The Bozrah Inland Wetlands and Conservation Commission will hold a Special Meeting on Wednesday, March 6th, 2019, at 7:00 pm in the Bozrah Town Hall.

1. Review and approve minutes:
   a. January 9th Special Meeting.

2. Hear the report of the Wetlands Enforcement Officer.

3. Review correspondence pertaining to agenda items.

4. New Business:
   a. Optimus Senior Living: Install underground utilities on Salem Turnpike (Route 82).

5. Review general correspondence.

6. Other Business
   a. Discuss expectations of Commissioners regarding recusals.
   b. Discuss Commission’s role in Conservation.
   c. Discuss methods for proactive enforcement.
   d. Discuss land use training opportunities.

7. Such other business as the commission may vote to hear.

Scott Taylor
Chairman
January 9, 2019

The special meeting of the Bozrah Inland Wetlands Commission was called to order by Chairman Scott Taylor at 7:05 P.M. in the meeting room of the Bozrah Town Hall.

Regular members present: Steve Brunetti, Evelyn Brown, Scott Taylor, and Robert Mercado.

Regular members absent: Tom Main, Charlene Lathrop, and Chuck Mandel.

Members from the public present: Sam Alexander, SCCOG/Town Planner, Glenn Pianka, First Selectman, Tom Webber, Wetlands Enforcement Officer, Christian Boysen, Optimus Senior Living, Bill Ballenger, Board of Selectmen, Carl Zorn, Board of Selectmen, Ray Barber, citizen.

1. Review and approve minutes:
   a) Review meeting notes of December 6th regular meeting.

   E. Brown made a motion to approve the minutes from the December 6th regular meeting. S. Burnetti seconded the motion.

   VOTE – MOTION CARRIED

2. Hear the report of the Wetlands Enforcement Officer.

   T. Weber will bring a spreadsheet of on-going and recent activity to the February meeting.

3. Review correspondence pertaining to agenda items.

   S. Alexander reviewed the four items before the Commission: Plans completed by Anchor Engineering for sewer, water, and gas installation on Salem Turnpike (Route 82); a Cease and Correct Order from the Norwich City Planner for work conducted in Norwich; a letter upholding the Cease and Correct Order; and a the signed Connecticut Department of Transportation permit for work on Route 82.

   S. Alexander explained that work has concluded for the year and Optimus Senior Living will prepare an application for the City of Norwich wetlands agency prior to commencing work in the spring.
4. Discuss Salem Turnpike (Route 82) utility installation.

C. Boysen (Optimus Senior Living) discussed the utility installation on Route 82 and answered questions from the Commission. C. Boysen explained that the contractor will complete an emergency gas connection to span Goldmine Brook in Norwich, and that all other work within the roadway will begin again in the spring. C. Boysen explained the he was recently made aware of the fact that no wetlands permits were sought from Bozrah and Norwich, and would like to correct the issue.

C. Boysen explained that they would like to connect two new fire hydrants, one at the entrance to the complex and one at the Bozrah-Norwich town line, near the former Rose City Cycle. C. Boysen explained that there is a wetlands area, down-grade and roughly fifty feet from the fire hydrant near the entrance to the senior living center; and there are no adjacent wetlands to the hydrant near the town line. C. Boysen added that straw bales would be put around the hydrants during installation. Due to the on-going construction of the facility, the fire hydrants affect safety.

S. Taylor stated that the Commission was not aware in December that other work needed to be done in the spring, so did not issue a Cease and Correct Order. Also, erosion and sedimentation controls were in place while work was being done in the right of way.

S. Brunetti made a motion to grant permission for Optimus Senior Living’s contractor to complete work associated with the two fire hydrants, in recognition that this work needs to begin immediately for public safety reasons. Evelyn Brown seconded the motion. There was discussion.

VOTE – MOTION CARRIED

The Commission discussed next steps. Optimus Senior Living was instructed to submit an application for the remaining work, using the plans completed by Anchor Engineering. The Commission discussed meeting dates and decided to hold a Special meeting on Wednesday, February 6, at 7:00pm, so the meeting did not conflict with the Norwich wetlands agency. S. Taylor instructed the applicant to add notation on the plans stating that disturbed areas would be properly seeded and loamed prior to removal of erosion and sedimentation control structures.
5. Review general correspondence.

