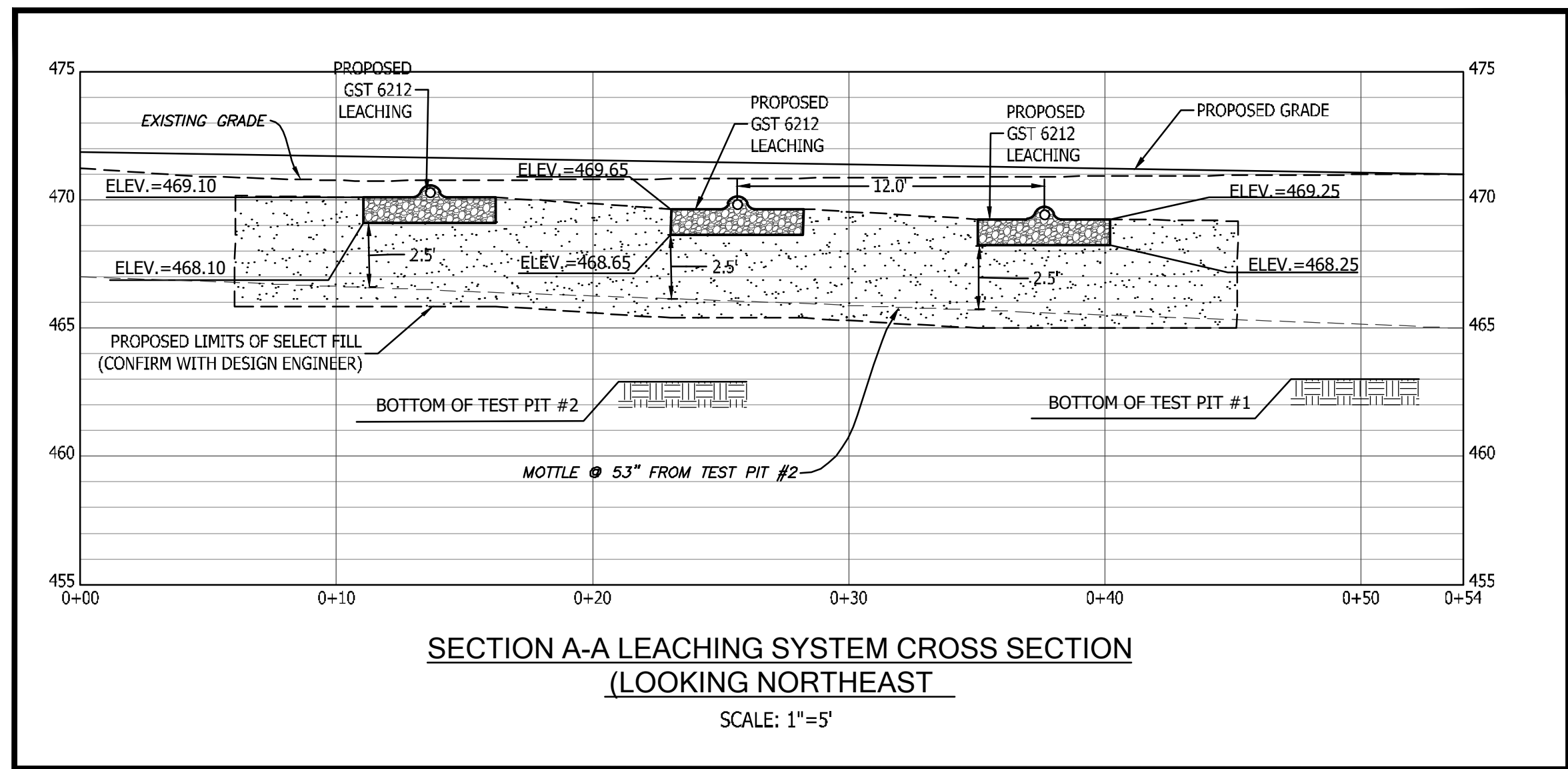
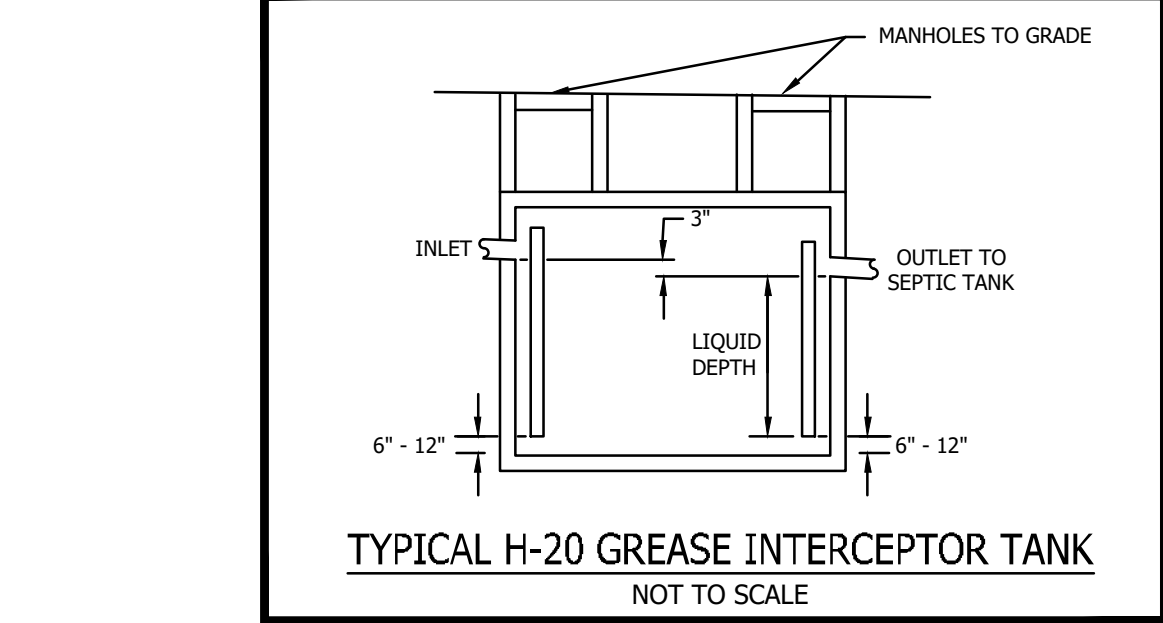
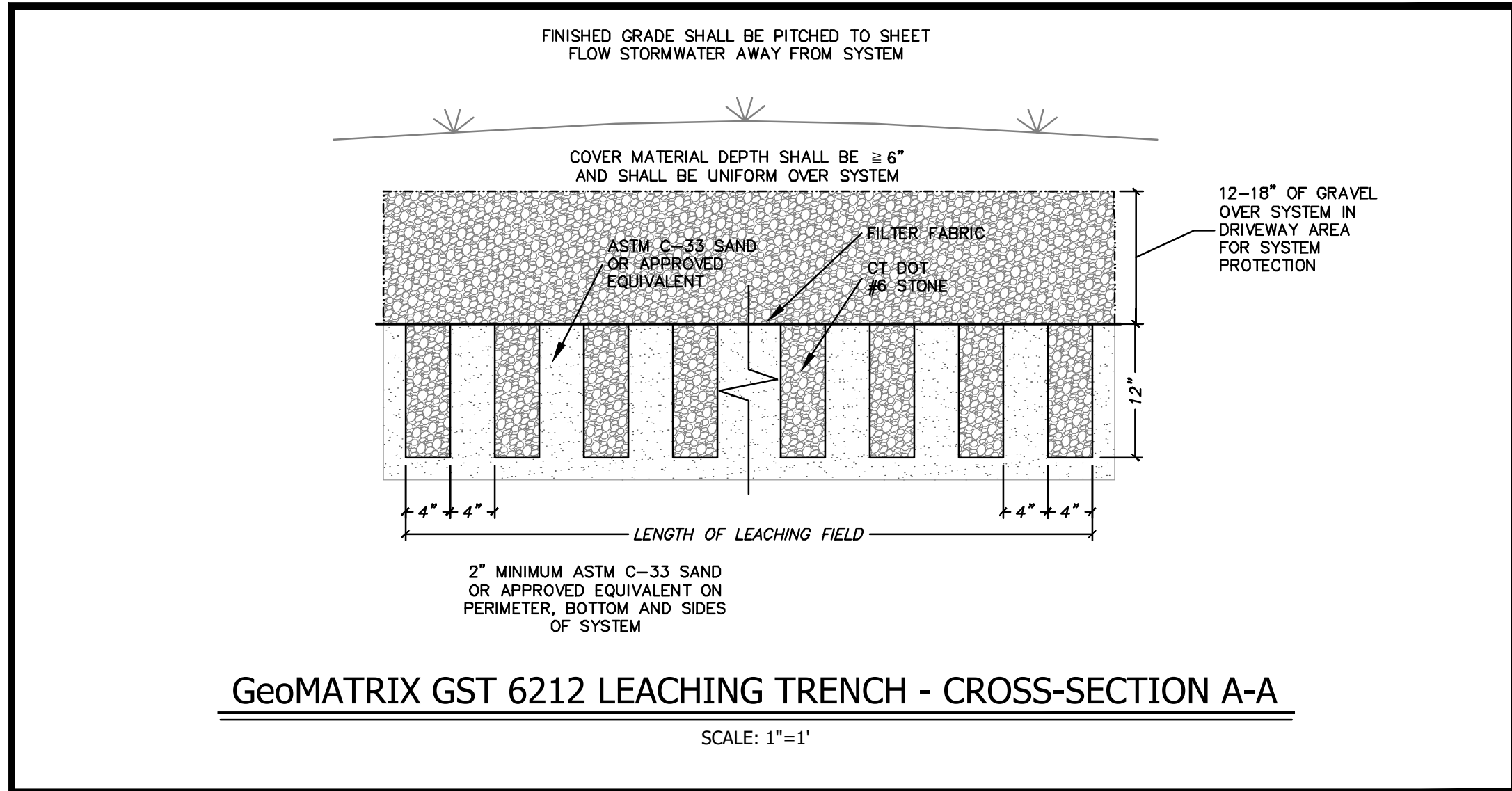
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DRAWING SCALE: 1"=20'

A horizontal graphic scale bar with alternating black and white segments. Below the bar are numerical markings for 0, 10, 20, and 40 feet.

  
Gregg T. Fedus P.E.  
CT. License No. 2123





SELECT FILL SPECIFICATIONS:

SELECT FILL PLACED WITHIN AND ADJACENT TO LEACHING SYSTEM AREAS SHALL BE A CLEAN MATERIAL COMPRISED OF SAND, OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY THE DESIGN ENGINEER. SELECT FILL EXCEEDING 6 PERCENT PASSING THE #200 SIEVE BASED ON A WET SIEVE TEST CANNOT BE APPROVED BY THE DESIGN ENGINEER.

SIEVE SIZE	PERCENT PASSING	
	WET SIEVE	DRY SIEVE
#4	100	100
#10	70 - 100	70 - 100
#40	10 - 50*	10 - 75
#100	0 - 20	0 - 5
#200	0 - 5	0 - 2.5

\* PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75 IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10 AND THE #200 SIEVE DOES NOT EXCEED 5.

SELECT FILL THAT DOES NOT MEET THE DRY SIEVE GRADATION CRITERIA BUT MEETS THE WET SIEVE GRADATION CRITERIA IS ACCEPTABLE. SIEVE TESTING OF SELECT FILL IS REQUIRED FOR LARGE (2,000 GPD OR GREATER) SYSTEMS WHENEVER THE LEACHING SYSTEM IS LOCATED TOTALLY IN SELECT FILL. THE LOCAL DIRECTOR OF HEALTH MAY REQUIRE SIEVE TESTING OF SELECT FILL ON SMALL SSDSS IN ACCORDANCE WITH PHC SECTION 19-13-B103E (D) (6).

THE LICENSED INSTALLER IS RESPONSIBLE FOR PREPARING THE LEACHING AREA WITH NECESSARY SELECT FILL. TOPSOIL IN THE LEACHING SYSTEM AREA SHALL BE REMOVED AND THE SUBSOIL SCARIFIED PRIOR TO SELECT FILL PLACEMENT, UNLESS OTHERWISE DIRECTED BY THE DESIGN ENGINEER. THE INSTALLER SHALL TAKE THE NECESSARY STEPS TO PROTECT THE UNDERLYING RECEIVING SOIL FROM OVER COMPACTION/DAMAGE. THE INSTALLER IS RESPONSIBLE FOR PROPERLY COMPACTING SELECT FILL TO FACILITATE CONSTRUCTION AND TO PREVENT SETTLING. SELECT FILL SHALL EXTEND A MINIMUM OF 5 FEET Laterally IN ALL DIRECTIONS BEYOND THE OUTER PERIMETER OF THE LEACHING SYSTEM.

THE COMMISSIONER OF PUBLIC HEALTH SHALL APPROVE MANUFACTURED FILL. ROCK OR OTHER PRODUCT USED TO PRODUCE MANUFACTURED FILL SHALL HAVE A LOSS OF ABRASION OF NOT MORE THAN 50 PERCENT USING AASHTO METHOD T-96, AND WHEN TESTED FOR SOUNDNESS USING AASHTO METHOD T 104 NOT HAVE A LOSS OF MORE THAN 15 PERCENT AT THE END OF 5 CYCLES. SUPPLIERS OF MANUFACTURED FILL SHALL MAKE APPLICATION FOR APPROVAL TO THE COMMISSIONER OF PUBLIC HEALTH. DOCUMENTATION SHALL BE SUBMITTED ON THE MANUFACTURED FILL OPERATION AND PRODUCTION PROCESS. FILL SPECIFICATIONS (GRADATION, MOISTURE, AND ABRASION) OF THE QUALITY CONTROL QUALITY ASSURANCE PROGRAM, SHALL ALSO BE INCLUDED FOR ALL ACTIVE PRODUCTION SITES. APPROVED MANUFACTURED FILL PRODUCERS SHALL PROVIDE ANNUAL PRODUCT REGISTRATIONS TO THE COMMISSIONER OF PUBLIC HEALTH BY JULY 1ST OF EACH YEAR.

