

RECEIVED

AUG 21 2016

Town Clerk of Bolton

BOLTON PLANNING & ZONING COMMISSION
SPECIAL MEETING AGENDA
7:30 PM, WEDNESDAY, AUGUST 17, 2016
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

1. Call To Order
2. PUBLIC HEARINGS (begin at 7:30pm)
 - a. *ReSUBDIVISION APPLICATION*: Pond's Edge, 3-Lots, 60 Loomis Road, Lawrence Pesce
 - b. *APPLICATION*: Zone Change from RMUZ to R-2, 889 Boston Turnpike, Joel Mrosek & Wendy Mrosek Broadbent
3. Approval of Minutes:
July 13, 2016 Regular Meeting Minutes
4. Report of the Zoning Enforcement Officer
5. Old Business
 - a. *DISCUSSION/POSSIBLE DECISION*: ReSubdivision Application, Pond's Edge, 3-Lots, 60 Loomis Road, Lawrence Pesce
 - b. *DISCUSSION/POSSIBLE DECISION*: Application for Zone Change from RMUZ to R-2, 889 Boston Turnpike, Joel Mrosek & Wendy Mrosek Broadbent
6. New Business
 - a. *SUBDIVISION APPLICATION*: Paggioli Subdivision, 2-Lots, 51 Birch Mountain Road, Kyle & Ashley Paggioli
7. *DISCUSSION*: Plan of Conservation & Development Implementation
8. Correspondence
9. Adjournment



Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

Date: August 10, 2016

To: Planning & Zoning Commission

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

Subject: Lawrence Pesce, 3-Lot ReSubdivision appl. (Pond's Edge) at 60 Loomis Road

INFORMATION

Application No.: PL-16-4

Application Date: July 8, 2016

Wetlands Permit Effective: April 28, 2016

Receipt Date: July 13, 2016

Wetlands Permit Expires: April 27, 2018

Public Notification: Published in *Hartford Courant* August 5, 2016 & August 12, 2016

Public Hearing Date(s): August 17, 2016

Applicant(s): Lawrence Pesce

Owner(s): Lawrence J. Pesce Revocable Trust

PROPOSAL/EXISTING CONDITIONS/BACKGROUND

Applicant Lawrence Pesce, of 66 Hebron Road, Bolton, is seeking approval of a 3-lot ReSubdivision of 44.04 acres at 60 Loomis Road.

Located on the north side of Loomis Road and the east side of Hebron Road (at the intersection of those roads), the property is zoned R-1 and is surrounded by R-1 Zone on all sides. Currently the majority of the property is farmed and there is an existing house (known as 66 Hebron Road) with a detached garage, several sheds and barns located on the property. The applicant proposes to keep this house on one lot (38.60 acres) and create 2 additional lots (2.11 & 3.33 acres) for 2 new homes on Loomis Road. There are wetlands on the property including a brook/drainage area (with an existing 20-foot wide drainage easement) running through the property into a pond which contains a dry hydrant. The applicant is proposing a pond-access easement between lots 1 and 2 to be conveyed to each lot.

There is work proposed on the two new lots within the 100-foot wetlands buffer area. The Bolton Inland Wetlands Commission has issued a permit for that work.

The proposed 3 lots are straight forward subdivision lots that appear to meet the Subdivision, Zoning and Wetlands Regulations. The applicant proposes to continue to live on the lot with the existing house and "gift" or transfer for no consideration the other 2 lots to two of his long-time employees. The applicant has asked for the Commission to consider waiving the Open Space requirement because of this transfer for no consideration even though the recipients of the lots do not meet the "family member" requirements under the State Statutes.

The Commission will need to decide how they want the applicant to comply with the Open Space requirement. The appraisal amount equaled \$208,000, 10% of which would be \$20,800. The applicant is offering a maintenance easement in the pond for the maintenance of the dry hydrant, as well as asking for consideration of past drainage easements dedicated to the town and a future dry hydrant installation area. The Commission can place a value on those items and deduct that from the \$20,800, the remainder of which would be divided 3 ways and assigned as an Open Space payment. The Commission could consider placing a lien on the lots and deferring the Open Space payments to such time when the lots are transferred for consideration at a future date.

REPORTS RECEIVED

- Site Plan Checklist - completed
- 08/02/16 review from Town Engineer Joseph M. Dillon, PE, with 6 issues
- 08/02/16 EHHD Subdivision Review Memo from Holly Hood, RS
- 08/10/16 DPW (verbal) asking who will own the dam once subdivided
- 08/10/16 Fire Marshal Review from Ray Walker

WAITING FOR RESPONSES FROM:

- Response to 08/01/16 email from Town Attorney Richard L. Barger of easement template
- Certified Mail Receipts to Abutters

ADDITIONAL INFORMATION RECEIVED

- Quit Claim Deed Vol 142 Pg 886-891
- Abutters List within 500 feet
- Wetlands Permit 2016-3 effective 04/28/16, expiration date 04/27/18
- ReSubdivision Plans & Survey dated 03/18/16, revised through 07/05/16
- Appraisal dated 02/17/15 by Robert Morra and recertification dated 06/06/16
- 07/21/16 Engineering Review Fee Estimation - \$800
- 08/02/16 (verbal) Legal Review Fee Estimation - \$500

STAFF ANALYSIS

- Statutory notices have been published, and the applicant has been provided with abutter notices which he has to send out, and has posted a sign.

