

Bolton Planning & Zoning Commission
222 Bolton Center Road
Bolton, CT 06043

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
7:30 PM, WEDNESDAY, AUGUST 13, 2014
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

1. Call To Order
2. Approval of Minutes:
 - a. July 9, 2014 Regular Meeting Minutes
3. Residents' Forum (Public Comment for items *NOT* on the agenda)
4. Old Business
 - a. *REVIEW/DISCUSSION*: Summary Report of Fire Protection Regulations Advisory Committee
 - b. *ReSUBDIVISION APPLICATION*: Bakerfeld Subdivision, 4-Lots, 160 Hebron Road, EOJ Properties LLC
 - c. Other
5. New Business
 - a. Other
6. Plan Of Conservation & Development Discussion
7. Correspondence
8. Adjournment

RECEIVED

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Town Clerk of Bolton

**BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:30 PM, WEDNESDAY, JULY 9, 2014
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD**

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Town Clerk of Bolton**

MOTIONS

Members Present: Chairman Eric Luntta, Vice-Chair Jeffrey Scala, James Cropley, Thomas Manning, Adam Teller, Carl Preuss, Arlene Fiano, Neal Kerr (Alternate), Nancy Silverstein (Alternate), Christopher Davey (Alternate)

Staff Present: Patrice Carson, AICP, Director of Community Development, Jim Rupert, Zoning Enforcement Officer and Linda H. McDonald, Recording Secretary

Others Present: Fire Marshal Ray Walker Jr, Milton Hathaway, Steve Perry, William Anderson, Peter Henry and others.

1. Call to Order: Chairman E. Luntta called the meeting to order at 7:33 p.m.

E. Luntta MOVED to add item 6.a under New Business: Informal Discussion for possible subdivision at 160 Hebron Road by Eric Olivieri and move Other New Business to item 6.b. A. Teller SECONDED. MOTION CARRIED 7:0:0.

2. Approval of Minutes: June 11, 2014 regular meeting minutes and June 25, 2014 special meeting minutes:

A. Teller MOVED to APPROVE the regular meeting minutes of June 11, 2014 as presented. T. Manning SECONDED. MOTION CARRIED 7:0:0.

A. Teller MOVED to APPROVE the special meeting minutes of June 25, 2014 as presented. T. Manning SECONDED. MOTION CARRIED 6:0:1 with J. Cropley abstaining.

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

4. Report of the Zoning Officer

5. Old Business

a. Review/Discussion: Summary Report of Fire Protection Regulations Advisory Committee

J. Scala MOVED to table further discussion on this agenda item to later in the meeting after item 8. J. Cropley SECONDED. MOTION CARRIED 7:0:0.

b. Informal Discussion: Irregular Lot Provision for Possible Subdivision and Open Space Fees at 63 French Road by William Anderson

c. Other

6. New Business
 - a. Informal Discussion: Possible subdivision at 160 Hebron Road by Eric Olivieri
 - b. Other
7. Plan of Conservation and Development
8. Correspondence
9. Adjournment: E. Luntta MOVED to ADJOURN the meeting at 9:42 p.m. T. Manning SECONDED.
MOTION CARRIED 7:0:0.

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:30 PM, WEDNESDAY, JULY 9, 2014
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

RECEIVED

JUL 15 2014

Town Clerk of Bolton

MINUTES & MOTIONS

Members Present: Chairman Eric Luntta, Vice-Chair Jeffrey Scala, James Cropley, Thomas Manning, Adam Teller, Carl Preuss, Arlene Fiano, Neal Kerr (Alternate), Nancy Silverstein (Alternate), Christopher Davey (Alternate)

Staff Present: Patrice Carson, AICP, Director of Community Development, Jim Rupert, Zoning Enforcement Officer and Linda H. McDonald, Recording Secretary

Others Present: Fire Marshal Ray Walker Jr, Milton Hathaway, Steve Penney, William Anderson, Peter Henry, Barry Ellison, members of the Bolton Volunteer Fire Department and others.

1. Call to Order: Chairman E. Luntta called the meeting to order at 7:33 p.m.

E. Luntta MOVED to add item 6.a under New Business: Informal Discussion for possible subdivision at 160 Hebron Road by Eric Olivieri and move Other New Business to item 6.b. A. Teller SECONDED. MOTION CARRIED 7:0:0.

2. Approval of Minutes: June 11, 2014 regular meeting minutes and June 25, 2014 special meeting minutes:

A. Teller MOVED to APPROVE the regular meeting minutes of June 11, 2014 as written. T. Manning SECONDED. MOTION CARRIED 7:0:0.

T. Manning MOVED to APPROVE the special meeting minutes of June 25, 2014 as written. A. Teller SECONDED. MOTION CARRIED 6:0:1 with J. Cropley abstaining.

3. Residents' Forum (Public Comment for items not on the agenda): There was no public comment.

4. Report of the Zoning Officer: J. Rupert reported on zoning enforcement issues and said the department continues to see an influx of permit activity.

J. Rupert expressed that he would like the Board to consider something regarding the fire protection regulations. He said he sat with a group of people for over a year who worked very hard over several meetings and sub-committee meetings to come up with the Executive Summary and report which the PZC accepted. J. Rupert said his personal opinion is that he is not in favor of abolishing regulations, but it seems to him there were two majority opinions that were shared with the PZC in the report 1) residential requirements and 2) the other part which received overwhelming support in favor of abolishing regulations. His opinion is that, if the

Commission is not going to follow the committee's recommendations, the committee should be given some reasons why. J. Rupert explained that if he was one of the volunteers that sat on the committee for a year and a half, he would be upset if he felt his opinion was just being glossed over.

Addressing J. Rupert's comments, E. Luntta said that the Commission was polled on whether it was necessary to modify the existing regulations or not to have the regulations. The Commissioners also received copies of the Executive Report to read. E. Luntta thinks it unfair to say the Commission has not considered the substance of what the Fire Protection Regulations Committee had come forth with in their deliberations whether they all agreed or not.

J. Rupert said he is not critical of the Commission but hopes that the reasons come out as the Board discusses this and goes to public hearing.

5. Old Business

a. Review/Discussion: Summary Report of Fire Protection Regulations Advisory Committee

The Commission reviewed a revised copy of the suggestions for fire protection amendments compiled by P. Carson based on prior discussion and information received from the Fire Department of the fire flow calculations for different square footages as requested at the last meeting. Discussion followed on possible language changes in sections 3C2 and 3C3.

J. Scala MOVED to table further discussion on this agenda item to after agenda item 8. J. Cropley SECONDED. MOTION CARRIED 7:0:0.

b. Informal Discussion: Irregular Lot Provision for Possible Subdivision and Open Space Fees at 63 French Road by William Anderson:

Steve Penney from Manchester stated he was here tonight with Pete Henry and property owner William Anderson to discuss the possibility of a subdivision on French Road and would take advantage of the Irregular Lot provision in the regulations. He said he is also looking for some indication of how the open space provision in the regulations would be applied. S. Penney began the discussion with detailed conveyance and permit histories for this property's four parcels (A, B, C, and D).

S. Penney said Parcel A has a house on it and is a buildable lot owned by Nancy Varca and Parcel B has a house on it but is not an approved building lot. Parcels C and D (the additional acreage) are owned by William Anderson who is also the abutter and has access to the parcels. He said the reasons for this proposal are to legitimize Parcel B and get the irregular lot provision for Parcel A.

A. Teller disqualified himself from this discussion after confirming with S. Penney that it was his intent to submit a map showing all four properties and to include them all with consent. A. Teller explained the reason he was recusing himself from this discussion was that he did not

participate in the discussion for the informal discussion by William Anderson regarding future use of Lot C of the Nancy Varca and Paula Rose Varca Subdivision on French Road at the July 17, 2013 PZC meeting.

Discussion followed on determining how many lots would be proposed for this subdivision and that the owners of Parcel B would have to be co-applicants if this were to be a three lot subdivision. There was no open space allocated in 1996 when Parcel B was divided from Parcel A incorrectly per the regulations and there was no PZC approval for this subdivision at that time. Because this is an informal discussion, the Board did not make any decisions on granting the irregular lot provision or determining the open space fees. Individual members offered their own opinions.

c. Other

6. New Business

a. Informal Discussion: Possible subdivision at 160 Hebron Road by Eric Oliveiri:

Barry Ellison, Professional Engineer with Alliance Engineering, said he was representing Eric Olivieri, property owner of 160 Hebron Road located at the corner of School and Hebron Roads. He distributed a conceptual plot plan done by Alliance Civil Engineers of Oakdale, CT.