"SELECT FILL" SHOULD BE PLACED ON THE EDGE OF THE SITE AND SPREAD OVER THE PREPARED AREA WITH A BULLDOZER. NO TRUCKS SHOULD RUN OVER THE FILL UNTIL 12 INCHES OF FILL HAS BEEN PLACED. THE REMAINDER OF THE FILL SHOULD BE PLACED IN LAYERS 8 TO 12 INCHES DEEP AND COMPACTED BY NORMAL BULLDOZING OR OTHER CONSTRUCTION EQUIPMENT. FILLING AND COMPACTION SHOULD BE DISCONTINUED DURING RAIN STORMS AND FOR 24 HOURS THEREAFTER. ALL FILL SHOULD BE PLACED AND COMPACTED BEFORE ANY OF THE LEACHING SYSTEM IS INSTALLED.

## SYSTEM SITE PREPARATION

1. A MINIMUM OF 24 HOURS, BUT PREFERABLY 48 HOURS NOTICE SHALL BE GIVEN BY THE INSTALLER TO THE ENGINEER AND SANITARIAN BEFORE ANY STRIPPING IS DONE FOR THE SYSTEM.
2. THE LICENSED INSTALLER SHALL BE ON SITE DURING SYSTEM CONSTRUCTION WORK WILL BE STOPPED BY THE HEALTH DEPARTMENT IF THIS REQUIREMENT IS NOT COMPLIED WITH.
3. NO SYSTEM IS TO BE BACKFILLED UNTIL THE SANITARIAN HAS GIVEN THE OK. THE OK WILL NOT BE GIVEN UNTIL THE ENGINEER HAS PROVIDED WRITTEN OR VERBAL COMMUNICATION THAT THE SYSTEM IS INSTALLED IN COMPLIANCE WITH THE HEALTH CODE AND THEIR DESIGN, OR WITH ACCEPTABLE MODIFICATIONS.

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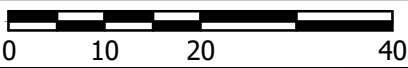
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Gregg T. Fedus P.E.  
CT. License No. 21231



January 3, 2022

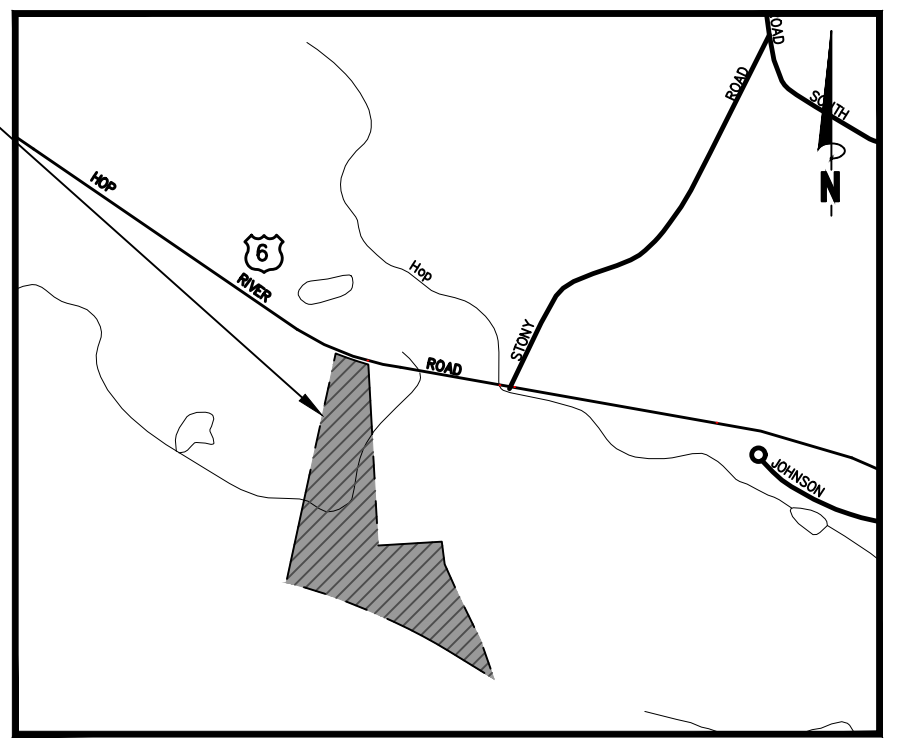
DRAWING SCALE: 1"=20'



Mailing Address: 70 Essex Street Mystic, Connecticut 06355  
Office: (860) 536-7390 Fax: (860) 536-1644

SHEET NO. 4 OF 4      JOB NO. 21-000985      DRAWN BY: CAC





### Location Map

Scale: 1"=1000'



Survey Notes:

1. THIS SURVEY PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- A. TYPE OF SURVEY: PROPERTY SURVEY/EXISTING CONDITIONS SURVEY
- B. BOUNDARY DETERMINATION: DEFENDANT RE-SURVEY.
- C. THE PORTION OF THIS SURVEY, NORTH OF THE TIE LINE, CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL.  
THE PORTION OF THIS SURVEY SOUTH OF THE TIE LINE CONFORMS TO THE STANDARDS OF CLASS D HORIZONTAL.  
THIS PORTION OF THE SURVEY WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE
- D. THE PORTION OF SURVEY NORTH OF THE TIE LINE CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: 1-3 VERTICAL.
2. BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
3. THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR. IT IS A DECLARATORY STATEMENT, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS MAP UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.
4. THIS MAP IS THE PROPERTY OF FEDUS ENGINEERING, LLC AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION, OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF FEDUS ENGINEERING, LLC.
5. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND LIMITED FIELD MEASUREMENTS. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO FEDUS ENGINEERING, LLC. THE SIZE LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
6. THE STONEWALLS, TIDAL DITCHES AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.

### Legend

EXISTING	
SYMBOL	DESCRIPTION
	CONNECTICUT HIGHWAY DEPARTMENT MONUMENT
	EX, IP, / REBAR
	DRILL HOLE
	UTILITY POLE W/ LIGHT
	STONEWALL
	FENCE LINE
	WATER VALVE
	OVERHEAD WIRES
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	INDEX CONTOUR
	CONTOUR
	WETLANDS BOUNDARY/FLAG
	MEAN LOW WATER LINE
	MEAN HIGH WATER LINE
	HIGH TIDE LINE
	COASTAL JURISDICTIONAL LINE
	ZONE LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	NOW OR FORMERLY CATCH BASIN
	TYPICAL
	SPOT ELEVATION
	DRILL HOLE
	POINT OF BEGINNING
	PER REFERENCE MAP
	TEST PIT
	PERCOLATION TAP
	UTILITY POLE
	DRAINAGE MANHOLE
	SEWER MANHOLE
	HYDRANT
	WATER SHUTOFF
PROPOSED	
	IRON PIN TO BE SET

### Subject Parcel Information

OWNER: M&M OIL, LLC  
PARCEL ADDRESS: 271 HOP RIVER ROAD, BOLTON, CT 06043  
MAILING ADDRESS: 271 HOP RIVER ROAD, BOLTON, CT 06043  
MBL 8/106  
DEED: VOLUME 99 PAGE 120  
AREA: 639,104.1± SF = 14.6± AC  
FLOOD ZONE: ZONE X PER FIRM MAP # 09011C0228G  
EFFECTIVE DATE: 6/1/1981

### Reference Maps:

1. "RIGHT OF WAY AND TRACK MAP, THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO., OPERATED BY THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO., FROM BOSTON TO HUDSON RIVER, STATION 5230+00 TO STATION 5282+80, TOWN OF BOLTON, CONNECTICUT." SCALE: 1"=100'; DATE: JUNE 30, 1915.
2. COMPILATION PLAN PROPERTY OF: JOHN AND FREDERICA JOHNSON MEMORIAL CAMP, INC. JOHNSON RD., BOLTON, CT., SHEET NO. 1 OF 2 AND 2 OF 2 DATED 06/29/99 JOB #99155 SCALE: 1"=100' BY: FUSS AND ONEIL INC.
3. "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF BOLTON, HARTFORD-WILLIMANTIC ROAD FROM BOLTON NOTCH SOUTHEASTERLY ABOUT 5,400 FEET. ROUTE NO. 87". SCALE: 1"=40', DATED: JULY 29, 1932, NUMBER 12-01, SHEET NO. 2 OF 2 APPROVED BY JOHN A. MACDONALD.
4. "SURVEY MAP PREPARED FOR THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR PROPERTY OF DAVID C. TOOMEY JR. NORTH OF TOOMEY ROAD LOCATED IN BOLTON, CONNECTICUT". SCALE: 1"=100', DATE: OCTOBER, 2001 PREPARED BY JC SOMMERS ASSOCIATES, INC. VERNON, CONNECTICUT.

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

ANTHONY HENDRIKS LS


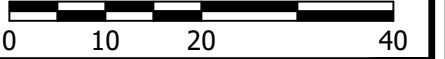
CT. LICENSE NUMBER

# Property Survey

## Map Depicting Existing Conditions of 271 Hop River Road Bolton, Connecticut

Prepared For:  
**ASIF CHOUDRY**  
APRIL 26, 2021

DRAWING SCALE: 1"=20'

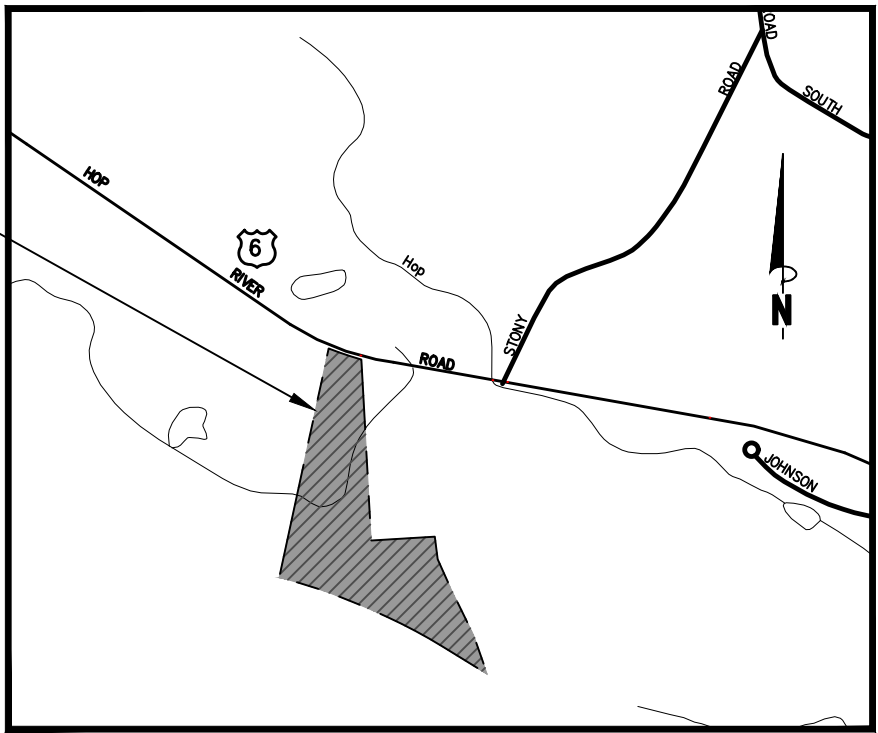
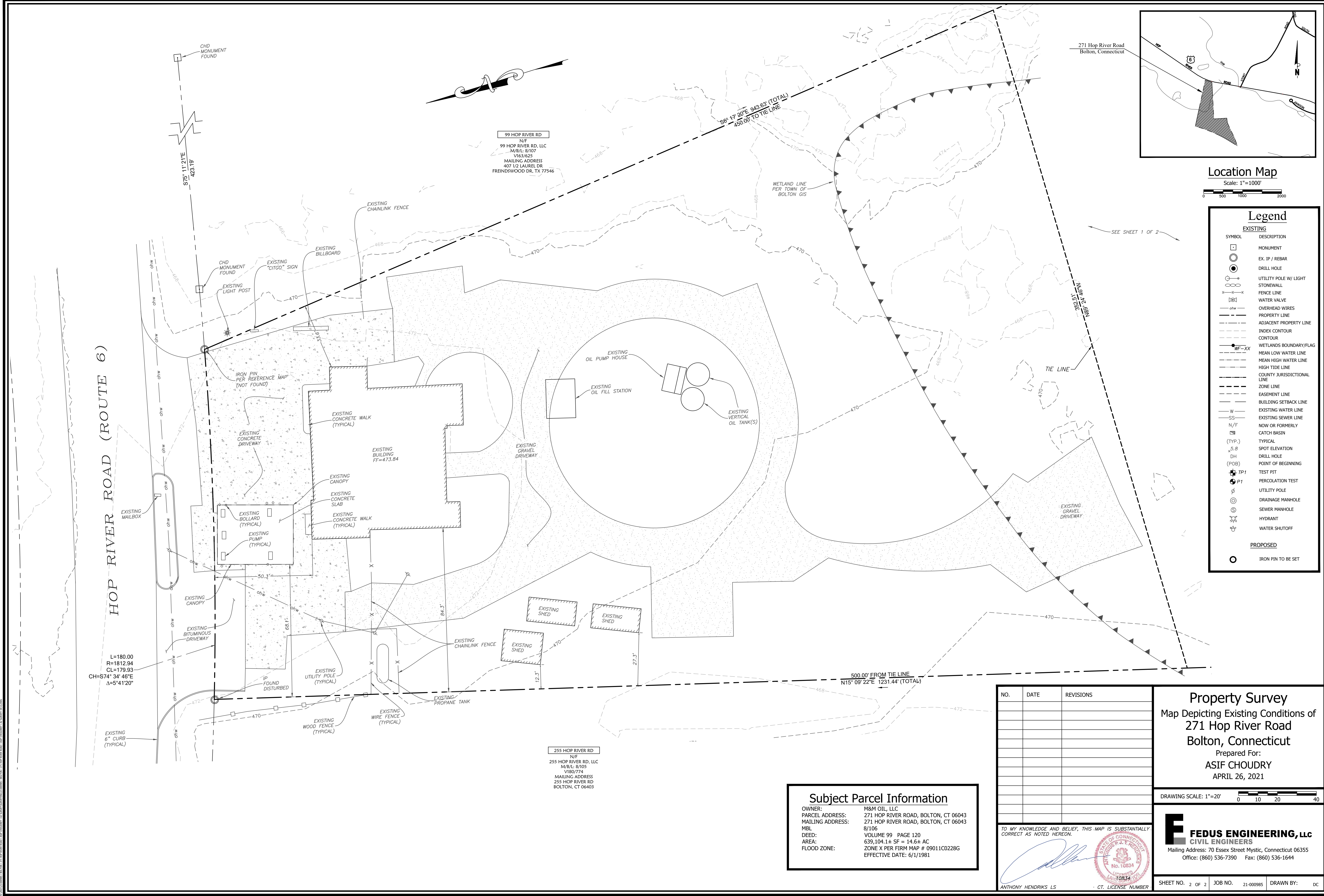