- The applicant will need to address any staff comments.
- House Numbers will be assigned prior to a PZC decision and those numbers will need to be noted on the plans.
- There is a note on Sheet 1 that refers to the Open Space fee which will need to be completed and probably put on Sheet 1, not Sheet 2 because there is no room on Sheet 2.
- The applicant will have to explain the information on the dam and who will own and maintain it.
- Subdivision Regulations Section 4 – Open Space – The Commission will have to decide how the Open Space requirement will be met by the applicant.

STAFF RECOMMENDATION

Currently, the staff has determined that:

- the application is complete;
- the application appears to comply with Town Regulations subject to conditions set forth in the staff reports received;
- the use is compatible with other uses in the neighborhood, and is in keeping with the zone in which it is located.



Jacobson

August 2, 2016

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

Re: Pesce Subdivision
Loomis Road
Subdivision Review
NLJ #0968-0034

Dear Ms. Carson:

As requested, we have reviewed the following information received for the subject project at our office through July 22, 2016:

- Item 1: Set of two (2) drawings entitled "Resubdivision Plan prepared for Lawrence J. Pesce, 66 Hebron Rd./Loomis Rd. / Brandy St., Bolton, CT", scales as noted, dated: 03-11-16, last revised 07-05-16, prepared by Bushnell Associates, LLC.
- Item 2: Bolton Planning and Zoning Commission Application for Approval of Re-subdivision, dated 07-06-16, accompanied by Appraisal of Real Property located at 60 Loomis Road and list of adjoining property owners.

The subject application proposes to subdivide the existing 44.04-acre parcel into three lots of 3.33 acres, 2.11 acres and 38.60 acres.

We have the following comments:

1. The existing conditions plan should include the diameters of all existing drainage pipes and culverts.
2. Design calculations for the proposed twin 15" diameter cross culvert at the east edge of the property should be provided to indicate that the culvert can convey a 25 year storm event while maintaining 1 foot of freeboard. Additionally, spot elevations should be shown along the driveway centerline to verify proper cover over the proposed culvert.

Nathan L. Jacobson & Associates, Inc.
Nathan L. Jacobson & Associates, P.C. (NY)
86 Main Street P.O. Box 337 Chester, Connecticut 06412-0337
Tel 860.526.9591 Fax 860.526.5416
Consulting Civil and Environmental Engineers Since 1972



Ms. Patrice Carson, AICP
Re: Pesce Subdivision
Loomis Road
Subdivision Review
NLJ #0968-0034

August 2, 2016
Page 2

3. It appears that an incorrect elevation has been shown on the plan for the outlet elevation for the proposed twin 15" diameter culverts at the eastern property line.
4. The Site Plan should indicate whether the existing farm roads on proposed lots 1 & 2 are to be maintained or abandoned as part of the proposed re-subdivision.
5. The Site Plan should include survey information regarding the existing dam spillway and embankments.
6. Referral to the Connecticut Department of Energy and Environmental Protection Dam Safety Program should be made to determine if the dam located on the subject property has been issued a Certificate of Dam Registration (CDR). Additionally, the dam's hazard classification should be determined.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, INC.

Joseph M. Dillon, P.E.

JMD:jmd

cc: James Rupert
Barbara Kelly
Joyce Stille
Lance Dimock
Andrew Bushnell
File

From: Kelly, Barbara
Sent: Wednesday, August 10, 2016 12:08 PM
To: Carson, Patrice
Cc: jamesengco@comcast.net
Subject:

Hi Patrice,

The Inland Wetlands Commission issued a permit for activities associated with this resubdivision. The approval was made based on plans revised 4/19/16. I have reviewed the plans revised 7/5/16 and noted that the vegetated buffer, required as a condition of the permit, is now shown along the west side of the pond. Overall, the revision is in accordance with the activities permitted by the Commission.

An official copy of inland wetlands permit #2016-4 is available in the Land Use/ Inland Wetlands files

Let me know if you need any more information.