The Connecticut Bar Association will hold an all-day Land Use Law training session at Wesleyan University on March 23.

6. Such other business as the commission may vote to hear.

S. Taylor asked that the Commission discuss three additional items at the February meeting: review expectations for dealing with conflicts of interest; discuss mechanisms for proactively enforcing regulations and identifying activities regulated by the Commission; and discuss the Commission’s responsibilities and potential work related to conservation.

S. Taylor made a motion to schedule a special meeting for Wednesday, February 6, at 7:00pm to receive the expected application from Optimus Senior Living, conduct other regular business and new business, and discuss the three agenda items as previously outlined. R. Mercado seconded the motion.

VOTE – MOTION CARRIED

S. Taylor discussed the need to fill an alternate seat. S. Taylor introduced Jessica Carson as a candidate. J. Carson introduced herself. S. Taylor suggested that J. Carson send correspondence to the Board of Selectmen stating her interest.

S. Brunetti made a motion to adjourn the meeting. R. Mercado seconded the motion. Meeting adjourned at 7:58 P.M.

Respectfully Submitted
Charlene Lathrop
Recording Secretary Town of Bozrah
## The Roles of a Conservation Commission

**Sec. 7-131a. Conservation commissions.** (a)... (b) A conservation commission shall conduct research into the utilization and possible utilization of land areas of the municipality and may coordinate the activities of unofficial bodies organized for similar purposes, and may advertise, prepare and distribute books, maps, charts, plans and pamphlets as necessary for its purposes. It may propose a greenways plan for inclusion in the plan of conservation and development of the municipality prepared pursuant to section 8-23. It may inventory natural resources and formulate watershed management and drought management plans. Such plans shall be consistent with water supply management plans prepared pursuant to section 25-32d. It shall keep an index of all open areas, publicly or privately owned, including open marshlands, swamps and other wetlands, for the purpose of obtaining information on the proper use of such areas, and may from time to time recommend to the planning commission or, if none, to the chief executive officer or the legislative body plans and programs for the development and use of such areas. It may make recommendations to zoning commissions, planning commissions, inland wetlands agencies and other municipal agencies on proposed land use changes. It may, with the approval of such legislative body, acquire land and easements in the name of the municipality and promulgate rules and regulations, including but not limited to the establishment of reasonable charges for the use of land and easements, for any of its purposes as set out in this section. It may supervise and manage municipally-owned open space or park property upon delegation of such authority by the entity which has supervisory or management responsibilities for such space or property. It shall keep records of its meetings and activities and shall make an annual report to the municipality in the manner required of other agencies of the respective municipalities. The commission may receive gifts in the name of the municipality for any of its purposes and shall administer the same for such purposes subject to the terms of the gift... (c)... (d)...
Possible work plan:

1. Create a conservation strategy:
   - Use existing data to inventory natural resources in town
   - Create data about areas of unique or significant natural value, based on local knowledge.
   - Review issues related to natural resources (e.g.: water quality data).
   - Create recommendations:
     - Prioritize parcels for open space acquisition.
     - Recommended process for open space acquisition and management.
     - Recommendations for improving water quality in vulnerable basins.
     - Recommendations for natural resource management.
     - Recommendations for trails.

2. Give advisory opinions to PZC and other Boards/Commissions:
   - E.g.: Location of open space in a subdivision.
   - E.g.: Capital projects.
Methods for proactive enforcement of wetlands regulations

Questions we should be asking:

- What activities are most likely to fall through the cracks?
  - Would these be regulated, significant, or non-regulated activities?
- Why do we think people are committing violations?
  - Are they unaware of the process, confused, or uncaring?
- What types of properties/businesses are committing violations?
  - This would help target efforts.

