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SEP 23 2016

Town Clerk of Bolton

**BOLTON INLAND WETLANDS COMMISSION
REGULAR MEETING AGENDA
TUESDAY, SEPTEMBER 27, 2016
7:00 PM
BOLTON TOWN HALL
222 BOLTON CENTER ROAD, BOLTON, CT**

1. APPROVAL OF AGENDA
2. OLD BUSINESS
3. NEW BUSINESS
 - A. APPLICATION 2016-6 – AMANDA OLMSTEAD – 1225 BOSTON TURNPIKE – 1 LOT SUBDIVISION
4. PUBLIC COMMENT
5. APPROVAL OF MINUTES:
 - A. JULY 26, 2016 – REGULAR MEETING
6. WETLANDS AGENT REPORT
7. CACIWC (CONNECTICUT ASSOCIATION OF CONSERVATION AND INLAND WETLANDS COMMISSIONS, INC.) MEMBERSHIP RENEWAL AND CONFERENCE
8. OTHER
9. ADJOURNMENT

APPLICATION STATUS

IWC #	Sub. Date	Rec'd Date	Name	Public Hearing Start	Min. Action Date	Max. Action Date
2016-6	9/20/16	9/27/16	Amanda Olmstead , 1225 Boston Turnpike		10/25/16	11/30/16**

*Legal extensions to this date have been included.

Legal extensions beyond this date have **not been included.

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**Bolton Inland Wetlands Commission
Regular Meeting July 26, 2016
Minutes**

Town Clerk of Bolton

The Bolton Inland Wetlands Commission held its regular meeting on July 26, 2016 at the Bolton Town Hall. Members in attendance were Chairman James Loersch, Jane Darico and David Ostafin. The Inland Wetlands agent Barbara Kelly was also in attendance. Chairman Loersch called the meeting to order at 7:00 P.M.

1. Approval of Agenda

Jane Darico made a motion, seconded by David Ostafin to approve the agenda as written. The motion passed unanimously.

2. Old Business

Nothing at this time

3. New Business

A. Application 2016-4- C. Peter Van Dine-87 &83 Vernon Road-Driveway and Associated Storm Water Management

Peter Van Dine came before the Commission and discussed the proposed driveway and a drainage channel that he wants to built. The proposed plans show 4 lots that Mr. Dine owns. 81 Vernon Drive is where Peter Van Dine lives, 83 Vernon Drive he rents out and another lot his son built a house and the fourth lot is vacant. Currently access to the existing house on 83 Vernon Drive is through a right-of-way belonging to 87 Vernon Drive and also shared with 81 Vernon Road. If the permit for the driveway is granted the lot lines of 83 Vernon Road would be altered and give the property road frontage and its own access. 87 Vernon Road would cease to exist as a separate property. The drainage for the proposed driveway will be directed to a channel leading to a proposed rain garden. An existing drain structure in this rain garden will be modified to provide overflow protection in heavy storms. Inland Wetlands Agent Barbara Kelly stated the plan was good and includes proper precautions. Chairman Loersch stated the permit could be delegated to Barbara Kelly. A motion was made by David Ostafin to delegate application 2016-4 to the Commissions Inland Wetland Agent Barbara Kelly; the motion was seconded by Jane Darico. The motion passed

4. Public Comment

None

5. Election of Officers

Chairman Loersch stated he had spoken with Ross Lally, and he agreed to continue to be Vice Chair and James Loersch also stated he could continue to be Chairman.

Jane Darico made a motion to continue with the present officers; the motion was seconded by David Ostafin. The motion passed

6. Approval of Minutes

A. April 11, 2016 Site Walk and Special Meeting

B. April 28, 2016 Regular Meeting

David Ostafin made a motion to approve the April 11, 2016 minutes and the April 28, 2016 minutes as written, the motion was seconded by Jane Darico. The motion passed.

7. Wetlands Agent Report

Barbara Kelly stated the sewers are starting to taper off, most of the work is completed. Barbara also stated a house on Enrico Drive was filling on town land. She stated there will be a meeting on Wednesday or Thursday to discuss having the fill removed.

