

**BOLTON PLANNING & ZONING COMMISSION  
REGULAR MEETING  
7:00 PM, WEDNESDAY, OCTOBER 8, 2014  
BOLTON HIGH SCHOOL COMMONS, 72 BRANDY STREET**

**MINUTES & MOTIONS**

**Members Present:** Chairman Eric Luntta, Vice-Chair Jeffrey Scala (arrived 7:21 p.m.), James Cropley, Thomas Manning, Adam Teller, Carl Preuss, Nancy Silverstein (Alternate), Neal Kerr (Alternate), Christopher Davey (Alternate)

**Members Excused:** Arlene Fiano

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

**Others Present:** First Selectman Robert Morra, Fire Marshal Ray Walker Jr, Milton Hathaway, James Bruner, Richard Hayes, Jim Aldrich, Gary Bergeron, Steve Rockefeller, Matthew Giuffre, Kevin Vine, Mark Piechowicz, Robert Munroe, Selectman Sandra Pierog, Morris Silverstein, Ron Rousseau, Deputy Fire Chief Peter Morra, Jim Florence, Ron Picard, Bob Fournre and others

1. Call to Order: Chair E. Luntta called the meeting to order at 7:05 p.m.

P. Carson read the legal notice into the record that was printed in the Hartford Courant on September 26, 2014 and October 3, 2014.

N. Kerr was seated for A. Fiano and C. Davey was seated for J. Scala.

The regular meeting was suspended at 7:08 p.m.

2. Public Hearing: Bolton Planning and Zoning Commission for amendments to Section 3C: Water Supply for Fire Protection as follows:

1. Complete repeal of Section 3C: Water Supply for Fire Protection
2. Suggestions for Amendments to Commercial/Industrial Uses
3. Suggestions for Amendments to Residential Uses

E. Luntta explained to the audience the procedures for the public hearing process tonight. He said this public hearing is for the public to be able to provide information to the Board.

A. Teller said for the record that the Commission should have for the public hearing a record including a copy of entire report of the Fire Protection Regulations Advisory Committee, the Executive Summary of the report, the minority report and the letter from the Board of Selectmen.

Several people spoke against the regulation and a few spoke in favor during the public hearing. (Entire comments are made available at the Bolton Town Hall.)

Ron Rousseau and Robert Morra asked that the Commission keep the public hearing open.

P. Carson listed the following documents in record for Section 3C Water Supply for Fire Protection:

- October 8, 2014: Letter from Bolton EDC, RE: Fire Protection Regulations
- October 7, 2014: Report on Zoning Referral from CRCOG
- October 6, 2014: Email from Richard Treat 8 Lyman Road, Subject: Cisterns (read into the record)
- October 3, 2014: Letter from William H. Anderson 77 French Road (read into the record)
- October 2, 2014: Email from Lynne Pike DiSanto (CRCOG), RE: Zoning Referral Report
- 09/18-09/25/14: Summary from CRCOG, RE: Zoning, Subdivision and POCD Referrals
- September 23, 2014: Copies of Certified Referral letters to Bolton's/Surrounding Town Clerks
- September 23, 2014: Email from Tess Lanni Verifying proof for/copy of Public Hearing Notice
- August 28, 2014: Application to Amend Bolton Zoning Regulations with 3 Amendments
- August 13, 2014: Letter from Robert R. Morra, RE: Recommendation of PZC Action (read into the record)
- August 8, 2014: Memo from Patrice L. Carson, RE: Explanation of Section 3C (read into the record)
- August 6, 2014: JI Article – Bolton Board of Selectmen Wants Action on Fire Regulations
- June 30, 2014: Email from Bolton Fire Department, Subject: Water Supply Calculations
- June 11, 2014: Minority Report of James Aldrich
- May 12, 2014: Letter from Eric Olivieri, RE: Amendment to Section 11.17 Fire Protection (read into the record)
- April 14, 2014: Letter from Bolton EDC, RE: Fire Protection Regulations (read into the record)
- March 18, 2014 (Rev April 1, 2014): Executive Summary and Full Report of Bolton FPRAC

Board discussion followed on easements for cisterns.

A. Teller MOVED to CONTINUE the public hearing for the application of the Bolton Planning and Zoning Commission for amendments to Section 3C: Water Supply for Fire Protection to Wednesday, November 12, 2014 at 7:30 p.m. at the Bolton Town Hall, 222 Bolton Center Road, Bolton, CT. J. Cropley SECONDED. MOTION CARRIED 7:0:0.

The regular meeting resumed at 10:22 p.m.

3. Correspondence: There was no correspondence.
4. Adjournment: J. Scala MOVED to ADJOURN the meeting at 10:22 p.m. J. Cropley 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.