E. Luntta informed B. Ellison that this is an informal discussion and anything said by a Commissioner is their opinion and doesn't constitute a decision. B. Ellison said he is looking for feedback on the open space and that he also has an irregular lot proposed.

B. Ellison described the four lot proposed subdivision stating that Lot 1 has an existing house and he is proposing to divide three additional lots. He said that Lots 1, 2, and 3 are fully compliant with the R1 zoning regulations and that soil testing and ground water monitoring have been performed recently. B. Ellison explained that proposed Lot 4 has 155' of frontage which is 45' short of the requirement but does have the building line width required for an irregular lot.

Discussion followed and the members gave feedback on the process of submitting the name of an appraiser to the Board during the application process.

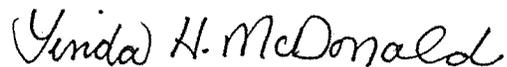
b. Other: A. Fiano said she would like to represent the Heritage Farm Committee on the subcommittee for the new Bolton Center Study group for the Vibrant Communities Initiative Grant (VCI). She has represented the PZC and is asking for another volunteer from the PZC to serve in her place on this new committee. C. Davey volunteered to serve on this committee and will get more information before asking the Commission to recommend him for nomination by the Board of Selectmen.

7. Plan of Conservation and Development: P. Carson reported that she is working on the RFP for the consultant. She said the telephone survey is in the process of being reviewed and will start soon.
8. Correspondence
- 5.a Review/Discussion: Summary Report of Fire Protection Regulations Advisory Committee (continued):

P. Carson said she will 1) prepare the repeal amendment for the Commercial and Industrial regulations and the changes recognized by the Majority Report for the Residential section of the regulations and 2) prepare an amendment based on what was discussed tonight and outline the different levels of choices.

After discussion, the consensus of the Board was to separate the residential and commercial fire protection regulations to alleviate confusion and structure the public hearing and to make the regulations easier to adopt and enforce.
9. Adjournment: E. Luntta MOVED to ADJOURN the meeting at 9:42 p.m. T. Manning SECONDED. MOTION CARRIED 7:0:0.

Respectfully submitted by Linda H. McDonald



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

To: Planning and Zoning Commissioners
From: Patrice L. Carson, AICP, Director of Community Development
cc: Jim Ruppert
Date: August 8, 2014
Re: EXPLANATION OF SECTION 3C WATER SUPPLY FOR FIRE PROTECTION

Commissioners:

Attached you will find 3 sets of proposed amendments to the Zoning Regulations Section 3C Water Supply for Fire Protection as we discussed at your last meeting on July 9.

The first is a complete repeal of Section 3C as requested by the FPRAC in their report.

The second is a marked up version of the amendments to the current Section 3C as discussed in the Minority Report and requested by the PZC.

The third is the same version as the second but with all the changes made so you can read it more easily.

Both the second and third editions were reviewed by the Fire Marshal and Fire Department and their comments have been included, so I think we would be in agreement with the exception of the 2000 linear foot distance from a cistern/water source.

The PZC has yet to discuss what amendments should be made to the residential parts of Section 3C except complete repeal.

SECTION 3C WATER SUPPLY FOR FIRE PROTECTION

This Section of the Zoning Regulations is hereby repealed.

- ~~3C1. This Section 3C of the Zoning Regulations shall apply as follows:~~
- ~~3C1.a. To any dwelling in a subdivision of three or more lots that was approved after January 1, 2006.~~
- ~~3C1.b. To any Multiple Dwelling Complex.~~
- ~~3C1.c. To any Special Permit or a Site Plan Review for business or industrial use that cumulatively, with any other approved applications, allows the addition of 1,000 square feet or more of gross floor area on a property after January 1, 2006.~~
- ~~3C2. A permanent water supply for fire protection, approved by the Bolton Fire Marshall, in accordance with these regulations, shall be made available not later than the completion of the first building foundation on the property for the subject application.~~
- ~~3C3. The permanent water supply for fire protection shall consist of an underground fiberglass or reinforced concrete cistern and necessary appurtenances, such as fire department connection riser, vents, etc., as necessary, and shall have a capacity of at least 30,000 gallons of water.~~
- ~~3C4. The cistern fire department connection riser shall be located within five feet of a paved surface accessible by the fire apparatus. The intervening access way between the paved surface and the riser shall be a paved surface at least six feet in clear width, and shall be posted as a fire lane to protect access.~~
- ~~3C5. The location of the cistern fire department connection riser shall be located in accordance with the following requirements:~~
- ~~3C5.a. For single family detached dwellings, no part of a dwelling shall be more than 2,000 feet, as measured along roads and driveways, from the cistern fire department connection riser.~~
- ~~3C5.b. For dwellings other than single family dwellings, no part of the dwelling shall be more than 1,500 feet, as measured along roads and driveways, from the cistern fire department connection riser.~~
- ~~3C5.c. For all buildings, additions and operations over 1,000 square feet other than dwellings and their accessory structures, no part of the structure shall be more than 1,000 feet, as measured along roads and driveways, from the cistern fire department connection riser and the permanent water supply shall not be located within the collapse zone of any structure.~~
- ~~3C6. The design, siting and installation criteria for this permanent water supply shall be designed by a professional engineer, properly licensed and registered in the State of Connecticut. A set of plans, signed and stamped by the engineer and the engineer's cost estimate for the complete installation, shall be provided as part of the application for the subdivision. This permanent water supply shall be designed as a water supply for firefighting in accordance with nationally recognized criteria such as National Fire Protection Association (NFPA) publication #1142, the edition current as of the date of the application. The design of such a water supply must include, but not be limited to, depth of groundwater and ledge, anticipated loading requirements on top of the structure and protection against freezing.~~

- 3C7. ~~An alternative permanent water supply may be substituted for the cistern if approved by the Fire Marshall. This approved alternative permanent water supply is a body of water and dry hydrant assembly that, based upon an engineering analysis conducted in accordance with Section 3C6 above, is shown to comply with the requirements of NFPA Standard #1142, the edition current as of the date of the application. This alternative permanent water supply shall comply with the distance requirements of Section 3C5 above. All requests for approval of a natural or man-made on-site surface water supply must be accompanied by a drainage analysis prepared by a licensed professional engineer. Such an analysis must state the minimum number of gallons available during the dry season of the year and shall indicate the source and amount of water that is supplied to the surface water supply during all weather conditions.~~
- 3C8. ~~The owner(s) of the land where the cistern or body of water and associated dry hydrant are located, shall grant a permanent easement to the Town of Bolton and the Bolton Fire Department, for purposes of access for firefighting, training, inspection, testing and maintenance.~~
- 3C9. ~~The owner(s) of land where the water supply is located shall install, fill and operate the permanent water supply to the satisfaction of the Bolton Fire Marshall in accordance with these regulations. The owner(s) of the land where the cistern or body of water and associated dry hydrant are located, shall provide the Town of Bolton performance and maintenance bonds for the satisfactory installation and operation of the permanent water supply as determined by the Bolton Fire Marshall. The bonds shall comply with the applicable portions of Subdivision Regulations Section 13.4 and 15 or Zoning Regulations Section 16B.6, except as otherwise required by this Section 3C. To account for future cost increases and unforeseen costs, the performance bond amount shall be equal to at least 125% of the engineer's cost estimate to provide the complete installation of the permanent water supply and appurtenances. In no case shall the performance bond amount be less than \$5,000 plus \$1.50 per gallon of the required capacity of the permanent water supply. The time for the satisfactory completion of the installation and operation of the permanent water supply shall be the earliest time of the following applicable requirements: the time stated by the Planning and Zoning commission in an approval action, the time required by Sections 3C, 16A.4, 16B.7 of the Zoning Regulations or the time required by Section 15 of the Subdivision Regulations. Failure to satisfactorily install and operate the permanent water supply within the required time shall be a cause for the Town of Bolton to require immediate and full payment of the performance bond funds for use in providing a satisfactory permanent water supply. Upon the satisfactory complete installation and operation of the permanent water supply, the performance bond may be replaced by a maintenance bond equal to 20% of the performance bond, for the continued satisfactory condition and operation of the permanent water supply. The maintenance bond shall remain in effective for two years after the date that the Planning and Zoning Commission determines that permanent water supply is installed and operating to the satisfaction of the Bolton Fire Marshall.~~
- 3C10. ~~The requirements in this Section 3C for the actual construction of the permanent water supply may be waived by the Planning and Zoning Commission if the following requirements are met;~~
- 3C10.a. ~~For residential structures, all residential structures in the subdivision must be protected by automatic sprinklers installed in accordance with NFPA 13D or 13R as appropriate, as adopted by the State of Connecticut at the time of application for a building permit. Any residential structure or structures not within the distance limits of Section 3C5 above may use this alternative.~~