8. Other

A. Bolton 2015 Plan of Conservation and Development- Pages 26&27- Leader/Partner Responsibilities

Chairman Loersch stated he and Barbara Kelly had spoken with Patrice Carson to discuss pages 26&27 of the Plan of Conservation and Development that listed the Inland Wetland Commission responsible for certain education and information. Patrice stated that these responsibilities are not mandated and are mostly directional. Chairman Loersch and Barbara Kelly stated they will be writing a letter to Planning and Zoning that outlines what the Inland Wetlands Commission is responsible for. He stated he would like to have other Commissions and groups involved and working together to share information.

9. Adjournment

Jane Darico made a motion to adjourn, David Ostafin seconded the motion. The motion passed unanimously and the meeting was adjourned at 7:40 P.M.

Respectfully Submitted,

Corrine O'Brien
Board Clerk

PLEASE SEE THE MINUTES OF SUBSEQUENT MEETINGS FOR THE APPROVAL OF THESE MINUTES AND ANY CORRECTIONS HERETO.



Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

APPLICATION NO. 2016-6

APPLICATION FOR INLAND WETLANDS PERMIT BOLTON INLAND WETLANDS COMMISSION / AGENT

1. Project Name (as applicable): Boston Turnpike Associates LLC
2. Street address of subject property 1225 Boston Turnpike
3. Current Deed Reference (Bolton Land Records) Volume 100 Page 238
4. Assessor's Records Reference: Map # 6; Parcel / Lot # 27

5. Applicant(s) _____
 Signature of Applicant(s) Amanda S. Almsteed - Member
 Address _____
 Telephone #: _____; Fax #: _____ E-mail: _____

6. Owner(s) of Property (if not the applicant) _____
 Address _____
 Telephone #: _____; Fax #: _____ E-mail: _____

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

Signature Amanda S. Almsteed - Member Date: 9/18/16

The owner's signature needs to be notarized only if the owner is not the applicant:

Subscribed and sworn to before me at _____

This _____ day of _____ 20__ Attest: _____
Notary Public

My Commission Expires _____

7. Official Contact Regarding the Application: Richard F. Mihok PE & LS
 Address 18 Laurel Lane Marlborough CT 06247
 Telephone #: 860 295-9049; Fax #: _____ E-mail: 6906@att.net

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8. Project Engineer: Richard F. Gmihok
Address _____ Zip _____
Phone # _____ Fax # _____ E-mail _____

9. Other Experts Retained by Applicant: REMA - George Logan

10. Describe the proposed activity: No Activity

11. Size of Subject Property (acres): 4.933 Ac.

- 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
- e. Areas of wetlands/watercourses restored, enhanced or created (acres) 0

13. Describe how the proposed activity affects wetlands, watercourses, and the regulated areas. No Activity

14. Describe measures that will be taken to minimize the impact on wetlands, watercourses and the regulated areas.

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 7.5 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 7.6 of the Inland Wetlands and Watercourses Regulations.

21. Fee: Base Fee (See Fee Schedule) _____
State Fee _____ \$60.00
Other fees (See Fee Schedule) _____

22. The Applicant must ensure that this application is complete and conforms with the Inland Wetlands and Watercourses Regulations (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 Commission encourages the applicant to discuss any project with the Town Staff and/or the Commission before submitting an application. The Commission requests that applications be submitted at least one week before the meeting.

23. The Agency shall monitor all Bolton wetlands and watercourses and have enforcement powers as described in Section 14 of the Inland Wetlands and Watercourses Regulations. The Commission Members and designated agent(s) may make regular inspections upon reasonable notice of all regulated activities to investigate possible violations of the Inland Wetlands and Watercourses Regulations.

Applicant must initial: _____

24. If this application is filed with the Inland Wetlands Agent under Section 12.1 of the Inland Wetlands and Watercourses Regulations, the Applicant may appeal the Agent's decision according to the process described in section 12.2 of the Inland Wetlands and Watercourses Regulations.

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

Fee Schedule
(From the Bolton Inland Wetlands and Watercourses Regulations)

Appendix A: Fee Schedules

Schedule 1: New Applications for Regulated Activities

These are the fees the Agency charges for proposed new regulated activities, renewals (with no changes) of permits that are about to expire, and for modifications to existing permits. These fees include the cost of legal notices where applicable.

Notes:

1. The state of Connecticut requires that a \$60.00 fee be charged for all permit applications.
2. The Agency may charge additional fees based on the specifics of the activity (Schedules 2 and 3).