Possible methods for enforcement:

- Wetlands agent drives around and searches for violations (requires a lot of staff time).
- Commissioners report on activities they’ve noticed.
- Educate DPW on what a potential violation looks like and ask them to report if they see anything.
- Look at satellite imagery (applicable to large projects).
- Discussion with chairman when issuing, say, a building permit for a deck, about whether or not the applicant should go to the next wetlands meeting.
- Education:
  - Mailers to new homeowners.
  - Mailers to all property owners near high-priority wetlands and watercourses.
  - Brochures in Town Hall
TOWN OF BOZRAH
INLAND WETLANDS AND WATERCOURSE COMMISSION
APPLICATION FOR PERMIT

APPLICATION NUMBER: ___________ DATE RECEIVED: ___________
TOWN APPLICATION FEE: $ ___________ ST. DEEP FEE: $ ___________
PROFESSIONAL REVIEW FEE MAY BE REQUIRED. (To be completed by the Commission)

This Application has been prepared in accordance with Sections 22a-36 to 22a-45,
Section 8-26, inclusive, of the Connecticut Statutes, as amended, and the Town of Bozrah
Inland Wetlands and Watercourses Regulations.

All applicants shall complete all applicable sections of this application form in
accordance with Section 7 of the Town of Bozrah Inland Wetlands and Watercourse
Regulations. In addition, please carefully review Section 8.1 of the Regulations regarding
evaluation criteria. The application shall be accompanied by a check for the appropriate
fee payable to the Town of Bozrah. PLEASE ATTACH PLAN SHOWING DETAILS
OF THIS APPLICATION.

1. Name of
   Applicant: Optimus Senior Living
       a) Applicant’s mailing
          Address: 162 College Highway, P.O. Box 363, Southampton, MA 01073
       b) Applicant’s phone number
          (home) 123-456-7890 (work) 123-456-7891
          Attn: K. Christian Boysen (work) 413-555-1212

2. Applicant’s interest in property: Purchaser/Developer

3. Name of Property Owner (if not applicant) State of Connecticut Department of Transportation
   a) Property owner’s address and mailing address:
      2800 Berlin Turnpike, Newington, CT 06111
   b) Owner’s phone number
      (home) ___________ (work) ___________

4. Attach a written, witnessed consent by the owner (if the application has not been
   signed by the owner) to allow the applicant to submit the application.

5. Property address Salem Turnpike - State Route 82
   a) Assessor’s map number Lot# Zoning
      District ___________
   b) Is the property part of a pending or previously approved subdivision
      No, if so please reference

6. Purpose of activity
   Installation of water, sewer and natural gas public utilities within State Route 82 Right-of-Way
   A temporary nature gas line was installed to the Bozrah Senior Living facility located at the intersection of
   Salem Turnpike and Noble Hill Road in Bozrah
7. Describe in detail what the proposed activity will involve (construction, fill, material removal, etc.) including specifics

The proposed activity involved pavement cutting, trenching and water, sewer and natural gas public utilities installation within the northern paved and gravel shoulder limits of State Route 82. Utility installation will also included temporary crossings of two wetland areas where utilities were installed both above and below existing culverts that convey stream flows from adjacent wetlands; culverts were not disturbed so there were no stream impacts.

8. Acreage of wetlands and watercourses altered:
   a) Specify area altered as follows:
      Swamp 0 Acres
      Marsh 0 Acres
      Bog 0 Acres
      Open Water 0 Acres
   b) Acreage of wetlands or watercourse created 0 Acres
   c) Lineal feet of stream alteration 0 Acres
   d) Total land area of project 0.2 Acres

9. Submit a detailed plan of the proposal in accordance with Section 7 of the Town of Bozrah Inland Wetland and Watercourses Regulations. An application will not be complete without a detailed plan.

10. Describe the effect on drainage within the surrounding area. Also describe sedimentation and erosion control measure to be used

Utility installation work will not alter existing drainage patterns associated with State Route 82 and will not increase runoff to surrounding properties or adversely effect nearby wetland resources or Goldmine Brook. Sedimentation and erosion control measures will be installed along the edge of the utility trench work/roadway in accordance with ConnDOT requirements and CTDEEP 2002 E&S Guidelines and will consist of silt fence, straw wattles, geotextile fabrics, erosion control fabrics, etc., as necessary.

11. List names and addresses of abutting property owners

N/A

12. Certify whether or not the following conditions exist: a) Any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality; b) Traffic attributed to the completed project on the site will use streets within the adjoining municipality to enter or exit the site; c) Sewer or water drainage from the project site will impact streets or other municipal or private property within the adjoining municipality, or; d) Water run-off from the improved site will impact streets or the other adjoining municipality.

   a) - YES
   b) - NO
   c) - NO
   d) - NO

13. Note the name of the soil scientist that flagged the wetland and/or watercourse and date the wetlands were flagged. All plans submitted must have the original
signature of the soil scientist, land surveyor and professional engineer, if applicable.