**FEDUS ENGINEERING, LLC**  
CIVIL ENGINEERS

Mailing Address: 70 Essex Street Mystic, Connecticut 06355  
Office: (860) 536-7390 Fax: (860) 536-1644

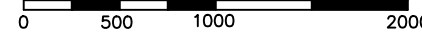
SHEET NO. 1 OF 2	JOB NO. 2-000985	DRAWN BY: DC
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Location Map

Scale: 1"=1000'



Legend

EXISTING

- | SYMBOL   | DESCRIPTION                 |
|----------|-----------------------------|
| [Symbol] | MONUMENT                    |
| [Symbol] | EX. IP / REBAR              |
| [Symbol] | DRILL HOLE                  |
| [Symbol] | UTILITY POLE W/ LIGHT       |
| [Symbol] | STONEWALL                   |
| [Symbol] | FENCE LINE                  |
| [Symbol] | WATER VALVE                 |
| [Symbol] | OVERHEAD WIRES              |
| [Symbol] | PROPERTY LINE               |
| [Symbol] | ADJACENT PROPERTY LINE      |
| [Symbol] | INDEX CONTOUR               |
| [Symbol] | CONTOUR                     |
| [Symbol] | WETLANDS BOUNDARY/FLAG      |
| [Symbol] | MEAN LOW WATER LINE         |
| [Symbol] | MEAN HIGH WATER LINE        |
| [Symbol] | HIGH TIDE LINE              |
| [Symbol] | COUNTY JURISDICTIONAL LINE  |
| [Symbol] | ZONE LINE                   |
| [Symbol] | EASEMENT LINE               |
| [Symbol] | BUILDING SETBACK LINE       |
| [Symbol] | EXISTING WATER LINE         |
| [Symbol] | EXISTING SEWER LINE         |
| [Symbol] | NOW OR FORMERLY CATCH BASIN |
| [Symbol] | TYPICAL                     |
| [Symbol] | SPOT ELEVATION              |
| [Symbol] | DRILL HOLE                  |
| [Symbol] | POINT OF BEGINNING          |
| [Symbol] | TEST PIT                    |
| [Symbol] | PERCOLATION TEST            |
| [Symbol] | UTILITY POLE                |
| [Symbol] | DRAINAGE MANHOLE            |
| [Symbol] | SEWER MANHOLE               |
| [Symbol] | HYDRANT                     |
| [Symbol] | WATER SHUTOFF               |

PROPOSED

- |          |                    |
|----------|--------------------|
| [Symbol] | IRON PIN TO BE SET |
|----------|--------------------|

Subject Parcel Information

OWNER: M&M OIL, LLC  
PARCEL ADDRESS: 271 HOP RIVER ROAD, BOLTON, CT 06043  
MAILING ADDRESS: 271 HOP RIVER ROAD, BOLTON, CT 06043  
MBL: 8/106  
DEED: VOLUME 99 PAGE 120  
AREA: 639,104.1± SF = 14.64 AC  
FLOOD ZONE: ZONE X PER FIRM MAP # 09011C0228G  
EFFECTIVE DATE: 6/1/1981

NO.	DATE	REVISIONS

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

ANTHONY HENDRIKS LS  
CT. LICENSE NUMBER 10834

Property Survey  
Map Depicting Existing Conditions of  
271 Hop River Road  
Bolton, Connecticut  
Prepared For:  
ASIF CHOUDRY  
APRIL 26, 2021

DRAWING SCALE: 1"=20'

FEDUS ENGINEERING, LLC  
CIVIL ENGINEERS  
Mailing Address: 70 Essex Street Mystic, Connecticut 06355  
Office: (860) 536-7390 Fax: (860) 536-1644

SHEET NO. 2 OF 2 JOB NO. 21-000985 DRAWN BY: DC



**STATE OF CONNECTICUT**  
**DEPARTMENT OF PUBLIC HEALTH & DEPARTMENT OF PUBLIC UTILITY CONTROL**  
**APPLICATION FOR A NON-COMMUNITY**  
**CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY (CPCN)**  
**Pursuant to CGS Sec. 16-262m**

This application process is separated into three phases – Phase I-A, Phase I-B, & Phase II. Only complete one phase at a time. Do not move on to a subsequent phase until the Department of Public Health – Drinking Water Section has formally reviewed the preceding phase and written confirmation has been received to continue the process.

**PHASE I-A (Non-Community)**

DPH-DWS PROJECT #: 2021-0194 (as assigned by this office)

DPUC DOCKET #: \_\_\_\_\_ (as assigned by DPUC)

Facility/PWS Name: Bestway Bolton  
 applicable) \_\_\_\_\_

PWSID: CT (if

(Facility name as on the water company screening application)

The following must be submitted for the Phase I-A Non-Community CPCN review, as required per the letter of determination of water company screening application review (check off each that is included with this submission):

- ☒ 1. Copy of the DWS's letter of determination of water company screening application review
- ☒ 2. Completed 'Application for Public Water System Well Site Approval' for each proposed well
- ☒ 3. Evaluation of the quantity of water necessary to provide adequate supply (use Attachment 1 – ADD calculation worksheet)
- ☒ 4. Plan for controlling pollution sources that might affect the well(s)
- ☒ 5. Topographical map showing the relationship and location of the proposed project to the surrounding area
- ☒ 6. Completed "TMF Capacity Evaluation" questionnaire (see Attachment 2)  
Attach an additional sheet(s) of paper as necessary to properly and fully answer all questions, referencing question numbers.
- ☒ 7. Description of the groundwater quality as classified by the CT Department of Environmental Protection and subsurface soils as classified by the United States Department of Agriculture – Natural Resources Conservation Service, for the project area
- ☐ 8. Name and certificate number of proposed/existing water system certified operator (if applicable)
- ☒ 9. Provide a detailed letter from the town's planning department indicating any known probable future building areas within one mile of this property

Signature of Property Owner/Legal Contact: 

Date: 1/20/22

Signature of ESA provider (if applicable): \_\_\_\_\_

Date: \_\_\_\_\_

(If no ESA provider: signature of representative of regulated water company that is to own & operate the proposed water system, if applicable)

**FOR DWS USE ONLY**

DWS Project #: \_\_\_\_\_ DPUC Docket#: \_\_\_\_\_

Authorized to proceed with Phase I-B: ☐ Yes ☐ No

Date of determination: \_\_\_\_\_

Revised: 10/6/05

ITEM #1

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DWS LETTER OF DETERMINATION – SCREENING APPLICATION REVIEW

# STATE OF CONNECTICUT

## DEPARTMENT OF PUBLIC HEALTH



Manisha Juthani, MD  
Commissioner

Ned Lamont  
Governor  
Susan Bysiewicz  
Lt. Governor

### Drinking Water Section

10/18/21

Mr. Asif Choudry  
96 Route 32  
Franklin, CT 06245

**Public Water System/Applicant:** Bestway Bolton  
**DPH Project #:** 2021-0194  
**Project Location:** 271 Hop River Road, Bolton, CT  
**Date of Project Submission:** 9/29/21

Dear Mr. Choudry:

This Department is in receipt of a completed Public Water Screening (PWS) Screening Form for Bestway, 271 Hop River Road in Bolton, CT. The information provided on the completed form which has been verified by DWS staff indicated that the conversion of this property will result in the creation of a regulated Public Water System (PWS), (classified as a Transient Non-Community (TNC) PWS). Due to the substantial redevelopment of this property the Department requires the property owner to obtain a Certificate of Public Convenience and Necessity (CPCN) for this PWS.

The CPCN process reviews the design of the PWS from the well site location to the piping system that will bring the water to the consumer. One purpose of the "Certificate process" is to ensure that all new public water systems are built to particular specifications and have adequate Technical, Managerial, and Financial capacity to maintain compliance with regulations after the system is put into operation. The entire CPCN application is separated into three phases:

- Phase I-A (site location for source of supply),
- Phase I-B (development of the source of supply),
- Phase II (water distribution, storage, treatment).

The CPCN application forms are available on the DPH – Drinking Water Section website at: <http://portal.ct.gov/DPH/Drinking-Water/DWS/Certificate-of-Public-Convenience-and-Necessity> Please be sure to follow the links for a Non-Community PWS. If you have any questions about how to start this process, please contact someone from the Source Protection Unit at (860) 509-7333.



Phone: (860) 509-7333 • Fax: (860) 509-7359  
Telecommunications Relay Service 7-1-1  
410 Capitol Avenue, P.O. Box 340308  
Hartford, Connecticut 06134-0308  
[www.ct.gov/dph](http://www.ct.gov/dph)

*Affirmative Action/Equal Opportunity Employer*



Sincerely,



Mandy B. Smith  
Supervising Sanitary Engineer  
Drinking Water Section

c: Robert Miller, Director of Health, Eastern Highlands Health District  
Eric McPhee, Source Water Assessment and Protection Unit  
Chris Stone, Central WUCC Chair, MDC  
Ryan Goad, Consulting Engineer, CMG Environmental

## ITEM #2

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### APPLICATION FOR WELL SITE APPROVAL

**STATE OF CONNECTICUT DEPARTMENT OF PUBLIC HEALTH  
DRINKING WATER SECTION**

**APPLICATION FOR A PUBLIC WATER SYSTEM WELL SITE SUITABILITY CERTIFICATION**

***PLEASE REFER TO INSTRUCTIONS FOR COMPLETING THE APPLICATION FOR A PUBLIC WATER SYSTEM WELL SITE SUITABILITY CERTIFICATION PRIOR TO FILLING OUT.***

***Application will be returned if it is incomplete***

**Section A. Public Water System and Applicant Information**

PWS Name: Bestway Bolton

Project Name: Bestway Bolton

Project Address: 271 Hop River Road, Bolton CT 06043

PWSID Number: CT PWS Type (select one): ☐ Community ☐ NTNC ☒ TNC

Town: Bolton DPH Project Number (if known): 2021-0194

Print Name of PWS Administrative Official: Asif Choudhry

Title: Manager

Address: IMS Petroleum, LLC

96 Route 32

Franklin, CT 06254

Phone Number: (860) 287-7181

Fax Number: \_\_\_\_\_

E-mail Address: asifman500@gmail.com

Name of Consultant C. Ryan Goad

Company Name: CMG Environmental, Inc.

Address: 67 Hall Road

Sturbridge, MA 01566

Phone Number: (774) 241-0901 x105 or (860) 729-4957 [mobile]

Name of Licensed Well Driller (must be licensed in CT): LaFramboise Water Service, Inc.

CT License Number: WWC.0000013-W1

Address: 647 Thompson Road (P.O. Box 303), Thompson CT 06277

Phone Number: (860) 923-9543



# APPLICATION FOR A PUBLIC WATER SYSTEM WELL SITE SUITABILITY CERTIFICATION

## Section B. Well Information

1. Purpose of proposed well (Check One):

☒ New Public Water System Source      ☐ Replacement Well      ☐ Supplemental Well

2. Name of Proposed Well: Well #1

Type: ☒ Bedrock      ☐ Gravel Packed      ☐ Other \_\_\_\_\_

3. Desired Withdrawal Rate (check one):

☒ <10 gallons per minute (gpm)      ☐ 10-50 gpm      ☐ >50 gpm

4. Indicate address where well will be located or closest town road or intersection:

271 Hop River Road, Bolton CT 06043 (U.S. Route 6)

5. Latitude and Longitude of proposed well site:

Lat: N 41° 46' 59.10" Long: W 72° 26' 06.81"

6. Is proposed well site staked or marked in the field?      ☒ Yes      ☐ No

## Section C. Well Site Characteristics

1. Is the proposed well site located above the FEMA100-year flood elevation? ☒ Yes      ☐ No (See RCSA Section 19-13-

B102(d)(1)(A) and instructions for completing.) Determination by Fedus Engineering for PZC Site Plan Review using FIRM 09011C0228G dated 6/1/1981.

2. Does the public water system have full control (ownership) of the entire sanitary radius of the proposed well? If the public water system does not have control of the sanitary radius, indicate below how control will be obtained. YES

3. Indicate the locations of all nearby existing public and private wells, their corresponding distances to the proposed well and provide a brief description of potential effects the proposed new source of supply may have on these nearby systems.

On-site private supply well to be abandoned and replaced with subject well. Bolton has no municipal public water supply, so all properties in the vicinity use private wells. There are 6 properties with private wells within 500 feet. The low pumping rate of the planned well is unlikely to affect these properties.