Take care,
BK
Barbara Kelly, Agent
Inland Wetlands Commission



Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

INLAND WETLANDS
COMMISSION
(860) 649-8066

INLAND WETLANDS PERMIT # 2016-3

Name and Address of Applicant:
Lawrence J. Pesce
66 Hebron Rd.
Bolton, CT 06043

Property to which this permit applies:

Loomis Rd., Bolton, CT, 3 Lot subdivision

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 upland review area, are:

- Construct two single family homes with septic fields, driveways, foundation drains and utility connections.
- Construct a swale crossing on the east side of the property for a farm road.
- Relocate a drainage pipe located on the western lot.
- Grading 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 is of the opinion that the proposed activity, subject to the specified conditions, if any, is in conformance with the purpose of Town regulations and is not in violation of any of its provisions or regulations governing wetlands and/or watercourses. Therefore, this authorization will constitute the permit required pursuant to Section 11 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. The work shall be performed in accordance with the plan titled "Resubdivision Plan For Lawrence J. Pesce", 66 Hebron Rd., Bolton, Connecticut, last revised 4/19/16. The plan was prepared by Bushnell Associates LLC.
2. The plan shall be revised to show a 8' wide vegetated buffer on the west side of the west pond. The buffer shall run from north of the relocated drain from the catch basin to 35' north of the south property line.
3. Soil erosion and sediment control measures shall be installed as shown on the plans and adjusted or maintained as needed, 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 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 is to notify the Agency 3 days in advance of when the permitted activity will begin.

The applicant will notify the Agency that the permitted activity is finished with 7 days of the date of completion.

Effective date of permit: 4/28/16
Expiration date of permit: 4/27/18


Bolton Inland Wetlands Commission
James P. Loersch, Chairman

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 for the purpose of inspection and investigation to ascertain possible violations to the Inland Wetlands Regulations of the Town of Bolton. (Sections 14.1 and 14.2)

Original to: Applicant
Copy to: Eric Luntta, Planning and Zoning
Inland Wetlands Commission files

From: Walker, Ray

Sent: Wednesday, August 10, 2016 1:48 PM

To: Carson, Patrice

Subject: Re: 3-Lot Resubdivision Application, Loomis & Hebron Roads, Pesce Property

Patrice, as we discussed earlier today I would suggest the wording re the mentioned easement captures the full intent to allow BVFD, Town forces, & possible future contractors to have access for use, testing, & maintenance of the dry hydrant and associated piping and supports. But not create open ended responsibility by the Town for the pond. Also, as we recently discussed the FD has a concern for accessibility and that any driveways have the ability to support fire apparatus.

Thanks, Ray

Sent from my Verizon Wireless 4G LTE DROID

Subdivision Plan Memo

To: Lawrence Pesce
Cc: Bolton Planning and Zoning Commission; Andrew Bushnell, LS, PE

From: Holly Hood, RS

Date: August 2, 2016

Re: B100a review for 66 Hebron Rd., plan dated 7/25/2016

Subdivision review for "60 Loomis Rd.", Bolton, plan dated 3/18/2016; revised 7/5/2016

A. The proposed property line change to 66 Hebron Rd. does comply with 19-13-B100a and is approved.

B. The above referenced subdivision plan (two new lots at "60 Loomis Rd.") has been reviewed for potential compliance with the State of Connecticut Public Health Code and Technical Standards.

Lot 1 **can comply** with the Public Health Code and 2015 Technical Standards for a **five** bedroom house with a private well.

Lot 2 **can comply** with PHC and 2015 Technical standards for a **four** bedroom house with a private well.

A detailed plot plan, (along with a corresponding house plan), is required for actual Public Health approval of these new building lots.



Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

Date: August 11, 2016

To: Planning & Zoning Commission

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

Subject: Joel Mrosek & Wendy Mrosek Broadbent's appl. for a Zone Change from RMUZ to R2 at 889 Boston Tpke

INFORMATION

Application Date: June 10, 2016

Receipt Date: July 13, 2016

Public Notification: Published in the *Hartford Courant* August 5, 2016 & August 12, 2016

Public Hearing Date(s): August 17, 2016

Applicant: Joel Mrosek & Wendy Mrosek Broadbent

PROPOSAL / EXISTING CONDITIONS/BACKGROUND

Applicants Joel Mrosek and Wendy Mrosek Broadbent, of 555 Main Street, Manchester, are seeking a change of zone from RMUZ (Rural Mixed Use Zone) to R2 (Residence R2 Zone) at the rear portion (beyond 300 feet from Boston Turnpike) of 889 Boston Turnpike in order to develop multiple dwelling units that are not located on the second floor of commercial building.

Located on the south side of Boston Turnpike east of Howard and Vernon Roads, the entire property is zoned RMUZ and is surrounded by all different Zones - RMUZ to the north across Boston Turnpike, RMUZ and R1 to the east, R1 to the south, and I and GB to the west. Currently the property is vacant with access to the sewer line.

In June, 2012, the entire property was re-zoned to a newly created Zoning Classification of RMUZ - the front 300 feet rezoned from GB to RMUZ and the rear of the property rezoned from R2 to RMUZ. The applicant is asking for the rear portion of the property to return to its previous zoning classification of R2 so that multiple residential dwelling units can be built on the first and second floors without having to be located on a second floor only above a commercial use on the first floor. R2 is the only zone in Bolton that allows multiple residential dwelling development.