~~3C10.b. For non-residential structures, all non-residential structures in the subdivision must be protected by automatic sprinklers installed in accordance with NFPA 13, as adopted by the State of Connecticut at the time of application for a building permit.~~

~~3C10.c. The approved Special Permit, Site Plan Review or Subdivision Plan to be filed in the land records in the Town Clerk's Office must include a prominent note stating that all structures must be built with the required sprinklers.~~

~~3C10.d. The design, plans and easement for a permanent water supply are provided with the Special Permit, Site Plan Review or Subdivision application and are approved by the Bolton fire Marshall.~~

~~3C10.e. A performance bond is provided to the Town that complies with the requirements of Section 3C with the following modifications for sprinklers: The performance bond amount is \$10,000 per residential dwelling and \$3.00 per square foot of gross building floor area, including cellar floors for non-residential structures, or \$50,000, whichever is greater. The entire performance bond amount will be held by the Town until all the structure(s) on each lot have been built with sprinklers approved by the Building Official. Failure to properly install the required sprinklers as approved by the Building Official in any structure on the property for the approved application shall be a reason for the Town of Bolton to demand immediate and full payment of the performance bond funds for use in providing a permanent water supply. Upon the satisfactory complete installation and operation of sprinklers in all the structures on the property for the approved application, the performance bond may be released. No maintenance bond is required for sprinklers after the performance bond is released.~~

~~3C11. The Bolton Fire Marshall shall act to approve, modify and approve or disapprove any plans for a permanent water supply for fire protection in accordance with these regulations and shall provide a report to the Commission describing such action within sixty-five days of the receipt of such plans. For any disapproval or modification of plans, the report must include the reason(s) as to why the plans were determined to not comply with these regulations. The failure of the Fire Marshall to act within this sixty-five-day periods shall be considered as a approval of the plans.~~

~~The addition of this Section 3C was approved on December 21, 2005.~~

~~The effective date of this Section 3C is January 1, 2006.~~

~~*The repeal of this Section 3C was approved on*~~

~~*The effective date of the repeal of this Section 3C is*~~

SUGGESTIONS FOR AMENDMENTS TO COMMERCIAL/INDUSTRIAL USES:

SECTION 3C WATER SUPPLY FOR FIRE PROTECTION

3C1.e. To any Special Permit or a Site Plan Review for business or industrial use that cumulatively, with any other approved applications, allows the addition of 2,000 square feet or more of gross floor area on a property after January 1, 2006.

3C2. A permanent water supply for fire protection, approved by the Bolton Fire Marshal and Fire Chief, in accordance with these regulations, shall be made available not later than the completion of the first building foundation on the property for the subject application.

3C3. The permanent water supply for fire protection shall consist of a cistern made of fiberglass, reinforced concrete, or other material acceptable by the approving authority, and necessary appurtenances, such as fire department connection riser, vents, etc., as necessary, and may have a capacity of at least 30,000 gallons of water, but under no circumstances shall it have a capacity less than 15,000 gallons.

A developer may choose to meet this regulation in one of the following ways:

- a. Install a 30,000 gallon water supply.
- b. Locate the construction project within a town-approved cistern area. The applicant would submit a request to the Board of Selectmen and if the location of their project is within the Town's cistern area, a letter of approval would be issued by the Board of Selectmen and copied to the Planning and Zoning Commission.
- c. Submit an analysis by a qualified fire protection engineer that demonstrates the proposed building requires a lesser quantity of water for fire flows. The information must be reviewed and is subject to the approval by the Fire Marshal and Fire Chief to install a smaller water supply which shall be no less than 15,000 gallons.
- d. Submit plans for the proposed building of non-combustible construction as defined in the current state building code showing complete building protection by a UL listed or FM placarded fire alarm system which shall continuously be monitored by a similarly qualified central station. A monitored alarm system may be substituted for a water supply in buildings constructed of non-combustible construction up to 2,500 square feet.

3C4. The cistern fire department connection riser shall be located within five feet of a paved surface accessible by the fire apparatus. The intervening access way between the paved surface and the riser shall be a paved surface at least six feet in clear width, and shall be posted as a fire lane to protect access.

3C5.e. For all buildings, additions and operations over 2,000 square feet, no part of the structure shall be more than 2,000 feet, as measured along roads and driveways, from the cistern fire department connection riser and the permanent water supply shall not be located within the collapse zone of any structure, unless within a town-approved cistern area.

3C6. The design, siting and installation criteria for this permanent water supply shall be designed by a professional engineer, properly licensed and registered in the State of Connecticut. A set of plans, signed and stamped by the engineer and the engineer's cost estimate for the complete installation, shall be provided as part of the application for the subdivision. This

permanent water supply shall be designed as a water supply for firefighting in accordance with nationally recognized criteria such as National Fire Protection Association (NFPA) publication #1142, the edition current as of the date of the application. The design of such a water supply must include, but not be limited to, depth of groundwater and ledge, anticipated loading requirements on top of the structure and protection against freezing.

- 3C7. An alternative permanent water supply may be substituted for the cistern if approved by the Fire Marshal and Fire Chief. This approved alternative permanent water supply is a body of water and dry hydrant assembly that, based upon an engineering analysis conducted in accordance with Section 3C6 above, is shown to comply with the requirements of NFPA Standard #1142, the edition current as of the date of the application. This alternative permanent water supply shall comply with the distance requirements of Section 3C5 above. All requests for approval of a natural or manmade on-site surface water supply must be accompanied by a drainage analysis prepared by a licensed professional engineer. Such an analysis must state the minimum number of gallons available during the dry season of the year and shall indicate the source and amount of water that is supplied to the surface water supply during all weather conditions.
- 3C8. The owner(s) of the land where the cistern or body of water and associated dry hydrant are located, shall grant a permanent easement to the Town of Bolton and the Bolton Fire Department, for purposes of access for firefighting, training, inspection, testing and maintenance.
- 3C9. The owner(s) of land where the water supply is located shall design and install the cistern. The Bolton Fire Department will fill, test and accept the cistern. After 2 years of operation and operate the permanent water supply to the satisfactory to of the Bolton Fire Marshal and Fire Chief the Town will take responsibility for inspection and maintenance. in accordance with these regulations. The owner(s) of the land where the cistern or body of water and associated dry hydrant are located, shall provide the Town of Bolton performance and maintenance bonds for the satisfactory installation and operation of the permanent water supply as determined by the Bolton Fire Marshal and Fire Chief. The bonds shall comply with the applicable portions of Subdivision Regulations Section 13.4 and 15 or Zoning Regulations Section 16B.6, except as otherwise required by this Section 3C. To account for future cost increases and unforeseen costs, the performance bond amount shall be equal to at least 125% of the engineer's cost estimate to provide the complete installation of the permanent water supply and appurtenances. In no case shall the performance bond amount be less than \$5,000 plus \$1.50 per gallon of the required capacity of the permanent water supply. The time for the satisfactory completion of the installation and operation of the permanent water supply shall be the earliest time of the following applicable requirements: the time stated by the Planning and Zoning Commission in an approval action, or the time required by Sections 3C, 16A.4, 16B.7 of the Zoning Regulations or the time required by Section 15 of the Subdivision Regulations. Failure to satisfactorily install and operate the permanent water supply within the required time shall be a cause for the Town of Bolton to require immediate and full payment of the performance bond funds for use in providing a satisfactory permanent water supply. Upon the satisfactory complete installation and operation of the permanent water supply, the performance bond may be replaced by a maintenance bond equal to 20% of the performance bond, for the continued satisfactory condition and operation of the permanent water supply. The maintenance bond shall remain in effective for two years after the date that the Planning and Zoning Commission determines

that permanent water supply is installed and operating to the satisfaction of the Bolton Fire Marshal and Fire Chief.