	New Applications	Modifications	Renewals
Pre-Application Advice	\$0.00	\$0.00	\$0.00
Jurisdictional Ruling	\$0.00	\$0.00	N/A
Improvements • Residential (addition, shed, pool, etc.) • Commercial/Industrial/Mixed Use	Base Fee: \$120.00 State Application Fee: \$60.00	Base Fee: \$95.00 State Application Fee: \$60.00	\$75.00
Residence (Single Family/Duplex)	Base Fee: \$220.00 State Application Fee: \$60.00	Base Fee: \$145.00 State Application Fee: \$60.00	\$75.00
Residential Subdivision	Base Fee: \$270.00 Per Lot Fee: \$80.00 State Application Fee: \$60.00	Base Fee: \$170.00 Per Lot Fee: \$40.00 State Application Fee: \$60.00	\$75.00
Residential Multiunit (Apartments/Condominiums with 3 or more units)	Base Fee: \$370.00 State Application Fee: \$60.00	Base Fee: \$220.00 State Application Fee: \$60.00	\$75.00
Commercial/Industrial/Mixed Use	Base Fee: \$370.00 State Application Fee: \$60.00	Base Fee: \$220.00 State Application Fee: \$60.00	\$75.00
Town of Bolton	Base Fee: \$0.00 State Application Fee: \$60.00	Base Fee: \$0.00 State Application Fee: \$60.00	\$75.00
Non-Profit Organization 501(c)(3)	Base Fee: \$0.00 State Application Fee: \$60.00	Base Fee: \$0.00 State Application Fee: \$60.00	\$0.00

Fee Schedule (Cont'd)
(From the Bolton Inland Wetlands and Watercourses Regulations)

Schedule 2: Other Fees for Regulated Activities

The Agency may charge these additional fees for reviewing new applications and permit modifications. These fees are based on the specifics of the application and are determined by the commission upon review of the application or permit extension.

Significant Impact	Varies by application. Includes public hearing, expert review, and other fees.
Public Hearing (Assumes no more than two (2) public hearings. Additional public hearings shall require an additional fee of \$150.)	\$150.00
Complex Application	Varies by application. Includes expert review and other fees.
Consultant Fees	Technical (engineer or scientific): \$150.00/hour Legal: \$250.00/hour Other: As Determined
Amendment of Inland Wetlands Regulations	\$400.00
Amendment of Wetlands Map	\$250.00
Copy of <i>Inland Wetland and Watercourses Regulations of the Town of Bolton</i>	\$10.00

Schedule 3: Compliance Fees

The Agency may charge these fees for enforcement activities related to violations of the *Inland Wetlands and Watercourses Regulations of the Town Of Bolton*.

Notice of Violation	\$0.00
Cease and Correct Order	\$200.00
Cease and Desist Order	\$200.00
Compliance Inspection	\$200.00
Consultant Fees	Technical (engineer or scientific): \$150.00/hour Legal: \$250.00/hour Other: As Determined
After-the-fact Application Penalty	\$50.00



- Ecology
- Soil & Wetland Studies
- Water Quality Monitoring • GPS
- Environmental Planning & Management
- Ecological Restoration & Habitat Mitigation
- Aquatic, Wildlife and Listed Species Surveys
- Application Reviews • Permitting & Compliance

September 7, 2016

Mr. Richard F. Mihok, P.E., L.S.
19 Laurel Lane
Marlborough, CT 06447

RE: Wetland/Watercourse Mapping
Old Farm, Route 44 and Old Coventry Road, Bolton, CT
REMA Job No.: 16-1940-BOL14

Dear Richard:

At your request, on September 7, 2016, I inspected the above-referenced property, owned by Boston Turnpike Associates, LLC, AMGN, LLC, and Robin A. Giglio and Amanda G. Olmstead, as shown on a Subdivision Plan, prepared by your office, dated 8/19/2016. The purpose of my investigation was to ascertain whether any regulated wetlands and/or watercourses were associated with a prominent, north to south flowing, agricultural ditch. I did not map any other wetland areas within the property boundaries, such as those associated with Bolton Pond Brook.