PLAN OF CONSERVATION & DEVELOPMENT (POCD)

The POCD adopted on November 26, 2015 is relevant to this application as follows:

Pg 60 – Lists Policies and Action Steps to Improve Business Regulations/Policies. In general this section mentions reviewing business zone uses and standards in order to reduce restrictions on appropriate business development. To create residential units with the requirement of commercial on the first floor in some cases may be a detrimental restriction. In this particular case there is a multi-family complex across the street (“Lake House”) without commercial uses on the first floor. The applicant’s request in this respect would be in keeping with the neighborhood development.

Pg 62 – “The Commission also discussed whether the locations of the R-2 zoning district were areas where it wished to allow for multifamily development. Based on this discussion, the Plan recommends that the Commission revisit the locations of the R-2 district and consider limiting any multifamily residential development to the Route 44 corridor (i.e., eliminating the R-2 zoning in some or all areas). One exception to this strategy of limiting any multifamily development to the Route 44 corridor might be for small sites where housing for seniors (at lower density and served by septic) might be appropriate.” The applicant’s request would appear to meet with “limiting any multifamily residential development to the Route 44 corridor.”

STAFF ANALYSIS

The applicant’s rezoning request appears reasonable especially if only the rear of the property is rezoned back to the original R2 zone. In that case, multiple residential units could be built on the rear of the property and commercial development could still be placed on the front of the lot achieving the mixed use scenario, just not in one building. The Land Use Staff has heard from many developers that it is difficult to obtain funding/loans for mixed use development plans. This request would also allow for development that is in keeping with the neighborhood development – multifamily units across the street and business-type development on one of the neighboring properties, with the rest of the surrounding property still vacant. The POCD also appears to support this zone change.

STAFF RECOMMENDATION

The staff has determined that:

- the application is complete
- the application complies with Town Regulations subject to conditions set forth in the staff reports received
- the use is compatible with other uses in the neighborhood, and is in keeping with the zone in which it is located.

Staff recommends approval of the Change of Zone application from RMUZ to R2.

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:30 PM, Wednesday, July 13, 2016
Bolton Town Hall, 222 Bolton Center Road

RECEIVED
JUL 27 2016
Town Clerk of Bolton

Minutes & Motions

Members Present: Thomas Robbins (alternate seated for Carl Preuss), Christopher Davey (alternate seated for Jeffrey Scala), James Copley, Chairman Eric Luntta, Arlene Fiano, Adam Teller, Neal Kerr Nancy Silverstein (alternate).

Members Excused: Jeffrey Scala, Carl Preuss.

Staff Present: Patrice Carson, AICP, Director of Community Development, Sarah Benitez, Recording Secretary, Jim Rupert, Zoning Enforcement Officer

Others Present: Matthew and Cindy Soucy, Larry Pesce, Natalia Miner, Tim Sadler, George Koutouzis

1. **Call to Order:** Chairman Eric Luntta called the meeting to order at 7:33 p.m. Christopher Davey was seated for Jeffrey Scala. Thomas Robbins was seated for Carl Preuss.
2. **Approval of Minutes:**
May 11, 2016 – J. Copley moved to approve with amendments as follows: C. Davey noted to be an alternate member, Thomas Robbins noted as absent, and Administrative Officer Joyce Stille noted as present. In #2, the vote to approve the March 23, 2016 minutes was 7:0:0, not 9:0:0, and “Carl Pruess” should read “Carl Preuss.” C. Davey seconded. Vote 6:0:1, N. Kerr abstaining due to absence at that meeting.
3. **Residents’ Forum (Public Comment for items *NOT* on the agenda):** None.
4. **Report of the Zoning Enforcement Officer:** J. Rupert said there have been some new minor things like decks and pools. Some fill from construction on Enrico Road is in the town right of way and has to be removed. A beauty salon was approved for Fiano’s plaza. Villa Louisa was issued a violation for dumping water in the main road. Work continues to bring businesses into signage compliance.
5. **Old Business:** None.
6. **New Business:**
 - a. **APPLICATION: Site Plan Review for Home Occupation, Craft Beer Brewing, 5 Steele Crossing Road, Matthew F. Soucy**
Matthew F. Soucy reviewed his application to brew craft beer for sale in his garage and basement. He currently brews around 15 gallons a month and accepts donations. In order to meet demand, he would exceed the amount of home-brewing (unlicensed) allowed by CT law (20 gallons). He has investors willing to back him in a dedicated facility outside the home once

he proves the business is manageable at current demand. There is ample parking on his property. PZC asked and determined the following: There is only one brewing unit. Supplies are delivered by UPS about once every three weeks. There will be no Facebook page or advertising other than word of mouth. A. Teller moved to approve Matthew Soucy's application under Section 6A.8 subject to the following conditions: 1) the operation shall comply with DEEP requirements and Department of Consumer Protection requirements; 2) hours of operation for customer sale shall be limited to 9 a.m. to 5 p.m.; and 3) the intensity of the operation shall be limited to a single brewing unit. J. Cropley seconded. Vote 6:1:0, E. Luntta against.