- 3C10. The requirements in this Section 3C for the actual construction of the permanent water supply may be waived by the Planning and Zoning Commission if the following requirements are met:
- 3C10.ae. The approved Special Permit, Site Plan Review or Subdivision Plan to be filed in the land records in the Town Clerk's Office must include a prominent note stating that all structures must be built with the required sprinklers.
- 3C10.be. A performance bond is provided to the Town that complies with the requirements of Section 3C with the following modifications for sprinklers: The performance bond amount is \$10,000 per residential dwelling and \$3.00 per square foot of gross building floor area, including cellar floors for non-residential structures, or \$50,000, whichever is greater. The entire performance bond amount will be held by the Town until all the structure(s) on each lot have been built with sprinklers approved by the Building Official. Failure to properly install the required sprinklers as approved by the Building Official in any structure on the property for the approved application shall be a reason for the Town of Bolton to demand immediate and full payment of the performance bond funds for use in providing a permanent water supply. Upon the satisfactory complete installation and operation of sprinklers in all the structures on the property for the approved application, the performance bond may be released. No maintenance bond is required for sprinklers after the performance bond is released.
- 3C11. The Bolton Fire Marshal and Fire Chief shall act to approve, modify and approve or disapprove any plans for a permanent water supply for fire protection in accordance with these regulations and shall provide a report to the Commission describing such action within sixty-five days of the receipt of such plans. For any disapproval or modification of plans, the report must include the reason(s) as to why the plans were determined to not comply with these regulations. The failure of the Fire Marshal and Fire Chief to act within this sixty-five day periods shall be considered as an approval of the plans.
- 3C12. At such time that the Town or other acceptable authority has placed in service cisterns, dry hydrants, or pressurized water systems designed for fire protection that meet the distance requirements of these regulations, then water supplies or approved alternates, such as sprinklers, would not be necessary for any size or class of construction unless required by other state building, fire or life safety codes.

The addition of this Section 3C was approved on December 21, 2005.

The effective date of this Section 3C is January 1, 2006.

SUGGESTIONS FOR AMENDMENTS TO COMMERCIAL/INDUSTRIAL USES:

SECTION 3C WATER SUPPLY FOR FIRE PROTECTION

- 3C1.e. To any Special Permit or a Site Plan Review for business or industrial use that cumulatively, with any other approved applications, allows the addition of 2,000 square feet or more of gross floor area on a property after January 1, 2006.
- 3C2. A permanent water supply for fire protection, approved by the Bolton Fire Marshal and Fire Chief, in accordance with these regulations, shall be made available not later than the completion of the first building foundation on the property for the subject application.
- 3C3. The permanent water supply for fire protection shall consist of a cistern made of fiberglass, reinforced concrete, or other material acceptable by the approving authority, and necessary appurtenances, such as fire department connection riser, vents, etc., as necessary, and may have a capacity of 30,000 gallons of water, but under no circumstances shall it have a capacity less than 15,000 gallons.

A developer may choose to meet this regulation in one of the following ways:

- a. Install a 30,000 gallon water supply.
 - b. Locate the construction project within a town-approved cistern area. The applicant would submit a request to the Board of Selectmen and if the location of their project is within the Town's cistern area, a letter of approval would be issued by the Board of Selectmen and copied to the Planning and Zoning Commission.
 - c. Submit an analysis by a qualified fire protection engineer that demonstrates the proposed building requires a lesser quantity of water for fire flows. The information must be reviewed and is subject to the approval by the Fire Marshal and Fire Chief to install a smaller water supply which shall be no less than 15,000 gallons.
 - d. Submit plans for the proposed building of non-combustible construction as defined in the current state building code showing complete building protection by a UL listed or FM placarded fire alarm system which shall continuously be monitored by a similarly qualified central station. A monitored alarm system may be substituted for a water supply in buildings constructed of non-combustible construction up to 2,500 square feet.
- 3C4. The cistern fire department connection riser shall be located within five feet of a paved surface accessible by the fire apparatus. The intervening access way between the paved surface and the riser shall be a paved surface at least six feet in clear width, and shall be posted as a fire lane to protect access.
- 3C5. For all buildings, additions and operations over 2,000 square feet, no part of the structure shall be more than 2,000 feet, as measured along roads and driveways, from the cistern fire department connection riser and the permanent water supply shall not be located within the collapse zone of any structure, unless within a town-approved cistern area.
- 3C6. The design, siting and installation criteria for this permanent water supply shall be designed by a professional engineer, properly licensed and registered in the State of Connecticut. A set of plans, signed and stamped by the engineer and the engineer's cost estimate for the complete installation, shall be provided as part of the application for the subdivision. This

permanent water supply shall be designed as a water supply for firefighting in accordance with nationally recognized criteria such as National Fire Protection Association (NFPA) publication #1142, the edition current as of the date of the application. The design of such a water supply must include, but not be limited to, depth of groundwater and ledge, anticipated loading requirements on top of the structure and protection against freezing.

- 3C7. An alternative permanent water supply may be substituted for the cistern if approved by the Fire Marshal and Fire Chief. This approved alternative permanent water supply is a body of water and dry hydrant assembly that, based upon an engineering analysis conducted in accordance with Section 3C6 above, is shown to comply with the requirements of NFPA Standard #1142, the edition current as of the date of the application. This alternative permanent water supply shall comply with the distance requirements of Section 3C5 above. All requests for approval of a natural or manmade on-site surface water supply must be accompanied by a drainage analysis prepared by a licensed professional engineer. Such an analysis must state the minimum number of gallons available during the dry season of the year and shall indicate the source and amount of water that is supplied to the surface water supply during all weather conditions.
- 3C8. The owner(s) of the land where the cistern or body of water and associated dry hydrant are located, shall grant a permanent easement to the Town of Bolton and the Bolton Fire Department, for purposes of access for firefighting, training, inspection, testing and maintenance.
- 3C9. The owner(s) of land where the water supply is located shall design and install the cistern. The Bolton Fire Department will fill, test and accept the cistern. After 2 years of operation satisfactory to the Bolton Fire Marshal and Fire Chief the Town will take responsibility for inspection and maintenance. The owner(s) of the land where the cistern or body of water and associated dry hydrant are located, shall provide the Town of Bolton performance and maintenance bonds for the satisfactory installation and operation of the permanent water supply as determined by the Bolton Fire Marshal and Fire Chief. The bonds shall comply with the applicable portions of Subdivision Regulations Section 13.4 and 15 or Zoning Regulations Section 16B.6, except as otherwise required by this Section 3C. To account for future cost increases and unforeseen costs, the performance bond amount shall be equal to at least 125% of the engineer's cost estimate to provide the complete installation of the permanent water supply and appurtenances. In no case shall the performance bond amount be less than \$5,000 plus \$1.50 per gallon of the required capacity of the permanent water supply. The time for the satisfactory completion of the installation and operation of the permanent water supply shall be the earliest time of the following applicable requirements: the time stated by the Planning and Zoning Commission in an approval action, or the time required by Sections 3C, 16A.4, 16B.7 of the Zoning Regulations. Failure to satisfactorily install and operate the permanent water supply within the required time shall be a cause for the Town of Bolton to require immediate and full payment of the performance bond funds for use in providing a satisfactory permanent water supply. Upon the satisfactory complete installation and operation of the permanent water supply, the performance bond may be replaced by a maintenance bond equal to 20% of the performance bond, for the continued satisfactory condition and operation of the permanent water supply. The maintenance bond shall remain in effective for two years after the date that the Planning and Zoning Commission determines that permanent water supply is installed and operating to the satisfaction of the Bolton Fire Marshal and Fire Chief.