## Section D. Map Information

Attach a scaled site or street/zoning map certified by a Professional Engineer or Land Surveyor licensed in the State of Connecticut containing the following items:

1. ☒ Location of proposed well(s) with GPS points noted
2. ☐ Adjacent public and private active/inactive well(s) that will be tested for interference during the yield test, if applicable (CGS 25-33(b))
3. ☒ Show the appropriate sanitary radius as listed in Section E Table 2.
4. ☐ Sanitary Land conservation easement boundary, if applicable
5. ☒ Existing and potential sources of pollution within 200 feet (see Section E Table 2)
6. ☒ Topographic contours appropriate for the scale of the map.
7. ☐ 100-year flood elevation contour, if applicable
8. ☒ North arrow
9. ☒ Annual high water mark, wetland delineation, surface water bodies and watercourses (perennial and intermittent)



# APPLICATION FOR A PUBLIC WATER SYSTEM WELL SITE SUITABILITY CERTIFICATION

## Section E. Sources of Pollution

1. Are there any known existing contaminated areas, as classified by the CT Department of Environmental Protection within a 1,500-foot radius of the proposed well site? ☒ Yes ☐ No; If yes, then describe below the current condition of the area and indicate separating distances from proposed well site. **See attached narrative.**

2. Complete the following table:

Pollution Source	Required separation distances (feet) based on well pumping rate			Actual Separation Distance (feet)
	< 10 gpm	10-50 gpm	> 50 gpm	
Subsurface Sewage System (septic tank/leaching fields)	75	150	200	97
Sanitary Sewer-Minimum separating distances may be reduced under specific conditions. Refer to the instructions for details.	75	150	200	N/A
Storm Drain	25	50	50	>75
Foundation, Floor Drain	25	50	50	>75
Dry Well	75	150	200	>75
High Water Mark for Surface Water Body	25	50	50	>75
Liquid Fuel Storage Tank/Piping	75	150	200	145

## Section F. Dioxin, Endothall, Beta Particle and Photon Emitter Assessment

The purpose of this section is to obtain an assessment to determine if the proposed site of a source of supply/well will be required to be tested for Dioxin, Endothall and /or Beta Particle and Photon Emitters.

1. Complete and attach "Certification Form for Dioxin and Endothall". Required only for Community and Non-Transient Non-Community Water Systems; refer to the instructions for guidance.
2. Complete and Attach "Certification Form for Beta Particle and Photon Emitters". Analyses required only for Community Water Systems, refer to the instructions for guidance

## Section G. Certification Statement

I certify to the best of my knowledge that the information provided in this application is complete and correct. I understand that the information I provide will be used by the Department of Public Health, Drinking Water Section to determine if a Well Site Suitability Certification can be granted. I further understand that if an approval is issued, the well must be drilled in the location approved by the Department.

  
Signature of Applicant

1/20/22

Date

Asif Choudhry, Manager, IMS Petroleum, LLC

Name of Applicant (print or type)

Manager

Title (if applicable)

## APPLICATION FOR A PUBLIC WATER SYSTEM WELL SITE SUITABILITY CERTIFICATION

This application along with additional information on the public water system well approval process is located on the DPH Drinking Water Section's web page: [www.ct.gov/dph](http://www.ct.gov/dph) click on "Programs and Services" then "Drinking Water"

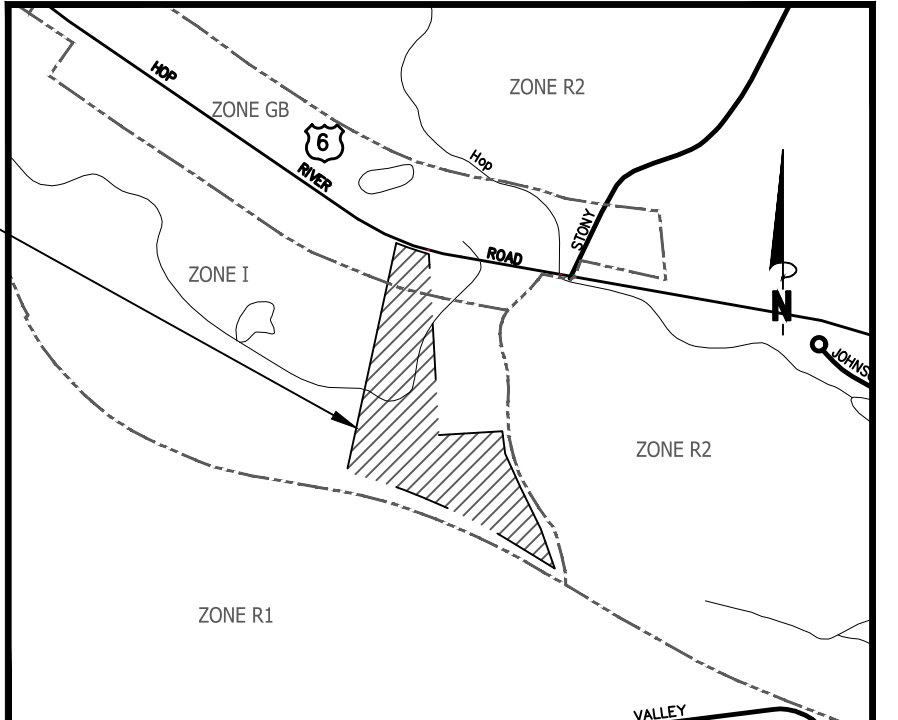
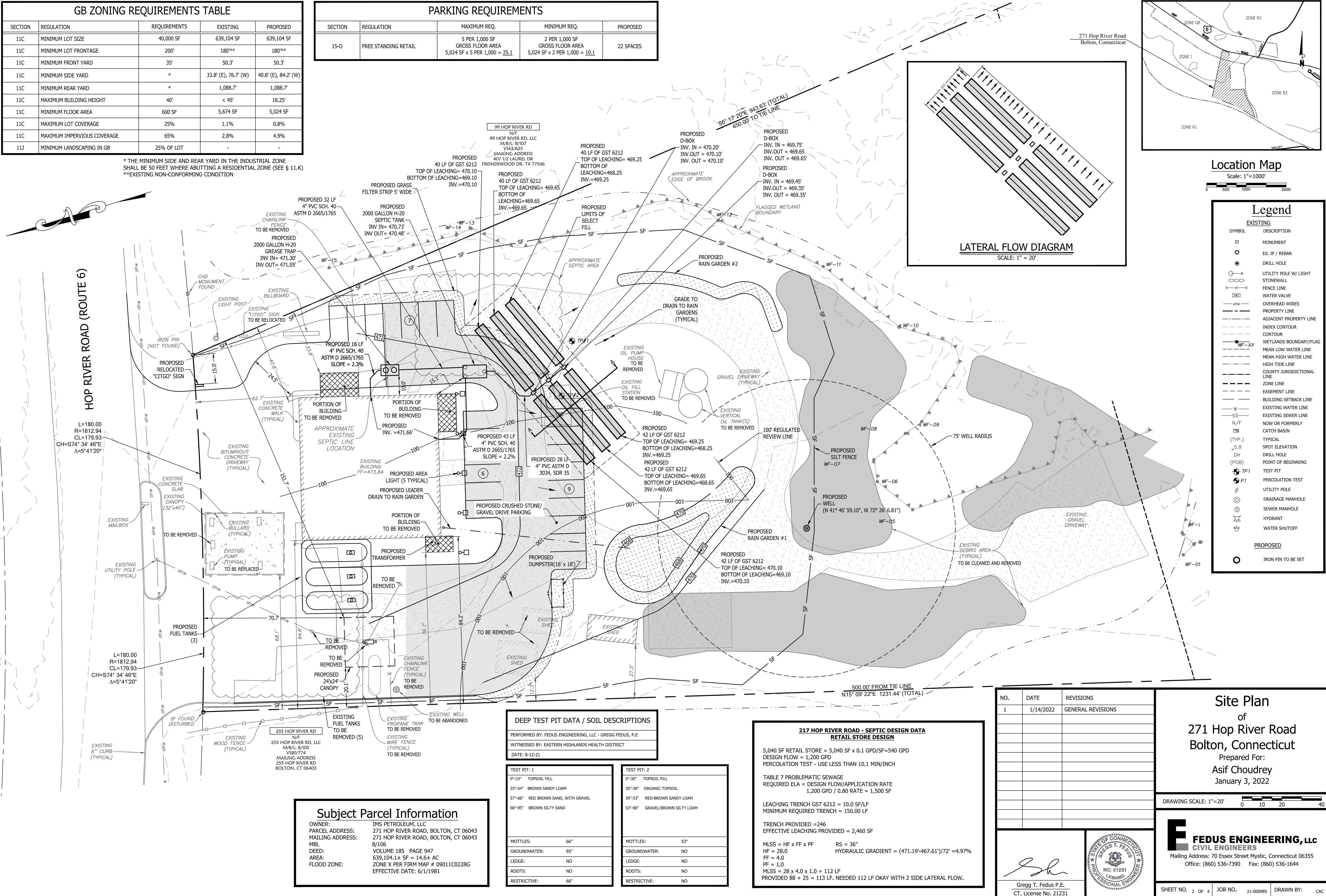
<b>Drinking Water Section Use Only</b>	
Date Stamped: _____	Project No: _____
Assigned Staff Person: _____	



GB ZONING REQUIREMENTS TABLE				
SECTION	REGULATION	REQUIREMENTS	EXISTING	PROPOSED
11C	MINIMUM LOT SIZE	40,000 SF	639,104 SF	639,104 SF
11C	MINIMUM LOT FRONTAGE	200'	180'**	180'**
11C	MINIMUM FRONT YARD	35'	50.3'	50.3'
11C	MINIMUM SIDE YARD	*	33.8' (E), 76.7' (W)	40.8' (E), 84.2' (W)
11C	MINIMUM REAR YARD	*	1,088.7'	1,088.7'
11C	MAXIMUM BUILDING HEIGHT	40'	< 45'	18.25'
11C	MINIMUM FLOOR AREA	600 SF	5,674 SF	5,024 SF
11C	MAXIMUM LOT COVERAGE	25%	1.1%	0.8%
11C	MAXIMUM IMPERVIOUS COVERAGE	65%	2.8%	4.9%
11J	MINIMUM LANDSCAPING IN GB	25% OF LOT	-	-

\*THE MINIMUM SIDE AND REAR YARD IN THE INDUSTRIAL ZONE SHALL BE 50 FEET WHERE ABUTTING A RESIDENTIAL ZONE (SEE § 11.K)  
\*\*EXISTING NON-CONFORMING CONDITION

PARKING REQUIREMENTS				
SECTION	REGULATION	MAXIMUM REQ.	MINIMUM REQ.	PROPOSED
15-O	FREE STANDING RETAIL	5 PER 1,000 SF GROSS FLOOR AREA 5,024 SF x 5 PER 1,000 = 25.1	2 PER 1,000 SF GROSS FLOOR AREA 5,024 SF x 2 PER 1,000 = 10.1	22 SPACES



Legend	
EXISTING	
SYMBOL	DESCRIPTION
[Symbol]	MONUMENT
[Symbol]	EX. TP / REBAR
[Symbol]	DRILL HOLE
[Symbol]	UTILITY POLE W/ LIGHT
[Symbol]	STONEWALL
[Symbol]	FENCE LINE
[Symbol]	WATER VALVE
[Symbol]	OVERHEAD WIRES
[Symbol]	PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	INDEX CONTOUR
[Symbol]	CONTOUR
[Symbol]	WETLANDS BOUNDARY/FLAG
[Symbol]	MEAN LOW WATER LINE
[Symbol]	MEAN HIGH WATER LINE
[Symbol]	HIGH TIDE LINE
[Symbol]	COUNTY JURISDICTIONAL LINE
[Symbol]	ZONE LINE
[Symbol]	EASEMENT LINE
[Symbol]	BUILDING SETBACK LINE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING SEWER LINE
[Symbol]	NOW OR FORMERLY CATCH BASIN
[Symbol]	TYPICAL
[Symbol]	SPOT ELEVATION
[Symbol]	DRILL HOLE
[Symbol]	POINT OF BEGINNING
[Symbol]	TEST PIT
[Symbol]	PERCOLATION TEST
[Symbol]	UTILITY POLE
[Symbol]	DRAINAGE MANHOLE
[Symbol]	SEWER MANHOLE
[Symbol]	HYDRANT
[Symbol]	WATER SHUTOFF
PROPOSED	
[Symbol]	IRON PIN TO BE SET

NO.	DATE	REVISIONS
1	1/14/2022	GENERAL REVISIONS

Site Plan  
of  
271 Hop River Road  
Bolton, Connecticut  
Prepared For:  
Asif Choudrey  
January 3, 2022

DRAWING SCALE: 1"=20'  
0 10 20 40

FEDUS ENGINEERING, LLC  
CIVIL ENGINEERS  
Mailing Address: 70 Essex Street Mystic, Connecticut 06355  
Office: (860) 536-7390 Fax: (860) 536-1644

SHEET NO. 2 OF 4 JOB NO. 21-000985 DRAWN BY: CAC

DEEP TEST PIT DATA / SOIL DESCRIPTIONS	
PERFORMED BY: FEDUS ENGINEERING, LLC - GREGG FEDUS, P.E.	
WITNESSED BY: EASTERN HIGHLANDS HEALTH DISTRICT	
DATE: 8-12-21	

TEST PIT: 1	
0'-33"	TOPSOIL FILL
33'-54"	BROWN SANDY LOAM
57'-66"	RED BROWN SAND, WITH GRAVEL
66'-95"	BROWN SILTY SAND
MOTTLES: 66"	
GROUNDWATER: 95"	
LEDGE: NO	
ROOTS: NO	
RESTRICTIVE: 66"	

TEST PIT: 2	
0'-30"	TOPSOIL FILL
30'-39"	ORGANIC TOPSOIL
39'-53"	RED-BROWN SANDY LOAM
53'-96"	GRAVEL/BROWN SILTY LOAM
MOTTLES: 53"	
GROUNDWATER: NO	
LEDGE: NO	
ROOTS: NO	
RESTRICTIVE: NO	

217 HOP RIVER ROAD - SEPTIC DESIGN DATA  
RETAIL STORE DESIGN

5,040 SF RETAIL STORE = 5,040 SF x 0.1 GPD/SF=540 GPD  
DESIGN FLOW = 1,200 GPD  
PERCOLATION TEST - USE LESS THAN 10.1 MIN/INCH

TABLE 7 PROBLEMATIC SEWAGE  
REQUIRED ELA = DESIGN FLOW/APPLICATION RATE  
1,200 GPD / 0.80 RATE = 1,500 SF

LEACHING TRENCH GST 6212 = 10.0 SF/LF  
MINIMUM REQUIRED TRENCH = 150.00 LF

TRENCH PROVIDED =246  
EFFECTIVE LEACHING PROVIDED = 2,460 SF

MLSS = HF x FF x PF RS = 36"  
HF = 28.0 HYDRAULIC GRADIENT = (471.19'-467.61')/72' =4.97%  
FF = 4.0  
PF = 1.0  
MLSS = 28 x 4.0 x 1.0 = 112 LF  
PROVIDED 88 + 25 = 113 LF. NEEDED 112 LF OKAY WITH 2 SIDE LATERAL FLOW.