b. APPLICATION: Zone Change from RMUZ to R-2, 889 Boston Turnpike, Joel Mrosek & Wendy Mrosek Broadbent

E. Luntta moved to set a Public Hearing date of August 17, 2016, at 7:45pm at the Town Hall, 222 Bolton Center Road, Bolton. A. Teller seconded. Vote 7:0:0.

c. APPLICATION: Modification of Site Plan Approval, Outside Patio Dining, 275 Boston Turnpike (Georgina's Restaurant), George Koutouzis

George Koutouzis presented his plans for outdoor dining at Georgina's Restaurant, using a patio already in place. There will be no additional litter or waste, no outside bar or food prep. It will be limited to seat 28. A. T. moved to approve the application filed by George Koutouzis for Georgina's Restaurant with no conditions. J. Cropley seconded. Vote 7:0:0.

d. ReSUBDIVISION APPLICATION: Pond's Edge, 3-Lots, 60 Loomis Road, Lawrence Pesce

Tim Sadler, 932 N. River Road, Coventry, presented background on the resubdivision application. The lots were wedding gifts from Larry Pesce to T. Sadler and Bobby Miner, who grew up working on the farm and were like sons to him. With the passing of B. Miner, Natalia would be the owner of that lot. L. Pesce requested that the land transfer be treated as family transfer rather than commercial. The PZC and Larry discussed considerations of dry hydrants, the current and a future easement, and open space vs. fee requirements. They agreed to do more research and P. Carson and J. Rupert will work with L. Pesce to get the easements drafted. A. Teller moved to set a Public Hearing date for August 17, 2016, at 7:30pm, Town Hall, 222 Bolton Center Road, Bolton. J. Cropley seconded. Vote 7:0:0.

7. DISCUSSION: Plan of Conservation & Development Implementation: P. Carson said Inland Wetlands reviewed their relevant items and offered to meet with the PZC to discuss.

8. Correspondence: None.

9. Adjournment: E. Luntta moved to adjourn. J. Cropley seconded. Meeting adjourned 9:33 p.m.

Respectfully submitted,

Sarah Benitez

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

RECEIVED

AUG - 4 2016

Pd 8/4/16
ck# 346
\$ 360.00



TOWN OF BOLTON
LAND USE DEPT.

Town of Bolton

View permit # PL-16-5

222 BOLTON CENTER ROAD • BOLTON, CT 06043

BOLTON PLANNING AND ZONING COMMISSION

APPENDIX I

**APPLICATION FOR APPROVAL OF SUBDIVISION / RESUBDIVISION /
MODIFICATION OF PREVIOUSLY APPROVED SUBDIVISION / RESUBDIVISION**

1. NAME OF SUBDIVISION / RESUBDIVISION Paggioli Subdivision
2. CHECK ONE: APPLICATION IS FOR: SUBDIVISION RESUBDIVISION MODIFICATION
3. STREET ADDRESS OF SUBJECT PROPERTY 51 Birch Mountain Rd.
 ZONE R-1 DEED REFERENCE: VOLUME 165 PAGE 468
 ASSESSOR'S MAP # 13 BLOCK # _____ LOT # 45A
4. APPLICANT(S) Kyle & Ashley Paggioli
 ADDRESS 51 Birch Mountain Rd. ZIP 06043
Bolton, CT
 PHONE # (860) 508-8702 ; FAX # _____ ; E-MAIL kpaggioli@gmail.com

I AM A WILLFUL PARTICIPANT AND FULLY FAMILIAR WITH THE CONTENTS OF THIS APPLICATION.

SIGNATURE(S) OF APPLICANT(S) *Kyle Paggioli* ; *Ashley Paggioli*

5. OWNER(S) OF RECORD Same as applicant
 ADDRESS _____ ZIP _____
 PHONE # _____ ; FAX # _____ E-MAIL _____

I AM A WILLFUL PARTICIPANT AND FULLY FAMILIAR WITH THE CONTENTS OF THIS APPLICATION.

SIGNATURE(S) OF OWNER(S): *Kyle Paggioli* ; _____

6. OFFICIAL CONTACT REGARDING THIS APPLICATION:
 NAME Dorian Famiglietti, Attorney for Applicant
 COMPANY Kahan, Kerensky & Capossela, LLP
 ADDRESS 22 Professional Park Rd. ZIP 06268
Storrs, CT
 PHONE # (860) 812-1765 ; FAX # (860) 487-1786 E-MAIL dfamiglietti@kkc-law.com