- 3C10. The requirements in this Section 3C for the actual construction of the permanent water supply may be waived by the Planning and Zoning Commission if the following requirements are met:
- 3C10.ae. The approved Special Permit, Site Plan Review or Subdivision Plan to be filed in the land records in the Town Clerk's Office must include a prominent note stating that all structures must be built with the required sprinklers.
- 3C10.be. A performance bond is provided to the Town that complies with the requirements of Section 3C with the following modifications for sprinklers: The performance bond amount is \$10,000 per residential dwelling and \$3.00 per square foot of gross building floor area, including cellar floors for non-residential structures, or \$50,000, whichever is greater. The entire performance bond amount will be held by the Town until all the structure(s) on each lot have been built with sprinklers approved by the Building Official. Failure to properly install the required sprinklers as approved by the Building Official in any structure on the property for the approved application shall be a reason for the Town of Bolton to demand immediate and full payment of the performance bond funds for use in providing a permanent water supply. Upon the satisfactory complete installation and operation of sprinklers in all the structures on the property for the approved application, the performance bond may be released. No maintenance bond is required for sprinklers after the performance bond is released.
- 3C11. The Bolton Fire Marshal and Fire Chief shall act to approve, modify and approve or disapprove any plans for a permanent water supply for fire protection in accordance with these regulations and shall provide a report to the Commission describing such action within sixty-five days of the receipt of such plans. For any disapproval or modification of plans, the report must include the reason(s) as to why the plans were determined to not comply with these regulations. The failure of the Fire Marshal and Fire Chief to act within this sixty-five day periods shall be considered as an approval of the plans.
- 3C12. At such time that the Town or other acceptable authority has placed in service cisterns, dry hydrants, or pressurized water systems designed for fire protection that meet the distance requirements of these regulations, then water supplies or approved alternates, such as sprinklers, would not be necessary for any size or class of construction unless required by other state building, fire or life safety codes.

The addition of this Section 3C was approved on December 21, 2005.

The effective date of this Section 3C is January 1, 2006.



Town of Bolton

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 Bakerfield Subdivision
2. CHECK ONE: APPLICATION IS FOR: SUBDIVISION _____ RESUBDIVISION
MODIFICATION _____
3. STREET ADDRESS OF SUBJECT PROPERTY 160 Hebron Road
ZONE R1 DEED REFERENCE: VOLUME 162 PAGE 132-133
ASSESSOR'S MAP # 21 BLOCK # _____ LOT # 72
4. APPLICANT(S) EOJ Properties LLC
ADDRESS 146 Birch Mountain Rd, Bolton, CT ZIP 06043
PHONE # (860) 798-7187 FAX # _____; E-MAIL _____

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

SIGNATURE(S) OF APPLICANT(S) _____;

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) [Signature] _____;

6. OFFICIAL CONTACT REGARDING THIS APPLICATION:

NAME Eric Olivieri
COMPANY EOJ Properties LLC
ADDRESS 146 Birch Mountain Rd., Bolton, CT ZIP 06043
PHONE # _____ FAX # _____ E-MAIL _____

7. APPLICANT'S ENGINEER:

NAME Barry Ellison, Jr., P.E.
COMPANY Alliance Civil Engineering LLC
ADDRESS 8 Jamies Way, Oakdale, CT ZIP ~~063~~ 06370
PHONE # (860) 334-6050 FAX # _____ E-MAIL alliancecivil@sbcglobal.net

8. APPLICANT'S SURVEYOR:

NAME Rob Hellstrom, L.S.
COMPANY Rob Hellstrom Land Surveying LLC
ADDRESS P.O. Box 497, Columbia, CT ZIP 06237-0497
PHONE # (860) 228-9853 FAX # (860) 228-1360 E-MAIL hellstromsurveying@yahoo.com

9. OTHER EXPERTS RETAINED BY THE APPLICANT: John Ianni, Soil Scientist

10. NUMBER OF NEW LOTS IN SUBDIVISION / RESUBDIVISION 3 new / 4 total

11. TOTAL ACREAGE OF SUBJECT PROPERTY BEING DIVIDED 6.6

12. TOTAL LENGTH OF NEW PUBLIC ROADS 0 FEET

13. TOTAL ACREAGE OF PROPOSED OPEN SPACE: 0 (Fee in lieu)

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? Yes IF YES, APPROVAL MUST BE SECURED BY THE APPLICANT PRIOR TO PZC ACTION. STATUS:

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

FOR TOWN USE ONLY:

DATE FILED WITH TOWN _____

BASE FEE PAID _____ CHECK # _____ (APPLICANTS MAY BE SUBJECT TO SUPPLEMENTAL REVIEW FEES TO DEFRAY THE COST OF PROFESSIONAL REVIEW SERVICES, SUCH AS ENGINEERING OR LEGAL REVIEWS)

Revised March 11, 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: Bakerfeld Subdivision

Applicant EOJ Date 8/6/14

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		n/a		

	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		N/A		
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		Concurrent application ✓		
6	Evidence of approval by the Fire Marshal and Fire Chief of the water supply for fire protection	House sprinklers			
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	✓			
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		N/A		
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	✓			

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	✓			
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	✓			
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	✓			

	explained in a report by a qualified professional	✓			
64	Landscaping Plan	✓			
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	✓			
67	Statement in drainage report that the after development flows for all storm events do not exceed the before development flows	✓			
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	✓			

Record & Return to:
EOJ PROPERTIES, LLC
c/o 146 Birch Mountain Road
Bolton, CT 06043

TRUSTEE'S DEED
(Statutory Form)

I, **Lori Ann Vercelli, Trustee of the Louis Vercelli Living Trust**, of the Town of Manchester, County of Hartford and State of Connecticut, for consideration paid of TWO HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 Dollars (\$275,000.00), received to my full satisfaction of **EOJ Properties, LLC**, a Connecticut limited liability company with a principal place of business located in the Town of Bolton, County of Tolland and State of Connecticut, do hereby give, grant, bargain, sell and confirm unto the said **EOJ Properties, LLC** with TRUSTEE COVENANTS:

That certain piece or parcel of land situated in the Town of Bolton, County of Tolland, and State of Connecticut, bounded and described as follows:

COMMENCING at a point in the intersection of the southerly line of School Road with the easterly line of Hebron Road; the line runs thence easterly along the southerly line of School Road, Five Hundred Sixty-six and Sixty-seven one-hundredths (566.67) feet to a point; the line runs thence southerly by interior angle $116^{\circ} 16' 30''$ along land of the grantor herein, Five Hundred Forty-nine (549) feet to a point; the line runs thence westerly by interior angle of $55^{\circ} 52' 10''$ along other land of the grantor herein Thirty and Seventy-seven one-hundredths (30.77) feet to a point; the line continues thence westerly by interior angle $188^{\circ} 02' 40''$ along other land of the grantor herein, a distance of Five Hundred Eighty-five and Sixty-two one-hundredths (585.62) feet to the easterly line of Hebron Road; the line runs thence northerly along the easterly line of Hebron Road, a distance of Five Hundred Twenty-six and Eighty-seven one-hundredths (526.87) to the point or place of beginning.

BOUNDED:

NORTHERLY: By School Road, Five Hundred Sixty-six and Sixty-seven one-hundredths (566.67) feet;

EASTERLY: By land of the grantor herein, Five Hundred Forty-nine (549) feet;

SOUTHERLY: By other land of the grantor herein, Six Hundred Sixteen and Thirty-nine one-hundredths (616.39) feet; and

WESTERLY: By Hebron Road, Five Hundred Twenty-six and Eighty-seven one-hundredths (526.87) feet.

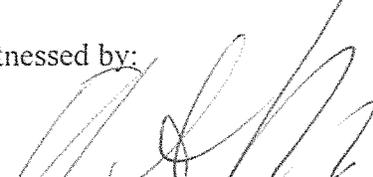
Said premises are further conveyed subject to the following:

1. Any and all provisions of any ordinance, municipal regulation, or public or private law; restrictions, restrictive covenants, and easements as of record may appear.
2. Real Estate Taxes on the List of October 1, 2012 and thereafter to the Town of Bolton, which taxes the Grantee herein assumes and agrees to pay as part consideration for this deed.

Being the same premises conveyed to the Grantor herein by Quit Claim Deed dated July 1, 1982 and recorded in Volume 91 at Page 773 of the Bolton Land Records, Affidavit dated November 30, 2006 and recorded in Volume 135 at page 59 of the Bolton Land Records, and Affidavit dated April 22, 2013 and recorded in Volume 161 at Page 352 of the Bolton Land Records.

Signed this 5th day of June, 2013, at Manchester, Connecticut.

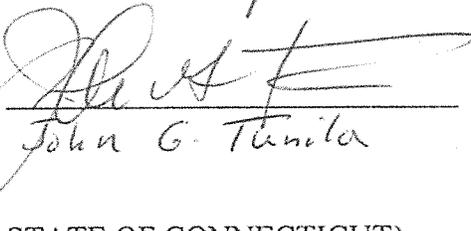
Witnessed by:



 Allenston M. Sheridan, Jr.