Subject Parcel Information

OWNER: IMS PETROLEUM, LLC  
PARCEL ADDRESS: 271 HOP RIVER ROAD, BOLTON, CT 06043  
MAILING ADDRESS: 271 HOP RIVER ROAD, BOLTON, CT 06043  
MBL 8/106  
DEED: VOLUME 185 PAGE 947  
AREA: 639,104.1± SF = 14.6± AC  
FLOOD ZONE: ZONE X PER FIRM MAP # 09011C0228G  
EFFECTIVE DATE: 6/1/1981

255 HOP RIVER RD  
N/F  
255 HOP RIVER RD, LLC  
M/B/L: 8/105  
V180/774  
MAILING ADDRESS  
255 HOP RIVER RD  
BOLTON, CT 06403



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SECTION E ADDENDUM  
TO APPLICATION FOR A PUBLIC WATER SYSTEM  
WELLSITE SUITABILITY CERTIFICATION

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**TO:** CT Department of Public Health  
**FROM:** C. Ryan Goad, Hydrogeologist  
**SUBJECT:** Section E. – Sources of Pollution, 271 Hop River Road, Bolton CT  
**DATE:** 1/18/2022

---

CMG contracted Environmental Data Resources, Inc. (EDR) of Shelton, Connecticut for a review of state and federal environmental database listings on October 20, 2021. The following summarizes results of that database review for properties within 1,500' of the subject Site.

FEDERAL RECORDS (EPA)

No records of polluted sites (e.g., National Priority List [NPL, a/k/a Superfund] sites. The easterly-adjointing property at 299 Hop River Road is a Superfund Enterprise Management System [SEMS, formerly CERCLIS]) site that underwent federal investigation in the 1980s. However, EPA referred it to the Department of Environmental Protection (DEP<sup>1</sup>) for additional action (i.e., it is not a Superfund site).

STATE RECORDS (DEEP)

EDR identifies a Significant Environmental Hazard notification for the 299 Hop River Road property in 2017. The entry indicated groundwater contaminants present at that property threaten its supply well, and DEEP directed the owners to sample nearby water supply well. The 299 Hop River Road property is on the list of Contaminated and Potentially Contaminated Sites due to a 2015 Form III submittal under the Connecticut Transfer Act (a Form III indicates operations at an 'Establishment' resulted in environmental contamination, but its degree & extent is not fully known at the time of property transfer).

However, publicly-available DEEP files (visit date 12/14/21) contain no information on 299 Hop River Road beyond mid-1980s notices to its former operators (Clark Dewatering, Ltd. & Griffin Dewatering) to submit annual hazardous waste generator reports. There were no readily available files regarding remediation at that property or potential risks to human health and the environment.

The subject 271 Hop River Road property has a number of reported oil and/or chemical spills from the 1990s to present. The majority of those were releases of petroleum due to site activities and did not exceed 50 gallons (the Site operated as a home heating oil distributor for many years, in addition to its operation as a gasoline filling station up until approximately 2015). DEEP lists all spills up to September 2021 as 'Closed.'

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<sup>1</sup> DEP merged with the Department of Public Utility Control in July 2011 to become the Department of Energy and Environmental Protection (DEEP).

## MEMORANDUM

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In September 2021, the current owner removed the former filling station's gasoline and diesel fuel underground storage tanks (USTs) and notified DEEP of a UST release during their closure assessment on 9/28/2021. DEEP assigned case #2021-04234 to identify the release, and assigned Leaking Underground Storage Tank (LUST) identification #61784 to the Site.

CMG was unable to identify any further information regarding this release (which we identified from DEEP's public records search page; the information in the EDR database did not yet include this spill case at the time we ordered it).

CMG notes the former UST area is outside the sanitary radius of the planned supply well (as is the planned UST area).

A copy of the EDR report is attached.

ITEM #3 [ATTACHMENT #1]

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ATTACHMENT #1 – ADD CALCULATION WORKSHEET

## Non-Community Phase I-A Certificate of Public Convenience and Necessity (CPCN)

### Average Daily Demand (ADD) Calculation Worksheet for Item #4

The average daily demand (ADD) in gallons per day (GPD) for a system shall be calculated based on "Design Flows" identified in Section IV of the most recent revision of the "Technical Standards for Subsurface Sewage Disposal Systems". Documentation from the local building official for the town in which the project is to be constructed with regards to the use of building space may be necessary to determine the design flow. If demonstrated to and approved by the DPH, historic or available water use data for a specific facility times a safety factor of 1.5 may be used in lieu of calculated daily design flows.

The most recent version of the Technical Standards referenced above is 1/1/2004, and are available by using this link:  
[http://www.ct.gov/dph/lib/dph/environmental\\_health/environmental\\_engineering/pdf/Technical\\_Standards\\_2011Final\\_Master.pdf](http://www.ct.gov/dph/lib/dph/environmental_health/environmental_engineering/pdf/Technical_Standards_2011Final_Master.pdf)

The "# Persons" is the number of pupils, employees, camp spaces, beds, seats, etc. as indicated on the Design Flows table in the Technical Standards. Indicate which category used. If more than one category is used, calculate each category separately and sum.

Is historic or other available water use data being used in lieu of calculated design flows (Y/N)? N  
If yes, submit justification for the use of that data and use the following calculation:

ADD: \_\_\_\_\_ X 1.5 (factor of safety) = \_\_\_\_\_

If using the referenced technical standards, use the following table for calculating the ADD.

<u># Persons</u>	<u>GPD per person (from Tech. Stds.)</u>	<u>Total GPD</u>
Category: <u>Planned septic discharge</u>		
_____ X _____		= <u>2,000</u>
Category: _____		
_____ X _____		= _____
Category: _____		
_____ X _____		= _____
Category: _____		
_____ X _____		= _____
Category: _____		
_____ X _____		= _____

#### FOR DWS USE ONLY

DWS Project #: \_\_\_\_\_ DPUC Docket#: \_\_\_\_\_

Review: ☐ Satisfactory ☐ Unsatisfactory

Date of determination: \_\_\_\_\_

Revised: 11/2/05

$$\text{Total projected ADD} = \frac{2,000 \text{ GPD}}{\quad}$$



## ITEM #4

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### PLAN FOR CONTROLLING POLLUTION SOURCES

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## PHASE IA, QUESTION #4 ADDENDUM

### TO APPLICATION FOR A NON-COMMUNITY CPCN

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**TO:** CT Department of Public Health

**FROM:** C. Ryan Goad, Hydrogeologist

**SUBJECT:** Phase IA, Item #4 (Plan for Controlling Pollution Sources), 271 Hop River Road, Bolton CT [DPH Project #2021-0194]

**DATE:** 12/1/2021

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#### 1. SITE DESIGN

The planned pumping rate is <10 gpm, which results in a 75' sanitary radius for the planned well. The planned USTs and septic system are outside this sanitary radius. The double-walled USTs and piping will utilize the latest Veeder-Root™ automated inventory control and release detection system, and USTs will comply with all DEEP requirements for release prevention and detection. The supply well casing will be grouted into bedrock to minimize potential migration of overburden groundwater into the bedrock aquifer beyond what is naturally-occurring.

#### 2. INITIAL WATER QUALITY TESTING

Initial supply well water quality analyses will include volatile organic compounds (VOCs) by EPA Method 524.2, polynuclear aromatic hydrocarbons (PAHs) by EPA Method 625 SIM, dissolved lead, extractable total petroleum hydrocarbons (ETPH), and per- and poly-fluoroalkyl substances (PFAS) by EPA Method 537.1 in addition to required analyses for a TNC well. CMG may substitute the Massachusetts VPH/EPH methodology in lieu of ETPH. This will allow identification of and more precise discrimination between gasoline and diesel fuel/fuel oil impacts within the bedrock aquifer. CMG currently has no reason to suspect petroleum impacts to the bedrock aquifer at the Site (based on previous Site bedrock well analyses), but we nonetheless believe these analyses are prudent due to installation of a new supply well and documented petroleum releases to overburden at the property.

In the event initial testing identifies petroleum impacts, CMG will contract installation of a granular activated carbon point-of-entry treatment system to remove such impacts. Any treatment system design will incorporate appropriate treatment methodologies to remove sediment, metals, correct hardness, etc. and will be determined based on water quality results to be determined during the water quantity and quality testing process.

#### 3. HOUSEKEEPING & EMERGENCY RESPONSE

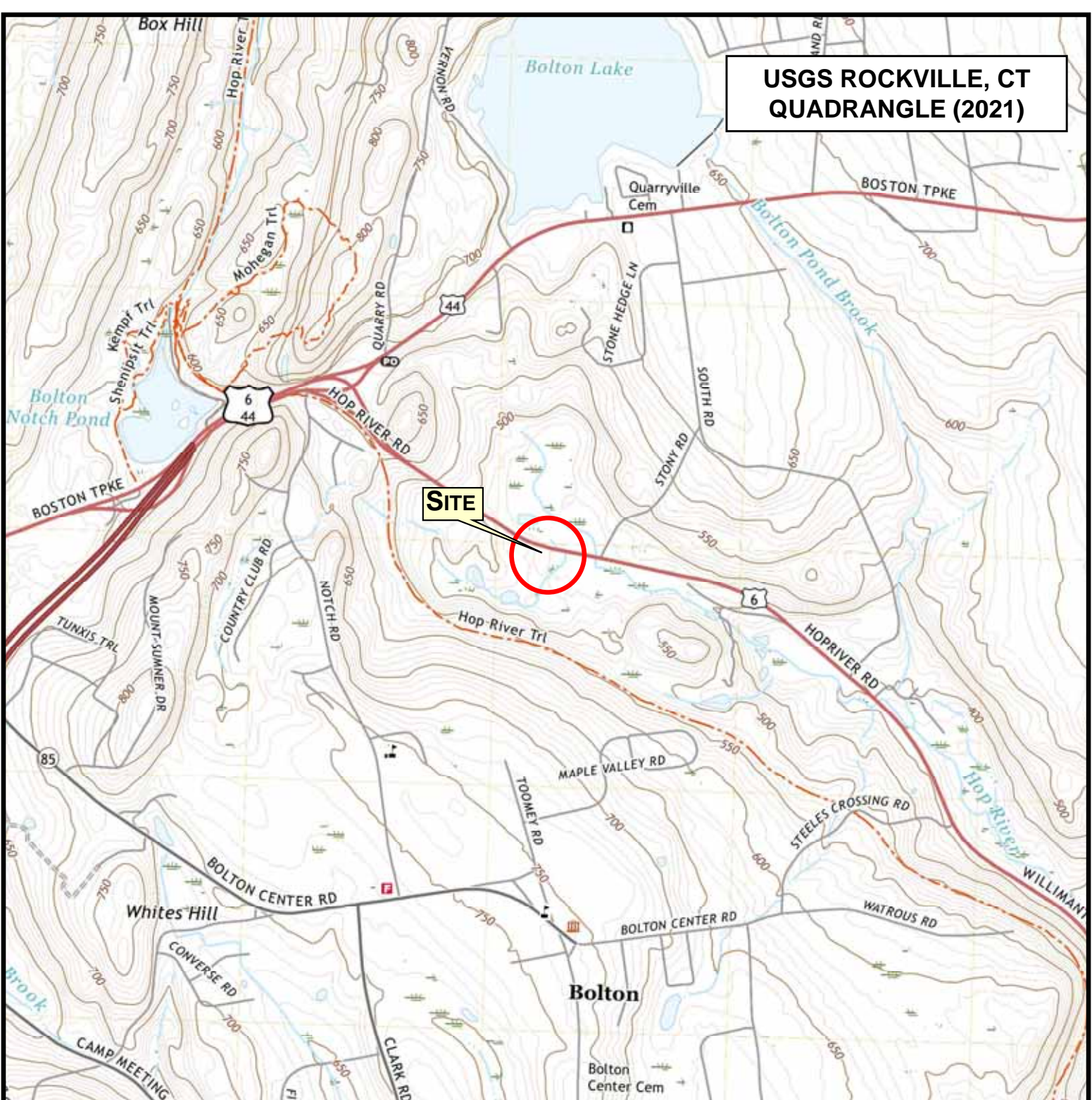
The Site operators will keep it in general and the sanitary radius in particular in a clean and orderly manner to minimize potential impacts to drinking water quality from spills or improper material storage. Any evidence of a potential petroleum release will be investigated immediately, and will include collection of untreated water samples for petroleum constituent analyses. Any evidence of septic system “breakout” will be likewise addressed, and will include drinking water analyses for coliform bacteria and nitrates/nitrites.