The subject ditch begins at the northern property boundary, and receives runoff via a culvert under Old Coventry Road. It traverses the property until it discharges to the Bolton Pond Brook riparian wetlands (see Figure A, attached). The northern, roughly 890 feet of the agricultural ditch, which is incised up to 3.5 feet into the landscape, can be classified as a wetland/watercourse per the CT General Statutes. Although man-made, it contains poorly drained soils [i.e. Aquents (308w); disturbed wetland soils], and has preponderance of hydrophytic vegetation growing within or immediately adjacent to the channel. This includes such species as blue flag iris, jewelweed, joe-pye-weeds, blue vervain, common reed, New England aster, sedges, red top, rice cut grass, silky and gray dogwoods, willows, cottonwood, goldenrods, and sticktight. On average this regulated area is 15 to 18 feet wide.

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At the southern terminus of this regulated area I hung a double bright-green flag, but also obtained coordinates with a hand-held GPS (accuracy: +/- 13') (see Figure A). To the south of this point, hydrophytic vegetation is no longer dominant and the soils within the channel are moderately well drained. This now is a drainage feature that is driven more by surface runoff, and does not intercept a seasonal high groundwater table. Moreover, it does not qualify as an intermittent watercourse.

A wetland area is also associated with the agricultural ditch (see Figure A). This is a poorly drained area that is dominated exclusively by very dense common reed (*Phragmites australis*). This too contains disturbed wetland soils.

It should be noted that the soils associated with the overall property are derived from both ablation and compact till. The undisturbed upland soils adjacent to the subject ditch are moderately well drained and are predominately the Sutton (51) and the Woodbridge (45) fine sandy loams, while the disturbed soils are mapped as Udorthents (308)

I followed the drainage ditch to the steep slope that drops off, roughly 15 to 20 feet, past the edge of the mowed fields to the Bolton Pond Brook riparian corridor. This perennial brook was barely running with nearly 90 percent of the streambed exposed.

Please feel free to contact our office with any questions on the above.

Respectfully submitted,

REMA ECOLOGICAL SERVICES, LLC

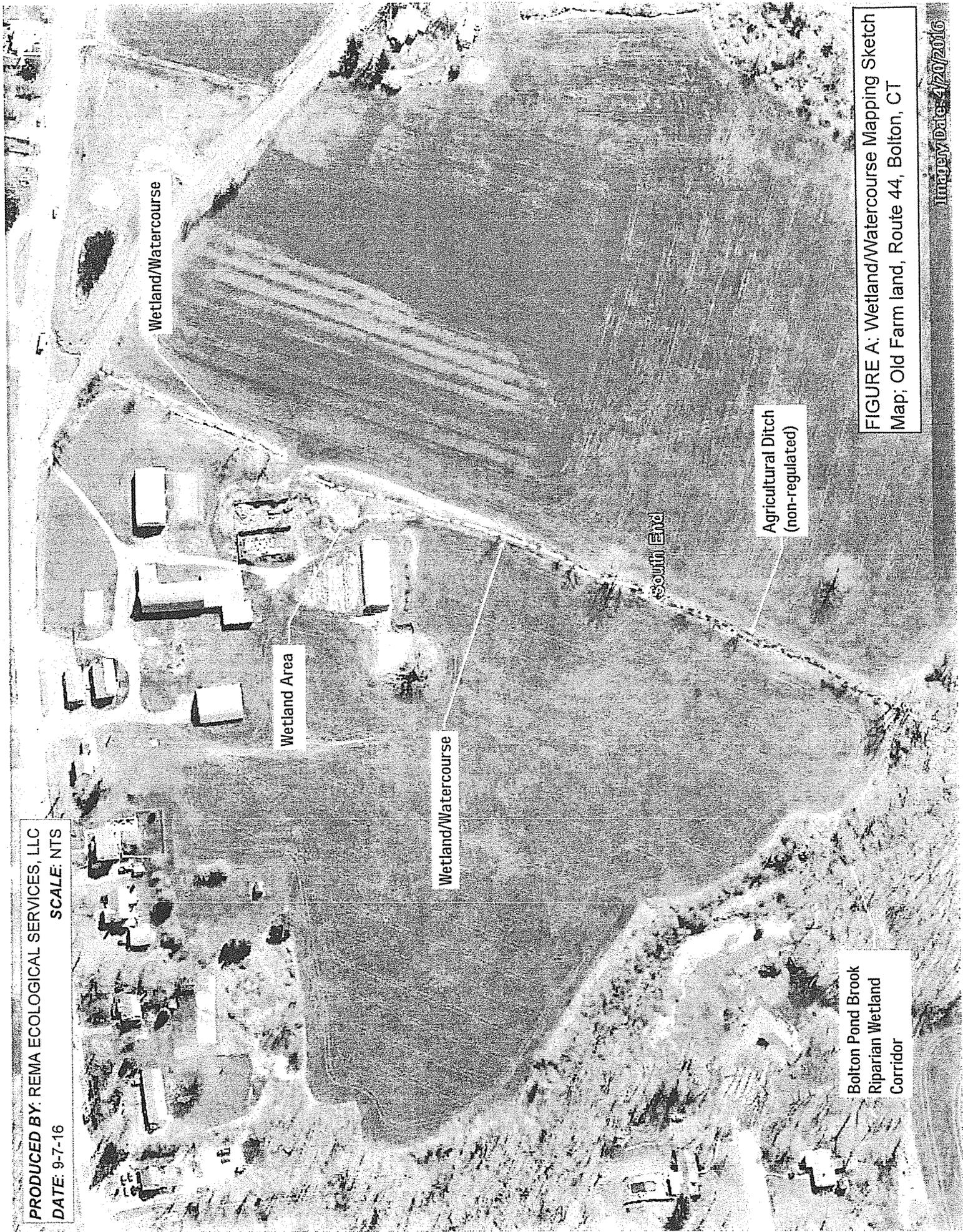
A handwritten signature in black ink, appearing to read 'George T. Logan', with a long, sweeping underline.