 Lori Ann Vercelli, Trustee *Trustee*



 John G. Tunica

STATE OF CONNECTICUT)
) ss: Manchester
 COUNTY OF HARTFORD)

On this 5th day of June, 2013, before me, the undersigned officer, personally appeared Lori Ann Vercelli, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as her free act and deed, and for the purposes therein contained.

In witness whereof, I hereunto set my hand.

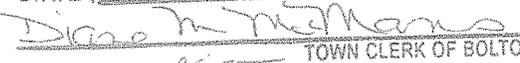


 Allenston M. Sheridan, Jr.
 Commissioner of the Superior Court

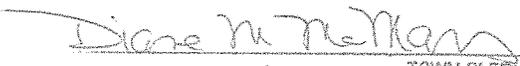
Grantee's Mailing Address:

C:\Users\cgaudio\Dropbox\REV155-004 Vercelli\wd-trust.doc

JUN 07 2013
 RECEIVED FOR RECORD AT 11:00 AM

CONVEYANCE TAX RECEIVED
 STATE \$ 2062.50 LOCAL \$ 687.50


 ASST TOWN CLERK OF BOLTON



 ASST TOWN CLERK

ABUTTING PROPERTY OWNERS/ADDRESSES WITHIN 500' OF 160 HEBRON ROAD

Mcann Peter
166 Hebron Road
Bolton, CT 06043

CabralAntonio M & Anna M
179 Hebron Road
Bolton, CT 06043

Gallant Mary V
183 Hebron Road
Bolton, CT 06043

Burgio Pierto & Lucia A
178 Bebron Road
Bolton, CT 06043

Law Karen M & William E
174 Hebron Road
Bolton, CT 06043

Leonovicz Robert & Tatyana
2 Lori Road
Bolton, CT 06043

Reilly William P
10 Kim Road
Bolton, CT 06043

Hagan Timothy L
9 Lori Road
Bolton, CT 06043

Gallagher Carol & Edward
11 Kim Road
Bolton, CT 06043

Nystrom Mark & Catherine
21 Lori Road
Bolton, CT 06043

Kaszowski Michael E
6 Lori Road
Bolton, CT 06043

Byrne Patrick J & Tracey Caitin E
10 Lori Road
Bolton, CT 06043

Krawiec Colleen J
14 Lori Road
Bolton, CT 06043

Berritieri Guisepe & Mary
53 Rockland Street
Bolton, CT 06043

Quigley Dristen
68 School Road
Bolton, CT 06043

Metcalf Robert C Jr
78 School Road
Bolton, CT 06043

Coralli Rodolfo A R
82 School Road
Bolton, CT 06043

Izelda M Vieiera
149 Brandy Street
Bolton, CT 06043

Minicucci James M & Kathy Ann
86 School Road
Bolton, CT 06043

Roth Jeffrey & Xiao Lixiang
91 School Road
Bolton, CT 06043

Sciarra Thomas J & Virginia M
85 School Road
Bolton, CT 06043

Martin Joseph W & Brett B
148 Hebron Road
Bolton, CT 06043

Swetz Joseph A & Catherine F
144 Hebron Road
Bolton, CT 06043

Ledoux David H Jr & Krystn H
155 Hebron Road
Bolton, CT 06043

ABUTTING PROPERTY OWNERS/ADDRESSES WITHIN 500' OF 160 HEBRON ROAD

Skoog Clifford M & Barbara A
163 Hebron Road
Bolton, CT 06043

Capodicasa Ronald & Nancy A
54 School Road
Bolton, CT 06043

Nardi Brenda
152 Hebron Road
Bolton, CT 06043

Bolton Town of
22 Bolton Center Road
Bolton, CT 06043

Cyr Janet E
171 Hebron Road
Bolton, CT 06043

Berrittieri Sebastiano
175 Hebron Road
Bolton, CT 06043

Caruso David & Sharron
53 School Road
Bolton, CT 06043

Maulucci Ann L Trustee
53 School Road
Bolton, CT 06043

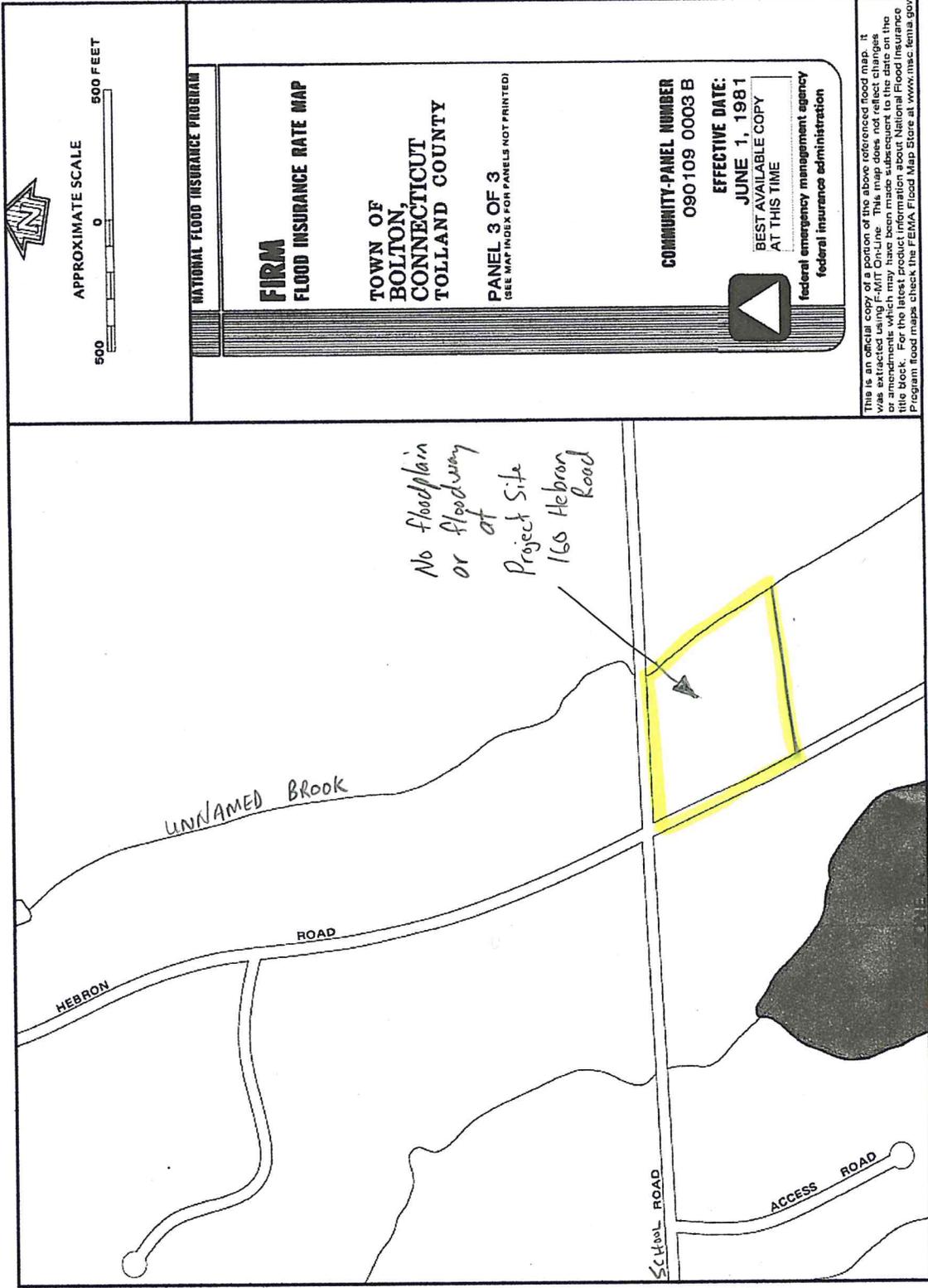
Korzep Peter T & Delorme Danielle
167 Hebron Road
Bolton, CT 06043

Bakerfeld Subdivision Performance Bond Estimate

Item No.	Description	Quantity	Unit	Unit Price	Total
1	12" RCP Under Lot 2 Driveway	22	LF	\$41.60	\$915.20
2	Driveway Aprons (Public R.O.W)	540	SF	\$2.50	\$1,350.00
3	Monumentation	1	LS	\$2,000.00	\$2,000.00
4	As-Built Drawings	1	LS	\$750.00	\$750.00
5	20% Contingency				\$1,003.04
TOTAL:					\$6,018.24