## ITEM #5

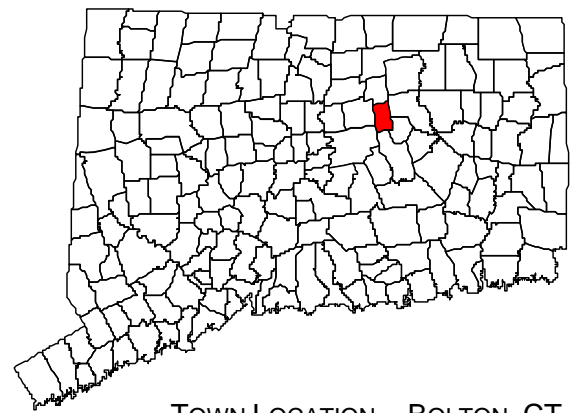
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### TOPOGRAPHIC MAP

**USGS ROCKVILLE, CT  
QUADRANGLE (2021)**

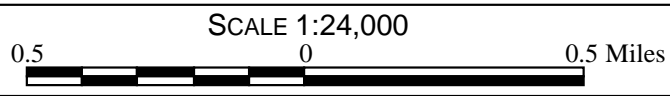


**SITE**



Town Location – BOLTON, CT

**SITE LOCATION**  
271 Hop River Road  
BOLTON, CONNECTICUT  
CMG ID 2021-179



**ENVIRONMENTAL  
SERVICES**



**ENGINEERING  
SERVICES**

67 HALL ROAD, STURBRIDGE MA 01566

ITEM #6 [ATTACHMENT #2]

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ATTACHMENT #2 – TMF CAPACITY EVALUATION

## **TECHNICAL, MANAGERIAL, & FINANCIAL (TMF) CAPACITY EVALUATION**

All new public water systems must develop and maintain adequate financial, managerial, and technical capacity to meet the requirements of state and federal regulations. The answers given to the following questions will be used to evaluate the knowledge and awareness of the property owner with the responsibility of owning a public water system.

### **General Questions (Managerial Capacity)**

1. Do you have any experience with the ownership and/or operation of a business?  
☒ Yes   ☐ No   If yes, describe. Operation of retail gasoline filling stations with convenience stores (Bestway).
2. Do you have previous experience with the ownership and/or operation of a public water system?  
☒ Yes   ☐ No   If yes, describe. Two operating Bestway convenience stores (Bozrah & Franklin CT), one under construction in Montville CT.
3. Are you familiar with the state and federal regulations regarding public water systems?  
☒ Yes   ☐ No  
 Have you read these regulations?  
☒ Yes   ☐ No
4. Who will be responsible for management of the water system? IMS Petroleum, LLC, 96 Route 32, Franklin CT 06254

### **Proposed Water System Information/Operation (Technical Capacity)**

5. Is the proposed building site suitable for drinking water source development?  
☒ Yes   ☐ No
6. How will the drinking water source of supply sanitary radius be protected and adequate sanitary conditions maintained?  
 Site design by Professional Engineer Gregg T. Fedus (PEN.0021231) to meet sanitary radii for PWS well pumping <10 gpm
7. What local approvals are required (zoning, construction, etc.)? Which, if any, have been obtained? Septic system approval by Eastern Highlands Health District; Town of Bolton Planning & Zoning and Inland Wetlands Commissions approvals. IWC approved, PZC application pending.
8. Have you contracted with a Professional Engineer or water system professional for the design of the proposed water system?  
☒ Yes   ☐ No   If yes, who? LaFramboise Water Service, Inc.
9. What classification of water system will the facility be? (C, NTNC, or TNC)
10. Will this proposed water system require a certified operator?  
☐ Yes   ☒ No
11. What are the water quality monitoring requirements for this public water system classification? Quarterly per TNC

### **FOR DWS USE ONLY**

DWS Project #: \_\_\_\_\_ DPUC Docket#: \_\_\_\_\_

Revised: 12/6/05

requirements.

12. Have you contacted a Connecticut-certified laboratory(ies) regarding water quality monitoring costs?

☒ Yes ☐ No

What lab(s) and what is estimated cost? Microbac Laboratories, Inc.; Initial testing ~\$1,000; quarterly TNC testing ~\$50-\$100 along with \$20-\$50 annual test.

13. What services are the lab(s) you contacted offering to provide? (This may include reporting to the DWS.) Microbac is DPH certified laboratory #PH-0465. They provide a full range of Safe Drinking Water Act analyses suitable for CT public water systems. Drinking water analyses are segregated from other analyses (Clean Water Act & RCRA) to prevent cross-contamination and ensure low reporting limits protective of human health in accordance with 40 CFR Part 141 (National Primary Drinking Water Regulations).

14. Are you aware that future regulations may result in additional monitoring requirements for public water systems?

☒ Yes ☐ No

15. Are you aware that the water system may need continuous water treatment, depending on results of water quality tests?

☒ Yes ☐ No

### Financial Capacity Information

16. How will construction of the water system be paid for?

Owner-financed

17. Name of Lending Institution (if applicable)

N/A

18. What is the cost estimate for the proposed water system?

\$50,000

19. If none, when will it be completed?

20. Are you aware of future costs associated with a public water system?

☒ Yes ☐ No

21. How will the annual costs be paid for?  
Operations revenue (fuel, food & gen. merch. sales)

22. Estimated Annual Monitoring Cost

\$1,000

23. Estimated Annual Operating

Cost \$1,500

24. Estimated Annual Maintenance Cost

\$1,000

25. How do you plan to handle emergency repair situations?

Owner-financed

26. How will emergency costs be paid for?

Owner-financed

27. Do you plan to, or have you, set up a reserve fund for annual/emergency costs?

☐ Yes ☒ No

If so, what type(s)? (e.g. escrow)

### FOR DWS USE ONLY

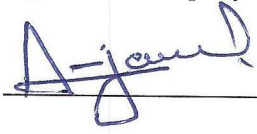
DWS Project #: \_\_\_\_\_ DPUC Docket#: \_\_\_\_\_

Evaluation Review: ☐ Satisfactory ☐ Unsatisfactory

Date of determination: \_\_\_\_\_

Revised: 12/6/05

Signature of Property Owner/Legal Contact: Asif choudhry



Date: 1/12/22

Print name: Asif Choudhry

FOR DWS USE ONLY

DWS Project #: \_\_\_\_\_ DPUC Docket#: \_\_\_\_\_

Evaluation Review: ☐ Satisfactory ☐ Unsatisfactory

Date of determination: \_\_\_\_\_

Revised: 12/6/05



ITEM #7

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DESCRIPTION OF GROUNDWATER QUALITY & SUBSURFACE SOILS

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## PHASE IA, QUESTION #7 ADDENDUM

### TO APPLICATION FOR A NON-COMMUNITY CPCN

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**TO:** CT Department of Public Health  
**FROM:** C. Ryan Goad, Hydrogeologist  
**SUBJECT:** Phase IA, Item #7 (Groundwater Class. & Soil Type, 271 Hop River Road, Bolton CT [DPH Project #2021-0194]  
**DATE:** 12/1/2021

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#### GROUNDWATER QUALITY CLASSIFICATION

DEEP classifies Site & vicinity groundwater as GA-Impaired. This identifies areas of groundwater normally classified GA (which DEEP assigns to all groundwater unless otherwise indicated) but that do not meet GA groundwater quality standards due to documented oil and/or hazardous materials impacts. Source: CTECO Advanced Map Viewer:

<https://cteco.uconn.edu/viewer/index.html?viewer=advanced>

#### SOIL CLASSIFICATION

The USDA Natural Resources Conservation Service identifies soils within the planned well's sanitary radius as "Udorthents." These consist of human-reworked loamy soils with slow infiltration rates that impede downward movement of water (or soils with moderately fine or fine textures). However, USDA and Environmental Data Resources, Inc. (EDR, of Shelton CT, an environmental records database provider) further identifies these as "well drained" with "moderate" corrosion potential to uncoated steel.

EDR's database report further classifies this type of soil as follows (generally):

- 0-5": loam – fine-grained soils, silts and clays, with saturated hydraulic conductivity (K) between 4 and 14  $\mu\text{m/s}$  (1-4 ft/day);
- 5-21": gravelly loam – coarse-grained soils, sands, sands with fines, silty sand, with saturated K between 0.01 and 703  $\mu\text{m/s}$  (0.003-200 ft/day); and
- 21-79": very gravelly sandy loam – coarse-grained soils, sands, sands with fines, silty sand, with saturated K between 0.01 and 703  $\mu\text{m/s}$  (0.003-200 ft/day).

## ITEM #8

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---CERTIFIED OPERATOR NOT REQUIRED FOR TNC SYSTEM---

## ITEM #9

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### LETTER FROM BOLTON PLANNING DEPARTMENT



# Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

LAND USE DEPARTMENT  
(860) 649-8066 Phone  
(860) 643-0021 Fax

January 19, 2022

State of CT  
Dept. of Public Health  
Dept. of Public Utility Control

Re: 271 Hop River RD  
DPH-DWS Project #2021-0194

Dear Sir/Madam:

The Town of Bolton is in receipt of a request to provide a detailed letter from the Planning Department indicating any known, probable future building areas within one (1) mile of the above-referenced property address. Please be advised that this property, along with several parcels within the designated one (1) mile radius fall within the General Business and Industrial zones, which allow for commercial development subject to Sections 8 & 9 of the Bolton Zoning Regulations. While this department is unable to provide a definitive determination of future building areas and/or development within a one mile radius of the subject property, it can, at this time, identify the following possible and/or probable future project:

**1 Notch Rd (aka 17 Wall St)** - Special Permit issued in May, 2021 for Excavation Business, Equipment Storage & Material Processing Areas.

Please be advised that the Town does not attest to the foregoing, and that the information provided is subject to change. Also, the Coventry town line is slightly located within that one (1) mile radius and the Town of Bolton cannot determine or attest to any possible, future development within that town. Please do not hesitate to contact this department should you have any further questions or need additional information.

Regards,

Patrice Carson

AICP, Director of Community Development

**GEOSCIENCE TECHNICAL SERVICES INC.**

P.O. Box 1036  
Old Lyme CT 06371  
(860) 434-3144

February 2, 2022

Town of Bolton  
222 Bolton Center Road  
Bolton CT 06043

re: 271 Hop River Road, Bolton

Ladies and Gentlemen:

This letter conveys our plan for removing contaminated soil related to former underground tanks at 271 Hop River Road in Bolton (the Site). The Site is the subject of our Phase I Environmental Assessment documented in a report dated April 13, 2021. Five underground storage tanks were removed by Service Station Equipment from the area west and northwest of the building in late September 2021. The tanks, designated G1 to G5, were removed from locations shown in the attached image. Confirmation soil samples collected in the tank graves indicated the presence of contamination primarily expressed as volatile organic compounds (VOC's) related to gasoline. The contamination was located below and adjacent to the water table which lay at a depth of about 8 feet below the ground surface. Concentrations of VOC's exceeding certain criteria established by the Department of Energy and Environmental Protection (DEEP) were detected in one or more samples collected from the tank G2, G3, G4, and G5 graves.

*former locations of G1, G2, and G3* In January 2022, two replacement underground tanks were installed in an area enclosed by staging. The enclosed area (Area A), marked in the attached image, encompasses the locations of former tanks G4 and G5 and impinges on the location of G3. Prior to installing the replacement tanks, soil was excavated in Area A from the ground surface to a depth of 13 feet. The soil consisted of gravelly sand which is very permeable. The water table was encountered at a depth of 8 feet. As soil was removed, samples were screened with a photoionization detector (PID) which senses volatiles. Samples from above the water table had very low to background readings on the PID. This soil was placed in a stockpile designated clean and potentially reusable for onsite use. Samples from below the water table had readings above 50 to 100 ppm or more indicating probable contamination above DEEP criteria. This soil was stockpiled separately in a stockpile designated contaminated. The PID readings were higher in the north and center of Area A. This is because the image shows that Area A extends farther south than former tanks G1, G2, and G3. We estimate that the current contaminated soil stockpile has a weight of 250 tons.

Excavation to a depth of 13 feet was necessary to install the replacement tanks. Pumping out ground water intruding into Area A was very difficult because of the permeable soil. It was necessary to mobilize four large frac tanks to the Site to temporarily store pumped water. Dewatering is being performed by Sovereign Consulting who obtained a discharge permit from DEEP. The permit allows treated water to be discharged to the local storm sewer system. A carbon treatment system is temporarily installed inside the Site building.

Later this week, staging will be installed around a smaller area (Area B) to enable installation of the third replacement tank. As shown in the image, this enclosure will extend over the remaining location of former tank G3. We will follow the screening procedure described above when removing soil from Area B: screening soil as removed and adding to the clean and contaminated stockpiles. We anticipate conditions will be similar to Area A: soil clean to just above the water table and contaminated soil below. The plan calls for excavation to a depth of 13 feet with dewatering.

To capture the northward extent of contamination from tanks G3, G4, and G5, excavation will take place in a third excavation (Area C) extending 10 feet north from the north side of Area A. The staging along the north side of Area A will be kept in place but the other sides of Area C will be open. We plan to extend excavation in Area C to the depth of the seasonal low water table which should be about 10 to 11 feet below the ground surface. The rationale for this depth is threefold: 1) petroleum contamination is usually most concentrated in the zone of the seasonally fluctuating water table (petroleum floats), 2) DEEP's most stringent soil criteria at the Site only extends to the seasonal low water table (GA Pollutant Mobility Criteria), and 3) with open boundaries, dewatering would much less effective than inside an area surrounded by staging. The procedure of screening and stockpiling soil will be the same as described above.

*tank G2* The tank removal soil samples indicate that contamination is less severe at the G2 location. An area (Area D) with approximate dimensions of 10 by 16 feet centered on G2 will be excavated to the depth of the seasonal low water table (10 to 11 feet). The rationale for this excavation depth follows that for Area C. Screening and stockpiling procedures will be the same as described above.

*diesel dispenser* During the tank removal, near-surface soil samples from product transfer line and dispenser locations were collected and analyzed. Results showed concentrations of petroleum hydrocarbons exceeding DEEP criteria at the former diesel dispenser. We will excavate at this location (beneath the canopy) following the contamination vertically to clean soil or the water table, whichever is encountered first.

*soil sample analysis* Soil samples collected from the following locations will be subjected to lab analysis for VOC's and petroleum hydrocarbons: two locations on the bottoms of Areas A and B; the three sidewalls of Area C and two locations on the bottom; the four sidewalls of Area D and one location on the bottom; and the bottom of the diesel dispenser excavation.