George T. Logan, MS, PWS, CSE
Professional Wetland Scientist/Registered Soil Scientist
Certified Senior Ecologist

VIA E-MAIL

Attachments: Figure A, USDA-NRCS Web Soil Survey

PRODUCED BY: REMA ECOLOGICAL SERVICES, LLC
DATE: 9-7-16
SCALE: NTS



Wetland/Watercourse

Wetland Area

Wetland/Watercourse

South End

Agricultural Ditch
(non-regulated)

Bolton Pond Brook
Riparian Wetland
Corridor

FIGURE A: Wetland/Watercourse Mapping Sketch
Map: Old Farm land, Route 44, Bolton, CT

Imagery Date: 1/20/2016

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 14, Sep 22, 2015

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

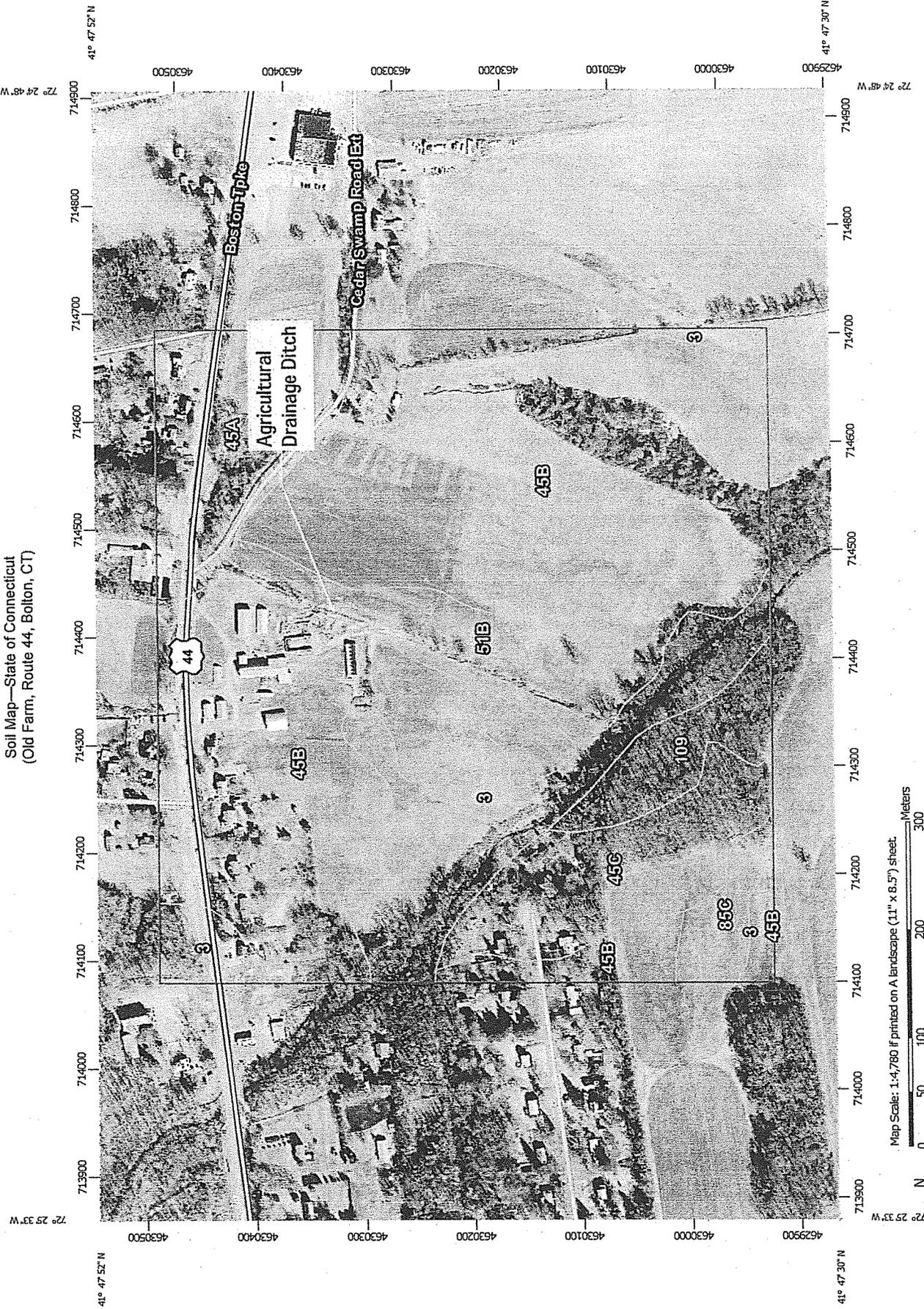
Date(s) aerial images were photographed: Mar 28, 2011—Apr 18, 2011