Bakerfeld Subdivision Erosion & Sedimentation Control Bond Estimate

Item No.	Description	Quantity	Unit	Unit Price	Total
1	Sed. Control System (Silt Fence)	1,105	LF	\$4.40	\$4,862.00
2	Construction Entrance Pad	3	LS	\$400.00	\$1,200.00
3	40% Escalation				\$2,424.80
TOTAL:					\$8,486.80



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
BOLTON,
CONNECTICUT
TOLLAND COUNTY

PANEL 3 OF 3
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
090109 0003 B

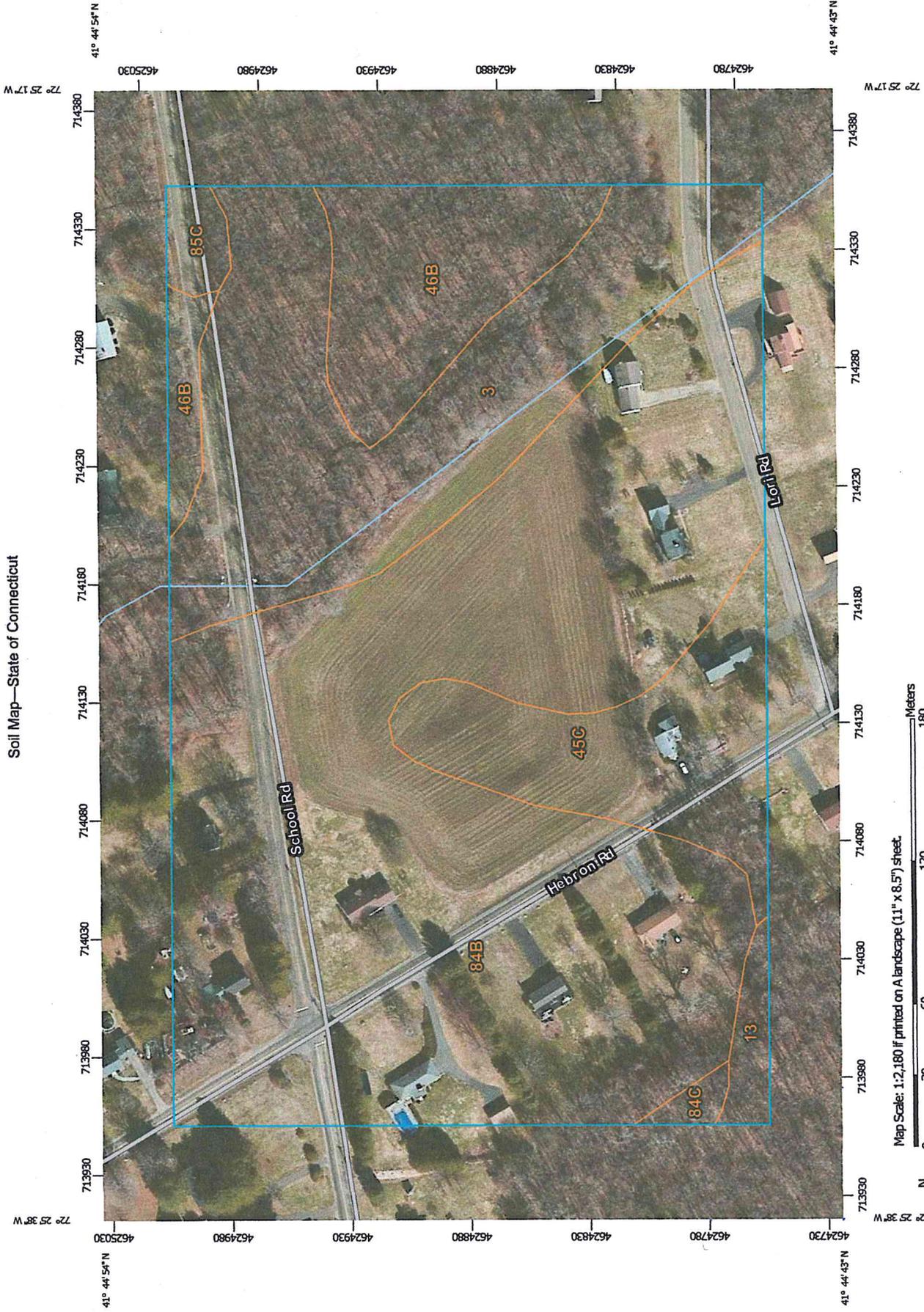
EFFECTIVE DATE:
JUNE 1, 1981
BEST AVAILABLE COPY
AT THIS TIME



federal emergency management agency
federal insurance administration

This is an official copy of a portion of the above referenced flood map. It was selected using FIRM On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov

Soil Map—State of Connecticut



Map Scale: 1:2,180 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edges tics: UTM Zone 18N WGS84

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
 Survey Area Data: Version 11, Nov 19, 2013

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 28, 2011—May 12, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

MAP LEGEND

- | | |
|--|---|
|  Area of Interest (AOI) |  Spoil Area |
|  Soils |  Stony Spot |
|  Soil Map Unit Polygons |  Very Stony Spot |
|  Soil Map Unit Lines |  Wet Spot |
|  Soil Map Unit Points |  Other |
|  Special Point Features |  Special Line Features |
|  Blowout |  Water Features |
|  Borrow Pit |  Streams and Canals |
|  Clay Spot |  Transportation |
|  Closed Depression |  Rails |
|  Gravel Pit |  Interstate Highways |
|  Gravelly Spot |  US Routes |
|  Landfill |  Major Roads |
|  Lava Flow |  Local Roads |
|  Marsh or swamp |  Background |
|  Mine or Quarry |  Aerial Photography |
|  Miscellaneous Water | |
|  Perennial Water | |
|  Rock Outcrop | |
|  Saline Spot | |
|  Sandy Spot | |
|  Severely Eroded Spot | |
|  Sinkhole | |
|  Slide or Slip | |
|  Sodic Spot | |

Map Unit Legend

State of Connecticut (CT600)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, extremely stony	5.0	20.5%
13	Walpole sandy loam	0.3	1.2%
45C	Woodbridge fine sandy loam, 8 to 15 percent slopes	2.3	9.5%
46B	Woodbridge fine sandy loam, 2 to 8 percent slopes, very stony	2.3	9.2%
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	14.3	58.0%
84C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes	0.1	0.5%
85C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes, very stony	0.3	1.1%
Totals for Area of Interest		24.7	100.0%

Wetlands Application Supplement – Bakerfeld Subdivision, 160 Hebron Road, Bolton, CT

The supplement addresses Item #19 of the wetlands application. Responses are numbered in accordance with Section 5.E of the Inland Wetland and Watercourses Regulations:

5.E.1, and 2: Applicant and owner are the same. Pertinent applicant information is listed on the application and design plans.

5.E.3: The intent of the application is to subdivide the 6.6 acre parcel of land at 160 Hebron Road, Bolton, CT into 4 total building lots (3 new lots, and 1 lot to remain with the existing house). All lots will be serviced by individual driveways, wells and on-site septic systems.

5.E.4: Until the parcel was purchased by the applicant in 2013 most of the 6.6 acres of land was utilized for agricultural purposes, including substantial, repeated disturbance to the wetland buffer associated with an unnamed brook on the east side of the property. Heavy sediment and nutrient loading to the nearby watercourse was likely during the agricultural use period. This proposed subdivision proposes to disturb only 3,100 square feet of the wetland buffer (Lot #2 only). It is anticipated that the remainder of the buffer will remain in its current pasture state, thereby greatly reducing sediment and nutrient loading, as well as fostering lower runoff velocities and promoting greater surface water infiltration – all net benefits to the wetlands.

5.E.5: Included in the design plans.

5.E.6: The topography and a vast majority of the earth materials that exist today are projected to remain after the development of the subdivision. Minor grading and approved septic materials will be installed at one location of each of the 3 new lots. Equipment to be utilized is expected to be medium duty excavators, skid steers, etc. – equipment typically used for residential construction.

5.E.7 and 8: Zero wetland or watercourse disturbance. No demucking or diversion dams.

5.E.9: The estimated cost of the project is expected to be minimal because there are no public roads or other public improvements proposed, other than a pipe culvert under the driveway of proposed Lot #2. The time of completion for the development of all three new lots is expected within two years of receiving all approvals.