*soil disposal* Contaminated soil excavated from the former underground tank system will be disposed at the Clean Earth facility in Plainville CT. We have obtained approval from Clean Earth based on chemical characterization of the impacted soil. Transport of soil will be

performed by Service Station Equipment using triaxle trucks (nominal 20-ton capacity). The first nine loads of soil are being delivered to Clean Earth this week.

*reporting* A report will be prepared documenting the tank system removal, analysis of samples collected during the removal, excavation of soil in former tank locations (and the diesel dispenser), and analysis of samples collected in the excavations. The report will be submitted to DEEP and shared with the Town of Bolton.

*liaison with DEEP* DEEP is involved with the project through the Underground Storage Tank (UST) unit and more recently through granting the water discharge permit. A DEEP representative observed part of the tank removals and a spill incident was reported by us when contamination was encountered. DEEP issued a letter to the Site owner pointing out his responsibility to perform remediation. We are keeping the supervisor of the UST unit apprised of our remedial activities. Like most remediation projects conducted in Connecticut, operations are being performed independent of DEEP following their protocols and criteria. DEEP will be reviewing review our tank closure report.

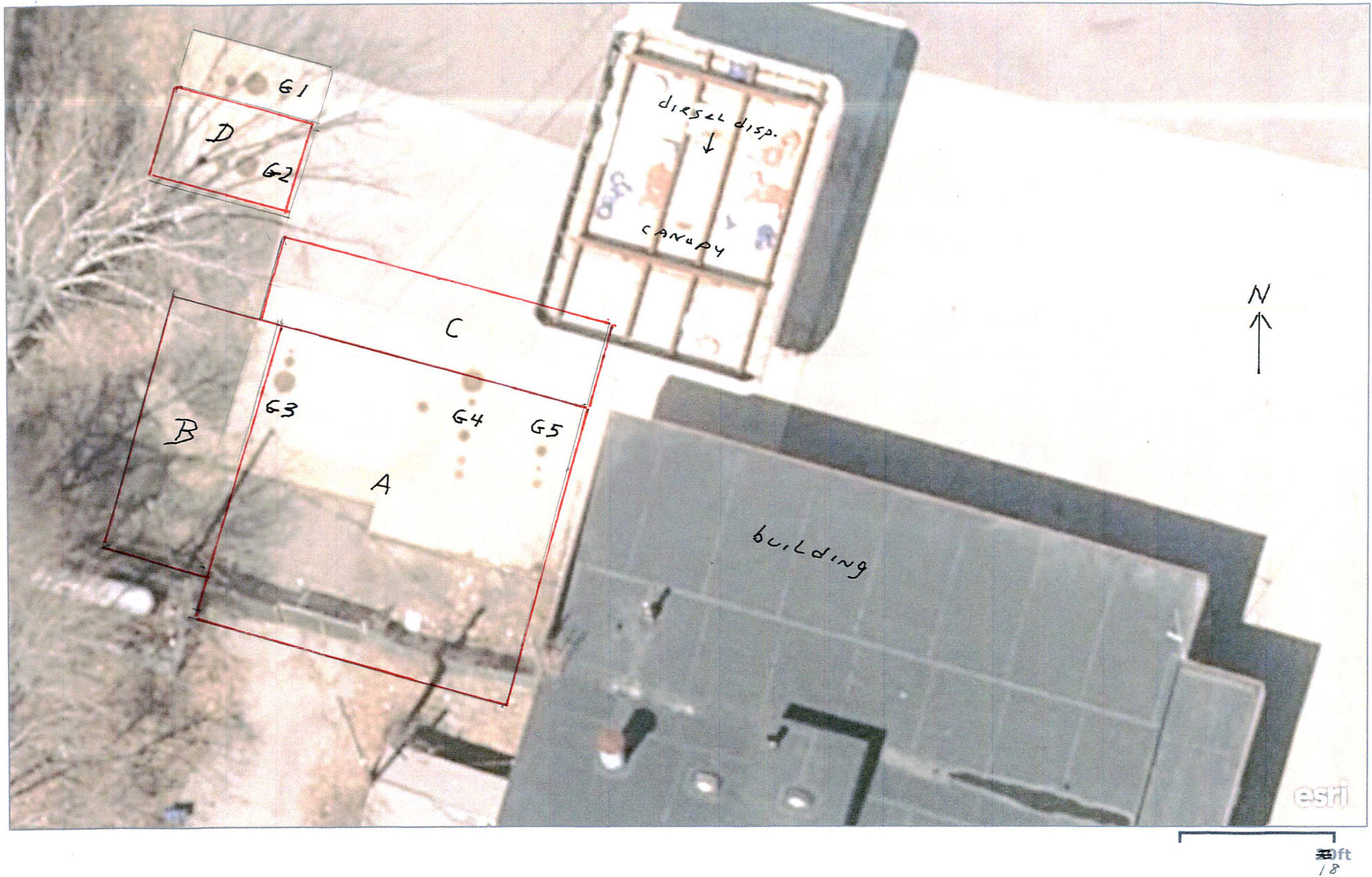
Please call me if you have any questions.

Yours truly,

*David O. Cook*

David O. Cook, Ph.D.  
President





CRCOG/State of CT, State of Connecticut, Maxar, Microsoft

**GEOSCIENCE TECHNICAL SERVICES INC.**

P.O. Box 1036  
Old Lyme CT 06371  
(860) 434-3144

February 3, 2022

Town of Bolton  
222 Bolton Center Road  
Bolton CT 06043  
attn: Planning and Zoning

re: 271 Hop River Road, Bolton

Ladies and Gentlemen:

This letter summarizes the status of environmental investigation and remediation of property at 271 Hop River Road in Bolton (the Site). The Site was formerly occupied by M&M Plumbing & Heating who sold heating oil and motor fuels, serviced/repaired company and private vehicles, and were a plumbing/heating contractor. Environmental issues being addressed at the Site include removal of motor fuel underground storage tanks (UST's), excavation of petroleum-impacted soil associated with the UST's, cleanup of the building interior, cleanup of the grounds, and removal of two aboveground heating oil storage tanks (AST's).

*removal of UST's* Five UST's containing gasoline (four tanks) and diesel fuel (one tank) were removed in September 2021. The tanks ranged in volume from 5,000 to 7,000 gallons and were located west and northwest of the building. Associated product transfer lines and dispensers were also removed. Soil samples were collected from the tank graves, beneath transfer lines, and beneath dispensers and analyzed for potential contaminants associated with the product in question. Samples from four tank graves and from beneath the diesel dispenser contained contaminants with concentrations exceeding criteria established by the Connecticut Department of Energy & Environmental Protection (DEEP). The tank grave samples showed that the contamination associated with the UST's was located below the water table which was about 8 feet deep.

*excavation of soil associated with the UST's* Soil excavation is underway at the present time in connection with installation of replacement UST's. Three new tanks are being installed. The installation process includes excavation of soil to several feet below the water table. This is enabled by dewatering: pumping of ground water to large frac tanks, treatment of the water, and discharge to the local storm water drainage system. The area of installation coincides with former locations of three leaking tanks. Additional excavation is planned at three locations outside the new tank area: two associated with former UST's and one the former diesel dispenser. The soil is being screened during removal and segregated into clean and contaminated stockpiles. Samples

collected after excavation are being analyzed to document the effectiveness of removal. Stockpiled contaminated soil is being disposed at a licensed facility (Clean Earth, Plainville CT). We anticipate that several hundred tons of soil will be disposed. Also, about twenty-thousand gallons of contaminated ground water will be treated which serves a significant remedial purpose.

One additional UST was discovered recently, a smaller tank that contained heating oil for the building furnace. This tank will be removed and underlying soil excavated if sampling so dictates.

*cleanup of the building interior* M&M departed the Site in January. They left a substantial accumulation of auto-related debris, papers, and miscellaneous items in the building. The cleanup process will include removing debris/miscellaneous items, removal/proper disposal of contents of three oil AST's and smaller containers of waste oil and automotive liquids, removal of inground hydraulic lifts, and checking/remediation of soil associated with the lifts and floor drains. To date, we have segregated and performed some testing of the oil and liquid containers in preparation for disposal. Removal of lifts will take place following completion of UST soil removal. We are soliciting quotes for removal of debris which can be categorized as solid waste.

*cleanup of grounds* Before their departure, M&M removed most of the large quantity of empty tanks, vehicles, and debris behind the building. A few remaining vehicles and two sheds have to be removed. In December, we identified about a dozen areas of oil-stained soil on the ground surface which will be excavated. This can take place after the ground has thawed. Sampling also took place at several areas of concern identified in our Phase I assessment and no further action is required at three.

*heating oil AST's* The two 20,000-gallon heating oil tanks located behind the building are to be removed by the Site tank contractor, Service Station Equipment. Prior to removal, any residual oil will be pumped from the tanks. Removal of the tanks and associated piping and pumps will allow investigation of underlying soil. Preliminary sampling has revealed areas where soil removal will be necessary. We hope to address the heating oil AST's this spring and summer.

*interaction with DEEP* A DEEP inspector visited the site during the UST removals and we filed a spill incident report regarding contaminated soil in the tank graves. DEEP's UST unit is following up on associated remediation and will review our report. We obtained a permit from DEEP for the discharge of treated ground water generated by dewatering. Like most remediation projects in the State, the work is being performed by the Site owner on a voluntary basis following DEEP protocols and guidelines with guidance/approvals as necessary.

In conclusion, 271 Hop River Road is a complicated site with many environmental issues to be addressed. We are addressing the issues methodically as time and resources permit.

Please call me if you have any questions.

Yours truly,

*David O. Cook*

David O. Cook, Ph.D.  
President

ID	Site Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
08-106	271 HOP RIVER ROAD	IMS PETROLEUM, LLC	271 HOP RIVER ROAD	BOLTON	CT	6043
08-110	77 JOHNSON ROAD	JOHN & FREDERICA JOHNSON MEMORIAL CAMP INC.	287 JAGER LANE	HEBRON	CT	6248
08-107	299 HOP RIVER ROAD	299 HOP RIVER ROAD LLC	407 1/2 LAREL DRIVE	FRIENDWOOD	TX	77546
08-138	254 HOP RIVER ROAD	262 HOP RIVER, LLC	8 WEST STREET EXT	ANDOVER	CT	6232
08-112	TOOMEY ROAD	STATE OF CONNECTICUT	79 ELM STREET	HARTFORD	CT	6106
08-108	71 JOHNSON ROAD	ASPINALL MARGARET	71 JOHNSON ROAD	BOLTON	CT	6043
08-132A	HOP RIVER ROAD	STAVENS BROTHETRS INC.	PO BOX 406	WALLINGTON	CT	6279
08-105	255 HOP RIVER ROAD	255 HOP RIVER ROAD LLC	255 HOP RIVER ROAD	BOLTON	CT	6043
08-104	239 HOP RIVER ROAD	GOUCHOE BERNARD	239 HOP RIVER ROAD	BOLTON	CT	6043
08-103	229 HOP RIVER ROAD	TIMOTHY D. & SHELLEY M. ERICSON	229 HOP RIVER ROAD	BOLTON	CT	6043
08-136	310 HOP RIVER ROAD	MICHAEL R. MARTIN LLC	25 WATROUS ROAD	BOLTON	CT	6044
08-137	HOP RIVER ROAD	TOWN OF BOLTON	222 BOLTON CENTER RD	BOLTON	CT	6045





DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
PHILADELPHIA PA 19255-0023

X

Date of this notice: 04-19-2021

Employer Identification Number:  
86-3242509

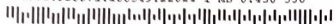
Form: SS-4

Number of this notice: CP 575 G

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB OF THIS NOTICE.

000562.328871.188549.22024 1 MB 0.450 530



IMS PETROLEUM LLC  
ASIF CHOUDHRY SOLE MBR  
96 ROUTE 32  
N FRANKLIN CT 06254

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 86-3242509. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, Entity Classification Election, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, Election by a Small Business Corporation. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

IMPORTANT REMINDERS:

- \* Keep a copy of this notice in your permanent records. This notice is issued only one time and IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.
- \* Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is IMSP. You will need to provide this information, along with your EIN, if you file your returns electronically.

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter. Thank you for your cooperation.



Eastern Highlands Health District, CT

**\$134.88 Paid**

**via Credit Card ending in 2208**

Thanks for using the Online Service Center

Nathaniel Fleming  
Septic Plan Review #SPR-22-19  
February 2, 2022

Permit Fee	\$130.00
Processing Fee	\$4.88
<b>Total Paid</b>	<b>\$134.88</b>



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# Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

Date: February 24, 2022

To: Planning & Zoning Commission

From: Patrice L. Carson, AICP, Consulting Director of Community Development

Subject: **Nathaniel Fleming's Special Permit Application at 271 Hop River Road for Gas Station/Convenience Store**

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## INFORMATION

**Application No.:** VP#PL-22-2

**Application Date:** February 3, 2022

**Wetlands Permit Effective:** October 26, 2021

**Receipt Date:** February 9, 2022

**Wetlands Permit Expires:** October 25, 2023

**Public Notification:** Published in *Hartford Courant* February 18, 2022 & February 25, 2022

**Public Hearing Date(s):** March 2, 2022

**Applicant(s):** Nathaniel Fleming

**Owner(s):** IMS Petroleum, LLC

Applicant Nathaniel Fleming, Fedus Engineering, of 70 Essex Street, Mystic, CT, is seeking a Special Permit approval to convert an existing auto repair shop into a convenience store and gas fueling operation, cleaning and removing existing debris on the front portion of a 14.6 acre lot at 271 Hop River Road. The application proposes a new septic system, new underground fuel tanks and existing fuel tanks to be removed, new parking areas and driveway, and two canopies over fuel pumps, as well as renovations to the existing building. The current driveway access/egress will not change.

Located on the south side of Hop River Road (Route 6) just west of Stony Road, the property sits in two zones: the front 300 feet is zoned GB and the remainder of the property (in the rear) is zoned I. The surrounding properties are also zoned in the same fashion. Non-residential uses and vacant land surround the property. The property also abuts the very well-used multi-use Hop River Trail to the rear. A fueling station has already existed on this property.