Robert Russo, Professional Soil Scientist with CLA - Goldmine Brook
Dean Gustafson, Professional Soil Scientist with All-Points Technology Corp., P.C. - field sketch of wetlands

The undersigned hereby consents to necessary and proper inspections of the above mentioned property by agents/commissioners of the Bozrah Inland Wetland and Watercourses Commission both before and after the permit is issued by the Commission.

The undersigned attests that the information supplied in the application is accurate to the best of his or her knowledge and belief.

_________________ Date 1/30/19
Signature of APPLICANT
Print or type name: K. Christian Boysen, Optimus Senior Living

refer to attached ConnDOT Permit No. 2014848 Date 10/11/18
Signature of OWNER
Print or type name:

The applicant or the applicant’s representative MUST appear before the Commission at the next regular meeting at which the application will be officially received.

To be completed by the Commission

Application Approved – Date: ______________

Conditions of approval, if any

Expiration Date: ______________
Extension Date: ______________
Review of Completed Work Date: ______________

Application Denied – Date: ______________
Reasons for denial:

Jurisdictional Ruling: Section 4.1 ; Section 4.2 ; Other ;
Date: ______________

Signature of Chairman or Secretary of Commission:
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<th>TOWN</th>
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<th>PMT 20-REV 700</th>
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<tr>
<td>BOZRAH</td>
<td>82</td>
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<td>10/11/2018</td>
<td>2014848</td>
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<td>ENCROACHMENT PERMIT</td>
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**LOCATION OF WORK OR BEGINNING AND ENDING POINTS**

Route 82 (See Plans)

**TO:**

<table>
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<tr>
<th>GEELEHER ENTERPRISES, INC.</th>
<th>BOZRAH SENIOR LIVING, LLC</th>
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<tbody>
<tr>
<td>39 COLLEGE HWY</td>
<td>162 COLLEGE HWY - P.O. BOX</td>
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<tr>
<td>SOUTHAMPTON, MA 01073</td>
<td>SOUTHAMPTON, MA 01073</td>
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</table>

**DATE EFFECTIVE**

10/11/2019

**DATE OF EXPIRATION**

10/11/2019

**AMT. OF SURETY BOND**

75,000.00

**BOND NUMBER**

9493778

**PERMIT IS NOT VALID UNTIL SIGNATURE COPY IS SIGNED AND RETURNED TO THE OFFICE.**

**PLEASE RETURN AT ONCE.**

**FEE** $100

**DATE REC'D:** 10/11/2018

**PONWO NO.**

Permission is hereby granted to do the following work under the control and direction of the Department of Transportation, Bureau of Engineering and Highway Operations at the location designated herein, subject to the statements made on the application for permit, and to the pertinent provisions of the current Highway Encroachment Permit Regulations manual, including amendments thereof.

This permit does not become effective until all necessary local and State licenses and permits are obtained by the Permittee or designated agent, and further the Permittee shall be subject to all Federal, State and local regulations.

This permit is issued in strict compliance with, but not limited by, the following specific requirements, referenced attachments, and the current edition of Department of Transportation's Standard Specifications for Roads, Bridges and Incidental Construction as applicable.

The Department of Transportation Permit Inspector, Anthony Holland 860-823-3227, MUST BE NOTIFIED AND THE CALL BEFORE YOU DIG REQUEST NUMBER RECORDED 48 HOURS IN ADVANCE OF STARTING WORK ON THE PROJECT. REQUEST NO. 1018 7200 875

Permission granted to excavate within the highway right of way on (Route 82) to install new Sewer, Water, and Gas mains as delineated on the plans entitled (Sewer & Water Extension) with last revisions dated August 10, 2018 and permit application received on October 11, 2018. All work shall be in accordance with the current publication of the Department of Transportation "Standard Specifications for Roads, Bridges, and Incidental Construction", the latest Department Standard Details, and the following stipulations:

*************** A COPY OF THIS PERMIT MUST BE AVAILABLE ON SITE AT ALL TIMES. ***************

- Vehicular and pedestrian traffic must be adequately protected through the use of appropriate traffic control patterns. Uniformed police officers or personnel who are certified for traffic control to a level equivalent to the National Safety Council shall be utilized to direct traffic through the work area. All traffic control signing and appurtenances shall be in accordance with the latest edition of the "Manual on Uniform Traffic Control Devices" and must meet NCHRP 350 requirements.