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

- | | |
|--|--|
| <p>Area of Interest (AOI)</p> <ul style="list-style-type: none">  Area of Interest (AOI) <p>Soils</p> <ul style="list-style-type: none">  Soil Map Unit Polygons  Soil Map Unit Lines  Soil Map Unit Points <p>Special Point Features</p> <ul style="list-style-type: none">  Blowout  Borrow Pit  Clay Spot  Closed Depression  Gravel Pit  Gravelly Spot  Landfill  Lava Flow  Marsh or swamp  Mine or Quarry  Miscellaneous Water  Perennial Water  Rock Outcrop  Saline Spot  Sandy Spot  Severely Eroded Spot  Sinkhole  Slide or Slip  Sodic Spot | <ul style="list-style-type: none">  Spoil Area  Stony Spot  Very Stony Spot  Wet Spot  Other  Special Line Features <p>Water Features</p> <ul style="list-style-type: none">  Streams and Canals <p>Transportation</p> <ul style="list-style-type: none">  Rails  Interstate Highways  US Routes  Major Roads  Local Roads <p>Background</p> <ul style="list-style-type: none">  Aerial Photography |
|--|--|

Soil Map—State of Connecticut
 (Old Farm, Route 44, Bolton, CT)



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, 0 to 8 percent slopes, extremely stony	11.6	13.7%
45A	Woodbridge fine sandy loam, 0 to 3 percent slopes	7.6	8.9%
45B	Woodbridge fine sandy loam, 3 to 8 percent slopes	48.4	57.2%
45C	Woodbridge fine sandy loam, 8 to 15 percent slopes	7.0	8.3%
51B	Sutton fine sandy loam, 2 to 8 percent slopes, very stony	5.2	6.2%
85C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes, very stony	1.7	2.0%
109	Fluvaquents-Udifuvents complex, frequently flooded	3.1	3.7%
Totals for Area of Interest		84.7	100.0%



Connecticut Association of Conservation and Inland Wetlands Commissions, Inc.

deKoven House Community Center
27 Washington Street
Middletown, CT 06457
www.caciwc.org

August 15, 2016

Greetings to all Connecticut Conservation and Inland Wetlands Commissions & staff,

We are sending this brief note as a reminder that **CACIWC membership fees** for our current fiscal year became due on July 1, 2016. Although we have received renewal fees from a number of commissions, many remain unpaid. Please note that the CACIWC Boards of Directors has held membership fees for the July 1, 2016-June 30, 2017 year at the 2013-14 through 2015-16 levels. We have attached a copy of the membership renewal form for your convenience. Your prompt return of the completed form and check to CACIWC at the above address will help us fund future issues of *The Habitat*, our Annual Meeting, along with additional proposed education and training sessions.