There are wetlands on the property. The Inland Wetlands Agency has reviewed a permit for the project and has issued its decision and permit approval.

As stated, the site backs up to the multi-use Hop River Rail Trail. The proximity would lend itself to trail users (walkers and bikers) coming to the convenience store for drinks and snacks, and the gas station possibly air for bicycle tires. From a planning and connectivity perspective, we would like the applicant to address this possible connection.



The use and proposal is a logical reuse of the site in an area zoned for this type of use. The removal of debris and junk stored on the property will help to clean up the site both visually and environmentally and should be a condition of any approval. It appears that all buildings, pumps, underground storage tanks and outdoor spaces will be updated and new, although no architectural plans, building plans or elevations have been submitted. Although there is lighting shown on the plan, a photometric lighting plan needs to be submitted showing the fixtures to be used and no spillover of light from the site onto adjacent properties. Proposed parking and dumpster location/treatment appears adequate and in accordance with the Zoning Regulations. The plan does not seem to show a charging station for electric vehicles – is an EV station proposed?

Notification was made to the applicant but the applicant did not make abutter notifications in time to meet the Zoning Regulation requirements so the Commission will need to postpone opening the public hearing to a later date so the requirements are met. An affidavit about when the sign was posted in accordance with the Zoning Regulations and State Statutes also needs to be submitted. Please see below for individual staff comments. As the plans are revised, there may be additional staff comments that the applicant will need to address.

#### **REPORTS RECEIVED**

- Site Plan Checklist – completed
- 02/10/22 review email from Barbara Kelly, Inland Wetlands Agent with comments
- 02/07/22 Public Health Code review email from Thad Kind, EHHD with comments
- 02/16/22 review letter from Joseph Dillon, PE with 8 issues to address
- 02/22/22 review email from Bruce Dixon, Fire Chief with comments

#### **ADDITIONAL INFORMATION RECEIVED**

- Site Development Plan & Details (unknown accuracy, various dates and revisions – 4 sheets)
- A-2 and Class D Survey of Site April 26, 2021 (2 pages)
- Abutter List
- Engineering & Legal Review Fee of \$2,000

#### **ADDITIONAL CONSIDERATION OF INFORMATION TO RECEIVE**

- Architectural Floor Plans & Elevations
- Landscaping Plan
- Lighting Plan
- Drainage Plan
- E&S Bond Estimate
- Site Development Bond Estimate
- Warranty Deed
- Any requested waivers allowable under the Zoning Regulations

## STAFF ANALYSIS

The use fits the zone of the property and is a good reuse of the site. There are reports and information still needed for the staff to recommend a decision on this application.

- The town of Bolton shall be cc'd on copies of any referrals to CTDOT.
- Intended signage, including directional signage, should be submitted including location of that signage.
- A Lighting Detail (fixtures & cut sheets) and Isometric map/lighting plan in accordance with the Town Engineer's comment #4 needs to be submitted for the site indicating proposed new and existing lighting.
- A Landscaping Plan in accordance with the Town Engineer's comment #3 needs to be submitted.
- Section 16A.3.x. – Buildings and Structures: Architectural and Design Requirements & Section 16B.4.l. – 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. Building architectural plans and elevations need to be submitted.
- 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 use is 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 its meeting in April to open the public hearing to allow the required amount of time to notify abutters in accordance with the Zoning Regulations. This will also give the applicant time to submit items still needed and address any concerns.

At this time, Staff recommends placing this application on the next regularly scheduled PZC meeting of April 13 for the public hearing to begin. This is within the 65-day time period to begin the public hearing so no extension is needed.

-----

**From:** Thad D. King [mailto:KingTD@ehhd.org]  
**Sent:** Monday, February 07, 2022 3:54 PM  
**To:** Carson, Patrice <pcarson@boltonct.org>  
**Subject:** RE: Staff Review Requested: Special Permit Application for Gas Station/Convenience Store, 271 Hop River Road, Nathan Fleming (VP#PL-22-2)

The septic plan review is attached. Revisions are required with additional soil testing observations for groundwater conditions. The system required design flow is 540 GPD but the proposed design flow is 1200 GPD.

The CTDPH phase I application must be approved for the septic plan to be approved.

EHHD will need additional information on the food service operation for licensing classification but that will not affect site plan approval.

Thad King MPH REHS  
Eastern Highlands Health District  
4 South Eagleville Rd  
Mansfield CT 06268  
860 429 3325 W  
860 208 9940 C



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Eastern Highlands Health District

## Revisions Required

February 4, 2022

Nathaniel Fleming 70  
ESSEX STREET  
Mystic CT 06355

RE: Septic Plan Review, Surveyor or Engineered for 271 HOP RIVER RD. Reference #SPR-22-19

Dear Nathaniel Fleming:

The above referenced Project has been reviewed for compliance with the Connecticut Public Health Code and Technical Standards.

Additional Information is Required:

1. The MLSS calculation requires a perc test in the naturally occurring soil, at TP2 its 39-53 inches.
2. Provide clear existing contour lines over the leaching area or spot elevations.
3. The leaching row elevations on sheet 2 are inconsistent with the cross section detail on sheet 4, mislabeled.
4. Indicate cleanouts in sewer lines, change of directions > 45 degrees.
5. Provide Geomatrix detail sheet for GST H20 loading.
6. Consider a level distribution system for uniform distribution.
7. Select fill placement is proposed to the mottling elevation. Observations for groundwater were made in August. Placing select fill to the groundwater level made create a conduit for vertical movement of ground water. Check groundwater conditions prior to construction.

If you have any questions, please contact me. Sincerely,

Thad King, MPH, REHS RS 860-429-3325(Mansfield) 860-649-8066 x6108 (Bolton)

kingtd@ehhd.org

*Preventing Illness & Promoting Wellness for Communities In Eastern  
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Tolland \* Willington*

about:blank

1/1



February 16, 2022

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

Re: IMS Petroleum, LLC  
271 Hop River Road  
Site Plan Review  
NLJA #0968-0051

Dear Ms. Carson:

As requested, we have reviewed the following information received for the subject project at our office through February 8, 2022:

- Item 1: Set of four (4) drawings titled "271 Hop River Road, Bolton, Connecticut prepared for IMS Petroleum, LLC", scales as noted, dated January 3, 2022, last revised 2/2/22, prepared by Fedus Engineering, LLC.
- Item 2: Set of two (2) drawings titled "Property Survey Map Depicting Existing Conditions of 271 Hop River Road, Bolton, Connecticut", dated April 26, 2021, prepared by Fedus Engineering, LLC.
- Item 3: Letter from David O. Cook of Geoscience Technical Services, Inc. to Town of Bolton dated February 2, 2022.
- Item 4: State of Connecticut Department of Public Health & Department of Public Utility Control Application for a Non-Community Certificate of Public Convenience and Necessity (CPCN) signed and dated January 20, 2022.

We have the following comments:

1. Referral should be made to the Connecticut Department of Transportation (CTDOT) for work occurring within the CTDOT right-of-way.
2. Section 15D. of the Bolton Zoning Regulations states "All parking areas consisting of greater than five spaces shall be provided with an asphalt or bituminous paved, all-weather surface or other dust free, structurally suitable, stable material as approved by the Commission and suitable sub-base throughout their entirety." The regulations also states "Notwithstanding the above, the Commission may waive certain requirements of this section as appropriate to implement the Low Impact Development requirements of Section 16A.2.1 Stormwater Management, and the flexible design standards set down in Section 15.P, Waivers and Exceptions." The application should state whether it intends to request a waiver from this regulation.

---

**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

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Jacobson

Ms. Patrice Carson, AICP  
Director of Community  
Development Re: IMS  
Petroleum, LLC  
271 Hop River  
Road Site Plan  
Review NLJ #0968-  
0051

February 16, 2022

Page 2 of 2

3. A Landscaping Plan in accordance with Section 16A.3.q of the Town of Bolton Zoning Regulations should be provided.
4. A Lighting Plan in accordance with Section 16A.3.j of the Town of Bolton Zoning Regulations should be provided.
5. Sizing calculations should be provided for the proposed stormwater management features. The calculations should address water quality volume as well as mitigation of runoff with respect to the proposed increase in impervious surfaces.
6. A standard detail for the proposed grass filter strip should be provided.
7. Labels for the existing contours elevations should be provided.
8. The site plan proposes 22 parking spaces. A minimum of one van-accessible parking space should be provided.

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: James Rupert  
Barbara  
Kelly File

**From:** Kelly, Barbara

**Sent:** Thursday, February 10, 2022 10:51 AM

**To:** Carson, Patrice <pcarson@boltonct.org>

**Subject:** RE: Staff Review Requested: Special Permit Application for Gas Station/Convenience Store, 271 Hop River Road, Nathan Fleming (VP#PL-22-2)

Hi Patrice,

The Inland Wetlands Commission granted a permit for the 271 Hop River Road site work at its October 2021 meeting. A link to ViewPoint #C-21-9 follows. The attachments include the permit that was issued and the site plan that was approved.

<https://boltonct.viewpointcloud.io/#/explore/records/7944/attachment/18262>

If the proposed changes in use require further site plan changes, Inland Wetlands should be contacted.

Take care,

*BK*

Barbara Kelly, Agent

Inland Wetlands Commission

Town of Bolton

860.649.8066, x6113



# *Town of Bolton*

222 BOLTON CENTER ROAD • BOLTON, CT 06043

## INLAND WETLANDS COMMISSION OF THE TOWN OF BOLTON INLAND WETLANDS PERMIT # 2021-9 (C-21-9)

### Name and Address of Applicant:

Nathaniel Fleming 70  
Essex Street  
Mystic, CT 06355

### Property to which this permit applies:

271 Hop River Road  
Bolton, CT 06043

This authorization refers to an application to conduct a regulated activity in or within 100 feet of inland wetlands and/or watercourses in the Town of Bolton.

The permitted activities, within the wetlands and the upland review area, are:

- ☐ Removal of portions of the existing building and site renovations;
- ☐ Installation of new leaching field;
- ☐ Construction of rain gardens and a filter strip;
- ☐ Removal of debris and any associated contamination; and
- ☐ Grading, including excavation and filling, associated with the construction noted above.

The Bolton Inland Wetlands Commission, as the Inland Wetlands and Watercourses Agency of the Town of Bolton, following investigation, and after reviewing the full record, has considered the application with due regard for the criteria found in the Inland Wetland Regulations of the Town of Bolton. The agency believes that the proposed activity, subject to the specified conditions, conforms with the purpose of Town regulations and does not violate any of its provisions or regulations governing wetlands and/or watercourses. Therefore, this authorization will constitute the permit required pursuant to Section 11.1 of the Inland Wetland Regulations of the Town of Bolton.

This permit is issued with the following specific conditions and/or modifications and with the attached general conditions:

1. Work shall be done in accordance with the plan titled "Site Plan of 271 Hop River Road, Bolton, Connecticut" prepared by Fedus Engineering, LLC and revised 9/27/2021.
2. Site remediation shall be done under the direction of a Connecticut Licensed Environmental Professional (LEP). Communication shall be maintained with town staff as work progresses. Appropriate soil erosion and sediment control measures shall be utilized in disturbed areas.
3. Soil erosion and sediment control measures shall be installed, adjusted, or maintained in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.



This permit is subject to, and in no way derogates, any present or future property right or any other rights or powers of the Town of Bolton. This permit conveys no property rights in real estate or materials or any exclusive privileges.

No permission, either express or implied, is given for any regulated activities other than those authorized in this permit.

The applicant will notify the Agency 3 days before the permitted activity begins.

The applicant will notify the Agency within 7 days of the completion date that the permitted activity has been finished.

Effective date of permit: 10/26/21

Expiration date of permit: 10/25/23

A handwritten signature in black ink, appearing to read "Ross Lally", is written over a horizontal line.

Bolton Inland Wetlands Commission

ALL INLAND WETLAND PERMITS ARE SUBJECT TO THE FOLLOWING GENERAL CONDITIONS:

1. No person shall conduct a regulated activity in a regulated area without first obtaining a permit from the Agency. (Section 7.1)
2. Permits shall be valid for a time specified by the Agency. (Section 11.6)
3. All permits shall be in writing, including any special conditions of the permit. One copy shall be maintained in the agency files and one copy furnished to the Applicant.
4. This permit shall not be construed as relieving the permittee of the obligation to obey all applicable federal, state, and local laws or to obtain any other applicable federal, state, and local permits.
5. The agency or its designated agent may enter at all reasonable times upon any private or public property to inspect for and investigate any possible violations of the Inland Wetlands Regulations of the Town of Bolton. (Sections 14.1 and 14.2)

Original to: Applicant

Copy to: Inland Wetlands Commission files IMS  
Petroleum, Asif Choudrey

**From:** Bruce Dixon [mailto:boltonchief34@gmail.com]  
**Sent:** Tuesday, February 22, 2022 10:27 AM  
**To:** Carson, Patrice <pcarson@boltonct.org>  
**Cc:** A Michael Eremita <meremita@att.net>; Rupert, Jim <jrupert@boltonct.org>  
**Subject:** Re: Staff Review Requested: Special Permit Application for Gas Station/Convenience Store, 271 Hop River Road, Nathan Fleming (VP#PL-22-2)

Good morning Patrice, and I am sorry for my tardiness in responding back to you about this location.

As we spoke earlier, I see no glaring issues today with the plan. Joe Dillion has commented on some good points. If the footprint of the driveways and parking stay the same, and driveway access does not change, unless there are some regulations that escape me, I am fine with the current layout.

Traffic will always be an issue in the area. As we see with accidents in front of Munsons and the ice palace, with more traffic entering and exiting this new establishment, unfortunately more accidents potentially will also occur.

I would appreciate continued conversation as the project advances towards completion.

Best regards,

Bruce A. Dixon  
Fire Chief  
Bolton Fire Department  
168 Bolton Center Road  
Bolton, CT 06043  
860-649-3910 Office