- No work that will interfere with the flow of traffic will be permitted before 8:30 a.m. and after 4:00 p.m., Monday through Friday.

- Holiday Restrictions- No permit work within the highway right of way will be permitted the day before a legal holiday and no work shall be resumed until 12:00 noon the day following the holiday, unless otherwise approved or indicated. Weekends shall be considered as part of the holiday when the legal holiday falls on either Friday or Monday.

- While excavating alongside Bridge # 02515, the contractor must confirm the bottom elevation of the footing with State inspector present prior to commencement of work.

- The pavement shall be cut in neat, straight lines to a depth necessary to remove the pavement to the subbase. The saw cutting slurry must not be allowed to enter the State's drainage system.

The Permit Inspector must be notified upon completion of work for final inspection and approval.

**CALL Before you DIG! TOLL FREE, STATEWIDE 1-800-922-4455**

Any and all liability for injury, damage or loss resulting from such work as may be undertaken under the terms of this permit is assumed by the Permittee. The Permittee is hereby designated responsible for all future maintenance of all installations or encroachments constructed under this Permit, which in the sole judgement of the State are not part of the highway appurtenances normally maintained by the State.

The Permittee hereby agrees to indemnify and hold harmless the State of Connecticut for any and all such injury, damage, or loss that may be incurred, either directly, or as a result of said work, and to reimburse the Department of Transportation for any expenses incurred due to the performance of any such work undertaken under the terms of this permit.

This permit is revocable at the discretion of the Department of Transportation Commissioner or designated representative.
- Full depth pavement replacement will be required in all roadway trench excavations. This will include 10" (compacted) of processed gravel base, 6" of Hot Mix Asphalt Superpave 1.0 Design Level 2 and 3" of Hot Mix Asphalt Superpave 0.50 Design Level 2 top course, installed in 2 equal lifts. All edges must be back coated and the surface joint sealed. If the pavement depth measures less than 9", the requirements for binder and top course depths will be determined by the permit inspector.

- Hot bituminous will be required for all pavement excavations. The permittee will make certain that hot bituminous concrete is available before starting the work. If it is not available, NO excavation will be allowed within the right-of-way until such time as it is available.

- Permanent full depth pavement replacement will be required in all excavations. Temporary pavement restoration will not be allowed through the winter season. Excavations performed after November 1st will be at the discretion of the inspector and may require complete replacement the following spring. Asphalt from plants which have not received state certification will be regarded as temporary and must be replaced regardless of depth installed. Compaction test will be required in all roadway trench excavations to assure that a rate of 95% is achieved unless otherwise advised by the Permit Inspector. Test results must be submitted to the permit field inspector for review.

- The limits of the final pavement restoration will be determined by the inspector. This shall include milling and paving of the asphalt surface, surrounding and including the excavation, to a depth of 2". The milled area shall extend a minimum of 10 feet beyond the edges of the original trench line with vertically faced edges, not tapered. The entire milled area including the edges shall be swept and back coated with an approved material at the appropriate rate. The area will then be paved with Hot Mix Asphalt Superpave 0.50 (machine laid) and compacted to a depth of 2". All excavations may be included into one milled area.

- At the end of each workday all trenches will be back filled and patched. The use of steel plates to cover open trenches within the highway right of way will NOT be allowed.

- All liability is assumed by the permittee. All areas disturbed as a result of this operation will be restored to the equivalency of their original condition or better at permittee's expense. The permittee will be billed in full by the Department for engineering and replacement costs of any area disturbed or destroyed by the permitted operations.

- The Department reserves the right to require the permittee to reimburse the State for all expenses incurred in connection with this permit including but not necessarily limited to inspection, State-owned equipment, supplies, etc. as outlined under regulation 13b-17-11.