5.E.10: E&S measures will include properly installed sedimentation control systems, such as silt fencing and/or haybales at all downgradient limits of disturbance. The required maintenance of these systems is



described on the E&S Control sheet. Construction entrance pads will also be installed at all three new driveway locations.

5.E.11: The subject property is not proximate to any adjacent town border.

5.E.12: Limiting wetlands and upland disturbances was a critical consideration in the development of this project. This is evidenced by the project only proposing to disturb approximately 3,100 square feet of upland area and zero wetlands or watercourse alteration. 3,100 square feet equates to approximately 0.07 acres.

5.E.13: Until the parcel was purchased by the applicant in 2013 most of the 6.6 acres of land was utilized for agricultural purposes, including substantial, repeated disturbance to the wetland buffer associated with an unnamed brook on the east side of the property. Heavy sediment and nutrient loading to the nearby watercourse was likely during the agricultural use period. This proposed subdivision proposes to disturb only 3,100 square feet of the wetland buffer (Lot #2 only). It is anticipated that the remainder of the buffer will remain in its current pasture state, thereby greatly reducing sediment and nutrient loading, as well as fostering lower runoff velocities and promoting greater surface water infiltration – all net benefits to the wetlands.

5.E.14: The installation and proper maintenance of the proposed E&S controls along with allowing the existing pasture areas within the upland review areas to grow naturally will serve to mitigate potential impacts resulting from this project.

5.E.15: There are no other known activities, inevitable or otherwise, that are projected to impact the wetlands or watercourse.

5.E.16: TBD



Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

APPLICATION NO. _____

APPLICATION FOR INLAND WETLANDS PERMIT BOLTON INLAND WETLANDS COMMISSION / AGENT

1. Project Name (as applicable): Bakerfeld Subdivision
2. Street address of subject property 160 Hebron Road
3. Current Deed Reference (Bolton Land Records) Volume 162 Page 132-133
4. Assessor's Records Reference: Map # 2.1 ; Block # _____ Parcel / Lot # 72
5. Applicant(s) EOJ Properties LLC
Address 146 Birch Mountain Road, Bolton, CT 06043
Telephone #: (860) 798-7187 ; Fax #: _____ E-mail: _____
6. Owner(s) of Property (if not the applicant) Same as applicant
Address _____
Telephone #: _____ ; Fax #: _____ E-mail: _____
7. Official Contact Regarding the Application: Eric Olivieri
Address 146 Birch Mountain Road Bolton, CT 06043
Telephone #: (860) 798-7187 ; Fax #: _____ E-mail: _____
8. Project Engineer: Barry Ellison, Jr., P.E. Alliance Civil Engineering LLC
Address 8 Jamies Way Oakdale, CT 06370 Zip _____
Phone # (860) 334-6050 Fax # _____ E-mail alliancecivil@sbcglobal.net
9. Other Experts Retained by Applicant: Rob Hellstrom Land Surveying
John Tanni, Soil Scientist
10. Briefly Describe the proposed activity: 4 lot subdivision (3 new lots) on 6.6 acre parcel located at 160 Hebron Road. Lots served by private wells and on-site septic systems. Parcel was previously used for agricultural use, including substantial disturbance to wetland buffer area. Proposed subdivision disturbs far less upland areas.

11. Size of Subject Property (acres): 6.6 acres

12. a. Total area of wetlands to be affected by the activity (acres) 0
b. Open water body area altered (acres) 0
c. Stream alteration (linear feet) 0
d. Buffer/upland area altered (acres) 0.07 acres (3,100 S.F.)
e. Areas of wetlands/watercourses restored, enhanced or created (acres) 0

13. Describe how the proposed activity affects wetlands, watercourses, and the regulated areas. Compared to recent agricultural use, proposed activity should benefit the wetlands and regulated areas. Very minimal upland review area alteration associated with the installation of a well and grading for the septic system (one lot only).

14. Describe measures that will be taken to minimize the impact on wetlands, watercourses and the regulated areas. Typical E&S measures such as silt fence, hay bales (if required), construction entrance pads, etc. will be utilized to manage construction related runoff. Final ground cover will include large lawn areas that will reduce runoff velocities and encourage infiltration.

15. Is there a Conservation or Preservation Restriction on the Property? Yes No . If yes, please append.

16. Is this an activity associated with a use for which you intend to apply to the Planning & Zoning Commission? Yes No

17. Append a list of the names and addresses of abutting property owners.

18. Provide a key map of the property at a scale of 1" = 500' (if subdivision or site plan). Otherwise, indicate location on Town Map and append).

19. Provide the required information as described in Section 5.2E of the Inland Wetlands and Watercourses Regulations of the Town of Bolton.

20. The Commission may require additional information at any time during the review of the application as described in Section 5.2F of the Inland Wetlands and Watercourses Regulations of the Town of Bolton.

21. Fee: \$150.00 Base Fee \$ _____
\$ 60.00 State Fee \$ _____
For full fee schedule, see Appendix A of the Inland Wetlands and Watercourses Regulations of the Town of Bolton.

22. It is the applicant's responsibility to ensure that this application is complete and in conformance with the Inland Wetlands and Watercourses Regulations of the Town of Bolton (available at the Land Use Office for \$10.00). Ten (10) copies plus the original of the application and supporting documents must be provided. The applicant is also encouraged to discuss any project with the Town Staff and /or the Commission in advance of submitting an application. The Commission requests that applications be submitted at least one week prior to the meeting.

23. Surveillance: The Agency shall monitor and maintain general surveillance over all Bolton wetlands and watercourses and have enforcement powers relating to the provisions of Inland Wetlands and Watercourses Regulations of the Town of Bolton. Upon the filing of an application, Commission members shall be deemed to have permission to enter the property which is the subject of the application. The Commission members and designated agent(s) may enter the property at all reasonable times for the purpose of inspection and investigation to ascertain possible violations of the Wetlands Regulations. When feasible, the property owner shall be notified in advance and invited to be present.

Applicant to initial _____

24. If this application is filed with the Inland Wetlands Agent under Section 5.2D of the regulations, anyone may appeal the Agent's decision with respect to such application to the Agency in the manner prescribed by State Law.

Signature of Applicant(s)  Date: 8/7/14

Signature of Owner (if different from applicant): _____

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

Signature of Owner Date: _____

For Staff / Commission Use Only

Date application filed with Town _____ Date Received by Commission _____

Date of Commission's action on this application _____

Permit: Approved _____ Approved with Conditions _____ Denied _____ Not Required _____

Permit No. _____

Chairman, Inland Wetlands Commission

Agent, Inland Wetlands Commission

ii. Legal Consultants
iii. Other Consultants' Expenses

\$250 per hour
As may be reasonably estimated

In the event the Commission, at the time of estimating the consultants' fees, has already secured the services of one or more consultants, whose hourly rates differ from those in the foregoing schedule, the hourly rates actually charged by the consultants shall be used for the estimate in lieu of those set forth in the foregoing schedule.

The amount required pursuant to the foregoing provisions and schedule must be paid before the Commission holds any required public hearing or makes any decision on the application. If the amount required is not timely paid and the Commission is obliged by the provisions of state law to commence a public hearing or render a decision, the Commission may deny the application as incomplete.

The amount paid pursuant to the foregoing provisions and schedule shall be held in escrow and shall be applied as needed to offset the actual consultants' fees and expenses incurred by the Commission. In the event the amount paid by the applicant exceeds the amount actually needed to reimburse the fees and expenses incurred by the Commission, the balance remaining in the escrow account shall be promptly returned to the applicant. In the event the amount paid into the escrow fund is less than required to reimburse all applicable consultants' fees and expenses, the applicant shall be required to pay the balance due as a prerequisite to final approval of any application or petition. If a permit or approval has been issued before the required additional fees are incurred or become due, the applicant shall be obliged to pay the additional fees within 30 days after billing. The failure to pay such fees when due shall be grounds for revocation of the permit or approval.

B. In the event that any applicant, at the time a nonbinding estimate of consultants' fees is being made pursuant to the foregoing, has failed to pay any portion of the fees due with respect to a prior application, the applicant will be required to provide a sum equivalent to 200 percent, rather than 150 percent, of the estimated fees and expenses in accordance with the schedule set forth in section A.

Adopted May 31, 2005
Effective: June 9, 2005