7. APPLICANT'S ENGINEER:

NAME Andrew Bushnell

COMPANY Bushnell Associates LLC

ADDRESS 563 Woodbridge St. ZIP 06042
Manchester, CT

PHONE # (860) 643-7875; FAX # _____ E-MAIL abushnell@sbcglobal.net

8. APPLICANT'S SURVEYOR::

NAME Same as engineer

COMPANY _____

ADDRESS _____ ZIP _____

PHONE # _____; FAX # _____ E-MAIL _____

9. OTHER EXPERTS RETAINED BY THE APPLICANT: N/A

10. NUMBER OF NEW LOTS IN SUBDIVISION / RESUBDIVISION 1

11. TOTAL ACREAGE OF SUBJECT PROPERTY BEING DIVIDED 6.33ac

12. TOTAL LENGTH OF NEW PUBLIC ROADS 0 FEET

13. TOTAL ACREAGE OF PROPOSED OPEN SPACE: N/A (exempt per CGS sec 8-25, lot being conveyed to a parent)

14. IF MODIFICATION, DESCRIBE NATURE OF SUCH MODIFICATION: N/A

15. IS APPLICATION FOR OPEN SPACE CONSERVATION DEVELOPMENT? no. IF YES, SPECIAL PERMIT APPLICATION TO BE SUBMITTED CONCURRENTLY.

16. ARE THE SUBDIVISION / RESUBDIVISION ACTIVITIES SUBJECT TO THE BOLTON INLAND WETLANDS AND WATERCOURSES REGULATIONS? * application being submitted for referral purposes only IF YES, APPROVAL MUST BE SECURED BY _____ (CGS sec 8-; THE APPLICANT PRIOR TO PZC ACTION. STATUS: Submitted/pending

17. PROVIDE ALL THE APPLICABLE ITEMS FOR A COMPLETE APPLICATION INCLUDING THE COMPLETED CHECKLIST FOR SUBDIVISION / RESUBDIVISION APPLICATIONS

A COMPLETED CHECKLIST MUST BE PROVIDED TO COMPRISE A COMPLETE APPLICATION

18. DATE FILED WITH TOWN 08.04.16

19. BASE FEE PAID \$3600 CHECK # 346 (APPLICANTS MAY BE SUBJECT TO SUPPLEMENTAL PEER REVIEW FEES TO DEFRAY THE COST OF PROFESSIONAL REVIEW SERVICES, SUCH AS ENGINEERING OR LEGAL REVIEWS)

Revised March 1, 2009

**BOLTON PLANNING AND ZONING COMMISSION
CHECKLIST
FOR SUBDIVISION & RESUBDIVISION APPLICATIONS
Revised March 11, 2009**

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

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

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

WAIVERS. Some of the items below are essential for any application while others may not be applicable for a particular proposal. The applicant is encouraged to ask the town staff to review the completed application with all supporting information and the completed checklist, prior to submitting the application to the Planning and Zoning Commission so that the staff can provide the applicant an opinion on the completeness of the application. The applicant shall provide an accompanying narrative for any item that is represented by the applicant as not applicable or not included. Should the applicant intend to seek a waiver of any requirement of the Bolton Subdivision Regulations pursuant to Section 1.3, the applicant shall submit an itemized request listing each such waiver with a statement justifying such request at time of application.

SUPPLEMENTAL REVIEW FEES: The applicant may be liable for supplemental review fees to defray the cost of professional review services, such as engineering, legal, and traffic reviews. Staff will seek estimates of these professional services at time of application acceptance. Please see the attached fee schedule.

Name of Subdivision or Resubdivision: Subdivision of Kyle + Ashley Paggioli
Applicant Kyle + Ashley Paggioli Date 8/1/16

Item	Description	Applicant		Staff	
		Included	Not Included	Completeness Opinion	
				Yes	No
1	Completed, signed application by applicant and owner	✓			
2	Payment of required application fees	✓			
3	All draft deeds, easements and		✓		

	declarations for all proposed roads, road widenings and open spaces, letter of consent from entity to receive open space and easements for drainage, conservation, driveways, utilities				
4	Evidence of Approval by the Health District and/or Sewer Authority		✓		
5	Evidence of approval of the proposed activity by the Inland Wetlands Commission if it is within that Commission's jurisdiction		✓		
6	Evidence of approval by the Fire Marshal and Fire Chief of the water supply for fire protection		✓		
7	Copies of any required applications for other local, state or federal regulatory approvals		✓		
8	Written evidence of applicant's legal interest in the subject property (deed, lease, option to purchase, bond for deed, etc.)	✓			
9	List of all current property owners within 500 feet of the subject property obtained from the Town Assessor records.	✓			
10	Paper and digital copies of all reports including hydrology, hydraulic and drainage computations and		✓ N/A		
11	14 sets of complete stamped and signed plans measuring 24" x 36", and at a scale not more than 40' to the inch	✓			
	ITEMS 12 THROUGH 65 SHALL BE INCORPORATED IN THE SET OF PLANS				
12	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	✓			
13	Subdivision owner's name and address, total area of subdivision and number of lots, shown on plan	✓			
14	Digital copy of plans in DXF, DGN, or other format acceptable to Town staff		✓		
15	Plan title block in the extreme lower right corner (not sideways) to include	✓			