- Requirements of the permit are subject to change as field condition warrant. Any change will require a review and prior approval by the District Office.

INSURANCE EXPIRES: 4/4/2019
PRIOR TO THE INSURANCE EXPIRATION DATE, THE PERMITTEE MUST SUBMIT AN UPDATED CERTIFICATE OF INSURANCE TO DOCUMENT APPROPRIATE CONTINUING INSURANCE COVERAGE.
February 27, 2019

Town of Bozrah
Inland Wetlands Commission
1 River Road
Bozrah, CT 06334
Attn: Tom Weber, Wetland Agent

Re: Public Utilities Project
Optimus Senior Living
State Route 82/Salem Turnpike
Bozrah, Connecticut

Dear Mr. Weber,

On behalf of the Applicant, Optimus Senior Living, All-Points Technology Corporation, P.C. (“APT”) is pleased to present this addendum to the previously submitted Inland Wetlands Commission Application (“Application”) for the installation of water, sewer and natural gas public utilities within the State Route 82 (Salem Turnpike) road right-of-way (“ROW”) from the Norwich municipal boundary west to just past the entrance to the Bozrah Senior Living facility that is currently under construction by Optimus Senior Living.

The previously submitted Application narrative indicated that all of the underground public utility installation work had already been completed. The one exception is the sewer line installation which will occur during the spring 2019 construction season. The sewer utility work will occur within the Route 82 ROW and will not result in direct impact to nearby wetland or watercourse resources. However, due to the location of Wetlands 1 and 2, portions of the underground sewer line work will require work in close proximity to wetlands under the jurisdiction of the Inland Wetlands Commission.

Prior to the start of underground sewer line installation work, silt fence which was previously installed along the northern edge of Route 82 in proximity to both Wetlands 1 and 2 for previously completed utility work, will be reinforced/repaired as necessary to ensure that said regulated resources were properly protected prior to any earthwork. Also, no disturbance to any of the three culverts under Route 82 associated with Wetlands 1 and 2 will result from the proposed sewer line installation work; therefore, no direct impacts to the two streams contained within the culverts will occur.

Sedimentation and erosion control structures (e.g., silt fence) will be properly maintained in accordance with the CTDIEST 2002 Connecticut Guidelines For Soil Erosion and Sediment Control (“Guidelines”) until permanent stabilization of all disturbed soils is performed in early spring 2019 once the spring growing season starts. Permanent stabilization will consist of placement of topsoil, as necessary, and seeding and mulching in accordance with ConnDOT requirements and Guidelines. Once vegetation is established with permanent stabilization of disturbed soils, silt fence will be removed.

INLAND WETLANDS APPLICATION
ADDENDUM
No permanent or temporary direct impact to wetlands or watercourses will result from the proposed underground sewer line installation work. Also, the proposed sewer work will not result in a likely adverse or significant impact to wetland functions or values as work will be performed within existing developed and disturbed areas associated with the Route 82 ROW and will not require the removal of mature vegetation either located within or buffering nearby wetland resources.

Therefore, the Applicant respectfully requests that the Town of Bozrah Inland Wetlands Commission find this Application to be adequately protective of wetland resources and the interests of the Inland Wetlands and Watercourses Act and Regulations and issue a permit for the completed project.

Please note that the Town of Bozrah is currently evaluating whether to have Optimus Senior Living’s contractor extend all three utilities further west along Route 82 to the intersection of Noble Hill Road, if funding can be secured by the town for that work. There doesn’t appear to be any additional wetland resources in proximity to that road segment beyond the wetland areas that have already been noted in the Application both along the north and south sides of Route 82 near the Bozrah Senior Living facility’s entrance. Therefore, it appears there would be no jurisdiction by the Inland Wetlands Commission for that addition work should it occur.

If you have any questions regarding the above-referenced information, please feel free to contact me at (860) 663-1697 ext. 201 or dgustafson@allpointstech.com.

Sincerely,

All-Points Technology Corporation, P.C.

Dean Gustafson  
Professional Soil Scientist  
Senior Wetland Scientist

cc: K. Christian Boysen, Optimus Senior Living  
Samuel Alexander, AICP, Planner II, Southeastern Connecticut Council of Governments (via email)  
Deanna Rhodes, City of Norwich Planner (via email)