The CACIWC Board of Directors is very pleased to invite you to our **39th Annual Meeting and Environmental Conference** scheduled for Saturday, November 12, 2016 at our new venue, the **Sheraton Hartford South Hotel** in Rocky Hill, CT. This year's venue provides the improved food service and updated rooms for workshops, displays and networking requested by our membership. We are honored to host several key legislative leaders in our keynote speaker panel, who will present information on ongoing efforts to enact a state constitutional amendment designed to permanently protect state open space. This panel will also review how our member commissions can plan for more ecologically resilient communities, as we prepare for short- and long-term changes to Connecticut habitats that may come about from global climate change and other factors.

The CACIWC Annual Meeting Committee has again scheduled a series of informative workshops on a host of relevant topics for both experienced and new conservation and inland wetlands commissioners and staff. Additional details can be found at www.caciwc.org and in the fall issue of *The Habitat*. Although increasing expenses associated with the conference have resulted in a modest \$10 increase in our registration fee (the first in many years), individuals associated with CACIWC member commissions in good standing who register before October 15, 2016 can still save up to \$25 off the registration fee (see attached **registration form**). You can either register by completing the on-line registration form, mailing completed registration forms along with your checks to us at our deKoven House address, or emailing completed registration forms (along with any questions) to us at: AnnualMtg@caciwc.org.

The CACIWC Board of Directors thanks you and hopes to see you at the conference!
Alan J. Siniscalchi, President

Connecticut Association of Conservation & Inland Wetlands Commissions
39th Annual Meeting & Environmental Conference
Saturday, November 12, 2016
Sheraton Hartford South Hotel (100 Capital Boulevard Rocky Hill, CT 06067)

Register online at www.caciwc.org, OR email the form below to us at AnnualMtg@caciwc.org,
OR mail it with your payment to the deKoven House.

Registration Form

Name: _____
Town: _____
Commission name: _____
Phone: _____ Email: _____

Workshop cost includes continental breakfast, hot lunch, workshops, and gratuities.

- Enclosed is my \$50 check (members & staff of CACIWC member commissions in good standing*, registration received/postmarked by October 15, 2016)
- Enclosed is my \$60 check (members, received/postmarked after October 15, 2016)
- Enclosed is my \$65 check (non-members, received/postmarked by October 15, 2016)
- Enclosed is my \$75 check (non-members, received/postmarked after October 15, 2016)
- My town will submit payment prior to the event.

No refunds after November 5, 2016 Questions? Please contact us at: AnnualMtg@caciwc.org

Please make checks payable to CACIWC; Return to CACIWC deKoven House Community Center, 27 Washington Street, Middletown, CT 06457; also see: www.caciwc.org

I will attend the following workshops: (Please check one workshop per session)

Session 1 (9:30-10:30 AM)

- A1. "Connecticut Invasive Plant & Forest Disease Update"
- B1. "Wetlands Exemptions; Survey of Local Wetlands Agencies"
- C1. "The Benefits of Trees in Improving Urban Microclimates"
- D1. "How to Adopt a Plastic Bag Ordinance in Your Town"

Session 2 (10:45-11:45 AM)

- A2. "Native Plants to Attract Pollinators"
- B2. "2016 Wetlands Law Update with Question & Answer Session"
- C2. "NOAA Climate Change & Flood Frequency Data"
- D2. "Primary Stormwater Quality Practices for Difficult Sites; Alternatives"

Session 3 (2:00-3:30 PM)

- A3. "2016 Gypsy Moth Outbreak and Predictions for 2017"
- B3. "Conservation & Environmental Cluster Subdivisions"
- C3. "Vernal Pools & Monitoring Program Update"
- D3. "Connecticut River and Local Watershed Protection"

Yes, I will be a Sponsor for CACIWC's 2016 Environmental Conference.

\$_____ Tax Deductible Contribution (as allowed by law), see categories, below:

Great Horned Owl: \$500 and up, Barred Owl: \$250-\$499, Screech Owl: \$100-\$249,
Saw-whet Owl: \$10-\$99

*CACIWC member commissions in good standing have paid their 2016-17 membership dues by October 15, 2016.