	the subdivision name, individual sheet title and the name of the Town of Bolton				
16	All plan sheets numbered with the format "sheet x of y"	✓			
17	Clear legible plans with all lines, symbols and features readily identifiable	✓			
18	North arrow on each plan including the reference meridian	✓			
19	Graphic bar scale on each plan sheet, within the acceptable scale limits of the regulations	✓			
20	Overall plan of site at a smaller scale, with sheet index, if the site does not fit on one sheet at required scale	✓			
21	Key map at a scale of 1"= 500' showing the relation of the site to abutting properties and streets, shown on plan	✓			
22	Original and revision plan dates and revision explanations shown on the affected plan sheets	✓			
23	Total area of Subdivision	✓			
24	Square footage and acreage of all lots, roads, open spaces, easements, etc.	✓			
25	Number of lots in Subdivision	✓			
26	Existing and proposed property and street lines	✓			
27	Existing and proposed watercourses and ponds	✓			
28	Existing and proposed easements and ROWs	✓			
29	Existing and proposed lot markers and lot numbers	✓			
30	Proposed Street numbers		✓		
31	All dimensions to 1/100 th of a foot, and all bearings or angles on all property lines and easements, existing and proposed.	✓			
32	Central angle, arc length, and radius of all arcs	✓			
33	Width of streets, ROWs, and easements		✓	N/A	
34	Proposed street names		✓	N/A	
35	Existing and proposed street monuments		✓	N/A	

36	Length of proposed streets		✓ N/A		
37	Survey relationship of proposed streets to Town roads or State Highways		✓ N/A		
38	Revision number, date, and brief description of revision	✓			
39	Commission's endorsement signature block on each plan sheet in accordance with Section 8.t.	✓			
40	Existing and proposed parks, recreation areas, and open spaces		✓ N/A		
41	Existing and proposed grading with two foot contours for all ground surfaces based on USGS datum, shown on plan	✓			
42	Existing and proposed structures and features, their uses and those to be removed, shown on the plan	✓			
43	Existing and proposed driveway entrances to street	✓			
44	Sight distances from property entrances along public roads shown on plan and on profile if grading is needed	✓			
45	Existing and proposed water supply shown on plan	✓			
46	Existing wells and sewage disposal systems on other properties that could conflict with proposed site improvements, shown on plan	✓			
47	Existing and proposed footing drains, curtain drains and dry wells, shown on plan	✓			
48	Existing and proposed drainage systems, any affected floodway and construction detail drawings, shown on plan		✓ N/A		
49	Existing stone walls, fences, trails, foundations and other similar landmarks, shown on plan	✓			
50	Existing and proposed bridges and culverts on or adjacent to the site, shown on plan		✓ N/A		
51	Zoning district boundaries and zoning dimensions table	✓			
52	Table shown on plan of zoning dimensions required and provided for lot area, street frontage, lot width, yard	✓			

	setbacks, impervious area and building coverage				
53	Location of minimum buildable area for each lot, shown on plan	✓			
54	Limits of wetlands as delineated by a certified soil scientist with the soil scientist's signed certification, shown on plan or a certification signed by a soil scientist that no wetlands are within 100 feet	✓			
55	Natural features including watercourses, ponds, vernal pools, aquifers, 100 year flood plain areas, ridge lines, large ledge outcrops, slopes steeper than 25% and potential areas of endangered species, shown on plan	✓			
56	Soil deep test hole and percolation test locations and soil test results	✓			
57	Conceptual design and locations of principal structure, primary and reserve sewage disposal areas each with percolation and deep test holes for suitable soils, curtain and footing drains with outlets, and well; location of existing septic systems and wells on property and abutting properties that impact location of new wells and septic systems.	✓			
58	Existing and proposed streets within the ROW, edges of pavement, centerline, station numbers		✓ N/A		
59	Driveway locations				
60	Signature and seal of engineer and surveyor preparing map	✓			
61	Traffic control signs, pavement markings, street lights		✓ N/A		
62	Plan and profile construction drawings at 1"=40' (H) scale and 1"=4' (V) scale for all the features of proposed roads, drainage systems and public improvements with construction detail drawings for all features in accordance with the regulation requirements		✓ N/A		
63	Best management practices to remove contaminants, including sediments and oils, from runoff water, shown on plan, in construct detail drawings, and	✓	✓ N/A		

	explained in a report by a qualified professional				
64	Landscaping Plan		✓ N/A		
65	Erosion and Sedimentation Control Plan, with narrative and construction detail drawings, in accordance with the latest Connecticut Guidelines for Soil Erosion and Sediment Control	✓			
66	Thorough, well-organized drainage design report for existing and proposed 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		✓ N/A		
67	Statement in drainage report that the after development flows for all storm events do not exceed the before development flows		✓ N/A		
68	Engineer's itemized cost estimate (including item, quantity, and price) for the installation of all erosion and sediment controls based on current published Connecticut DOT unit prices		✓ N/A		

