

Bolton Inland Wetlands Commission
Regular Meeting August 26, 2014
Minutes

The Bolton Inland Wetlands Commission held its regular meeting on August 26, 2014 at the Bolton Town Hall. Members in attendance were Ross Lally, Jane Darico and Holly MacDonald. Chairman James Loresch was not in attendance. The Inland Wetlands Agent Barbara Kelly was also in attendance. Ross Lally called the meeting at order at 7:01 P.M.

1. Approval of Agenda

Ross asked for a motion to approve the agenda as amended to include application 2014-10 as 3C. Holly made a motion at approve the agenda as amended, seconded by Jane. The motion passed.

2. Old Business

Nothing at this time

3. New Business

A. Application 2014-8 160 Hebron Road-EOJ Properties LLC-4 Lot Subdivision

Barry Ellison came before the Commission regarding Bakerfeld Subdivision with 4 lots on a 6.6 acre parcel. The lots will all be serviced by private wells and on-site septic systems. The parcel was previously used for agricultural use during which there had been substantial disturbance adjacent to wetland areas. Mr. Ellison stated that only in lot 2 in the northeast corner of the proposed subdivision was any work proposed within the upland review area. This work would be minimal and would be associated with the installation of a well and grading for the septic system for the lot. Mr. Ellison stated they would use silt fencing, hay bales, and construction entrance pads. Ground cover for the proposed lots would most likely include large lawn areas that would reduce runoff and encourage infiltration. Ross stated that Chairman James Loresch had asked that the commission consider having a public hearing. Ross asked the other Commission members what they thought. The other Commission members did not see a need for a hearing. They come to this consensus because 1) there was no proposed significant wetlands impact and 2) the Planning & Zoning would typically have a public hearing for the public interest since this was a proposed subdivision. Jane made a motion to have the town engineer review the sub-division for flow calculations, erosion sediment and storm water run-off, the motion was seconded by Holly MacDonald. The motion passed. The Commission will be doing a site walk of the property on September 9, 2014.

B. Application 2014-9 37 Lyman Road-Susan Wilson-24'x24' Shed Within the Upland Review Area

Holly recused herself because she knew the applicant. Susan Wilson addressed the Commission about installing a 24'x24' shed/garage on crushed stone with no foundation. Susan stated that Peter Henry came out and drew up plans that included putting silt fencing up as well as planting bushes and scrubs after the project is complete. Ross suggested delegating the permit to Barbara the Commission's agent because the area for the proposed structure is flat, there is no work within the wetlands, and there is no significant disturbance outside of the wetlands. Jane agreed with the suggestion, so the Commission delegated application 2014-8 to Barbara Kelly.

C. Application 2014-10 31 Quarry Road- Stabilize Area

Douglas Girard has an existing Planning & Zoning permit to build a single family residence on the 31 Quarry Road lot. The existing permit had no work proposed within the 100-foot upland review area or within the wetlands and required no Inland Wetlands Commission approvals. Since receiving his P&Z permit, Mr. Girard had begun unauthorized work within both the 100-foot upland review area and the wetlands to create a suitable backyard. The purpose of this application is to ensure proper approvals and oversight of the work that now falls within the Commission's jurisdiction. Ross noted that because this was technically an inland wetlands violation, Mr. Girard should have been charged an after-the-fact

application fee, but would not pursue the additional fee at this point. Mr. Girard addressed the Commission about the application before the commission for grading and planting grass to stabilize the lot for a suitable back yard. He also requested that he be allowed to build his foundation as originally proposed so that it would be in before the weather got cold. The Commission agreed that the foundation work was outside the 100-foot upland review area and could proceed as originally intended on the P&Z permit. The Commission all agreed to allow him to start work on the foundation. Douglas Girard will have to come back in September with more information about what measures need to be taken to create a backyard on his property. Barbara Kelly noted there would be challenges in creating the backyard because the area had been previously filled with questionable material. Ross asked Mr. Girard if individual Commissioners could walk the property before the next Inland Wetland Meeting. Mr. Girard gave his permission.

4. Public Comment

Nothing at this time

5. Wetlands Agent Report

Joyce Stille made a suggestion that the Commissions could allow call-ins for members so there would be enough members to have a quorum.

6. Approval of Minutes:

A. July 22, 2014 Regular Meeting

Corrections: Section 3A line 4 should read- Eric will cross the areas by laying logs in the channels in a corduroy fashion and remove the logs from the channels when the job is complete.

Section 3C line 3 should read- duckweed, line 5 should read- James Loesch suggested that Mr. Clarke seek a pond expert to review the pond and draw up a plan(s) to complete the work.

Section 5 last line should read Mr. Rupert called Barbara and she is going out to the property to see if there are any issues.

Section 6 line 2 should read "and fees", line 54 should read section 2, 5th paragraph

Section 7 line 1 should read- Joyce Stille, the town administrator

Jane made a motion to accept the minutes from July 22, 2014 as amended, seconded by Holly MacDonald. The motion passed.

7. Regulation Review

Ross stated the town attorney had reviewed draft 11 of the proposed Inland Wetland Regulations and had provided his comments. Ross had incorporated all the comments except those pertaining to fees related to violations. He will work on these suggestions next. The town does not want to establish ordinances to implement fines for violations, but is OK with incorporating violation-related fees into the proposed fee schedule. The Board of Selectmen is still reviewing the fee schedule.

8. Other

Nothing at this time

9. Adjournment

A motion was made by Jane to adjourn, seconded by Holly MacDonald. The motion passed. The meeting was adjourned at 8:24 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.