SCHEDULE A

Beginning at a point on the westerly street line of Birch Mountain Road. Said point being the northeast corner of the herein described parcel and the southeast corner of land now or formerly of Thomas & Karen Cupit;

Thence S-73°-04'-22"-W a distance of 355.16 feet along land of the said Cupit to land now or formerly Carla Cozza & Eleanor Coldwell;

Thence S-70°-25'-53"-W a distance of 200.08 feet along land of the said Cozza & Coldwell to land now or formerly Janet Hall;

Thence S-73°-28'-27"-W a distance of 137.53 feet along land of the said Hall to land now or formerly of Elsie Miner;

Thence S-70°-50'-13"-W a distance of 309.22 feet along land of the said Miner to land now or formerly of Virginia Hartzog and the northwest corner of the herein described parcel;

Thence S-13°-06'-41"-E a distance of 265.35 feet along land of the said Hartzog and land now or formerly of John & Victoria Roback, partly by each, to a point:

Thence S-11°-25'-27"-E a distance of 9.65 feet along land of the said Roback to Remaining Land of Paggioli & Rascoe. Said point being the southwest corner of the herein described parcel;

Thence N-71°-37'-47"-E a distance of 1002.72 feet along land of the said Paggioli & Rascoe to a point on the westerly street line of Birch Mountain Road. Said point being the southeast corner of the herein described parcel.

Thence N-13°-09'-53"-W a distance of 270.02 feet along the westerly street line of Birch Mountain Road to the point and place of beginning.

The above described parcel contains 6.33 acres of land and is shown as "FIRST CUT PARCEL" on a map entitled:
 "PLAN PREPARED FOR KYLE PAGGIOLI & ASHLEY PAGGIOLI 65 BIRCH MOUNTAIN ROAD BOLTON, CT. PROPERTY SURVEY/FIRST CUT LOT DIVISION SCALE: 1"=60' DATE: 11/1/13 FILE NO. 33024FC SHEET 1 OF 1 HOLMES & HENRY associates LLC. CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS 2179 BOSTON TURNPIKE COVENTRY, CT 06238 860-742-0340 REVISIONS: 3/11/14".

CONVEYANCE TAX RECEIVED
 STATE \$ 0.00 LOCAL \$ 0.00
Diane M. McManus
 AssT TOWN CLERK OF BOLTON

MAY 22 2014
 RECEIVED FOR RECORD AT 10:56 AM
Diane M. McManus
 AssT TOWN CLERK

ABUTTERS LIST:

JACK H. VINING, JR. AND SUSAN VINING	18 ANTHONY ROAD
DANIEL A. AND KATHLEEN R. SOCHA	22 ANTHONY ROAD
MICHAEL R. EREMITA AND SARA J. BOLDUC	28 ANTHONY ROAD
PAUL SHEEDY	32 ANTHONY ROAD
JONATHAN H. AND JANICE L. NORTON	23 ANTHONY ROAD
MICHAEL J. MARQUIS	27 ANTHONY ROAD
MYLES A. AND ANNE R. KESSLER	31 ANTHONY ROAD
JOHN AND VICTORIA ROBACK	35 ANTHONY ROAD
VIRGINIA HARTZOG	39 ANTHONY ROAD
THOMAS PAGGIOLI	BIRCH MOUNTAIN ROAD
AVRYL B. AND CARROLL S. HOLDEN	40 BIRCH MOUNTAIN ROAD
JANET B. HALL	44 BIRCH MOUNTAIN ROAD
CHARLES J. AND DENISE E. MILLER	46 BIRCH MOUNTAIN ROAD
RAYMOND AND NANCY SOMA	48 BIRCH MOUNTAIN ROAD
GILBERT AND CATHERINE SPRECHER	54 BIRCH MOUNTAIN ROAD
THOMAS PAGGIOLI	66 BIRCH MOUNTAIN ROAD
THOMAS AND KAREN CUPIT	49 BIRCH MOUNTAIN ROAD
JAMES & MARION A. HOWARD AND JOHN STYGAR	12 CARTER STREET
CARLA COZZA AND ELENOR COLDWELL	12 VOLPI ROAD
JANET HALL	16 VOLPI ROAD
ELSIE MINER	22 VOLPI ROAD
CALVIN F. TRUMBULL	28 VOLPI ROAD
RUSSELL H. KROC AND LINDA MOONAN-KROC	26 VOLPI ROAD
NARASIMHA K. AND NIRMALA K. REDDY	34 VOLPI ROAD
MICHAEL A. ZIMEI	40 VOLPI ROAD
ROBERT A. AND DAWN M. LEGHORN	25 VOLPI ROAD
PETER Z. RUDYK AND ANDREW J. RYDYK	29 VOLPI ROAD
THOMAS AND BRENDA H. KRAJEWSKI	33 VOLPI ROAD