

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

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

1. Call To Order
2. Approval of Minutes:
 - a. June 11, 2014 Regular Meeting Minutes & June 25, 2014 Special Meeting Minutes
3. Residents' Forum (Public Comment for items *NOT* on the agenda)
4. Report of the Zoning Enforcement Officer
5. Old Business
 - a. *REVIEW/DISCUSSION*: Summary Report of Fire Protection Regulations Advisory Committee
 - b. *INFORMAL DISCUSSION*: Irregular Lot Provision for Possible Subdivision and Open Space Fees, 63 French Road, William Anderson
 - c. Other
6. New Business
 - a. Other
7. Plan Of Conservation & Development Discussion
8. Correspondence
9. Adjournment

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**BOLTON PLANNING & ZONING COMMISSION
SPECIAL MEETING
7:30 PM, WEDNESDAY, JUNE 25, 2014
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD**

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MOTIONS

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

Members Excused: James Cropley

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

Others Present: Richard Treat, Selectman Gwen Marrion, Fire Marshal Ray Walker Jr, Bruce Dixon, Glenn Chalder and others.

1. **Call to Order:** Chairman E. Luntta called the meeting to order at 7:33 p.m.
N. Kerr was seated for J. Cropley.
2. **Review/Discussion: Findings/Report from Community Meeting on Plan of Conservation and Development Workshop with Planimetrics**
3. **Review/Discussion: 2013-2014 Priorities List:**
4. **Review/Discussion: Summary Report of Fire Protection Regulations Advisory Committee:**
5. **Adjournment:** J. Scala MOVED to ADJOURN the special meeting at 9:40 p.m. A. Teller SECONDED. MOTION CARRIED 7:0:0.

Respectfully submitted by Linda H. McDonald, Recording Secretary

**BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:30 PM, WEDNESDAY, JUNE 11, 2014
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD**

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MINUTES & MOTIONS

Members Present: Chairman Eric Luntta, Vice-Chair Jeffrey Scala (arrived at 7:42 p.m.), Thomas Manning, Adam Teller, Carl Preuss, Arlene Fiano, James Cropley, Neal Kerr (Alternate), Nancy Silverstein (Alternate), Christopher Davey (Alternate)

Staff Present: Patrice Carson, AICP, Director of Community Development and Linda H. McDonald, Recording Secretary

Others Present: Eric Olivieri, Jim Aldrich, Milton Hathaway, First Selectman Robert Morra, Selectman Sandra Pierog, Fire Marshal Ray Walker, Richard Hayes and others.

1. **Call to Order:** Chairman E. Luntta called the meeting to order at 7:35 p.m.

N. Kerr was seated for J. Scala until his arrival to the meeting.

2. **Approval of Minutes: May 14, 2014 Regular Meeting Minutes and May 28, 2014 Special Meeting Minutes:**

The following amendments were made to the minutes of May 14, 2014:

Under "Others Present": Jim Aldridge Aldrich

On page 6, 9th paragraph: MOTION FAILED 3:4:0 with T. Manning, N. Kerr, J. Cropley and A. Fiano opposed.

On page 5, 2nd paragraph: J. Rupert added suggested adding the following exhibits to the motion and T. Manning accepted the addition of the following exhibits to the motion:

T. Manning MOVED to APPROVE the regular meeting minutes of May 14, 2014 as amended. J. Cropley SECONDED. MOTION CARRIED 6:0:1 with A. Teller abstaining.

A. Teller MOVED to APPROVE the special meeting minutes of May 28, 2014 as presented. T. Manning SECONDED. MOTION CARRIED 5:0:2 with J. Cropley and A. Fiano abstaining.

J. Scala arrived and was re-seated.

E. Luntta MOVED to add item 5a under Old Business: "Minority Report for Fire Protection Regulations" and to re-number the subsequent items under Old Business. J. Scala SECONDED. MOTION CARRIED 7:0:0.

3. **Residents' Forum (Public Comment for items not on the agenda):** Richard Hayes asked when there would be a public hearing on the fire protection regulations. A. Teller responded there is no application as of today.

First Selectman R. Morra asked the Board to clarify what constitutes a three lot subdivision when considering the fire protection regulations.

4. **Report of the Zoning Enforcement Officer:** The members reviewed a written report submitted by J. Rupert in his absence.

5. **Old Business:**

a. **Minority Report for Fire Protection Regulations:** James Aldrich thanked those involved in drafting the fire protection summary report and stated this report is his opinion only and focuses on areas where he has a difference of opinion. He distributed copies of his report to the members. He spoke about topics he felt were under-rated in the executive summary regarding life safety code, NFPA 1142 (Standard on Water Supplies for Suburban and Rural Fire Fighting), and cost savings by constructing water supplies. J. Aldrich summarized his recommendations and concluded that the current rules for water supply for residential and commercial development need to be removed from the Zoning Regulations.

b. **Withdrawal Request:** Application of Matt Hannon for modification of an approved site plan at 33 Lakeside Circle: P. Carson said a letter was received on May 27, 2014 from Matt Hannon withdrawing this application.

T. Manning MOVED to accept the application withdrawal of Matt Hannon for modification of an approved site plan at 33Lakeside Circle and to refund the application fee. J. Scala SECONDED. MOTION CARRIED 7:0:0.

c. **Discussion:** Summary Report of Fire Protection Advisory Committee: E. Luntta said the Commission will look at the current regulations when considering the suggestions by the Fire Protection Advisory Committee. N. Kerr said there were two separate sets of regulations suggested by the committee: one for residential, one for commercial. C. Preuss pointed out that changes will also have to be made to the subdivision regulations as well if these regulations are adopted.

Discussion followed on whether fire protection regulations are needed for commercial use. Fire Marshal Ray Walker confirmed the discussion that sprinklers in commercial buildings are categorized as fire suppression not life safety, but with improved technology in sprinkler systems, it has been shown that travel distance in a fire event has been increased by 50%. Discussion followed with R. Walker on fire department response time, the amount of water needed for a fire, tanker water holding capacities, and types and sizes of cisterns. P. Carson will research information for the next meeting on the cost for smaller cisterns and for 15,000 and 30,000 gallon cisterns.

E. Luntta said the consensus of the Board after discussion this evening is that there are two sets of regulations needed, residential and commercial, and that the Board will focus on drafting the commercial regulations first.

Selectman Sandra Pierog of Brandy Street said there has been \$50,000.00 allocated in the next fiscal year town budget for cisterns. Discussion followed.

d. **Review/Discussion:** 2013-2014 Priorities List: Discussion on this agenda item was tabled to the June 25, 2014 meeting.

e. **Other**

6. **New Business**

a. **Other:** There was no other business to discuss.

7. **Plan of Conservation and Development Discussion:** P. Carson reported that Glenn Chalder from Planimetrics will present his findings report from the informational public workshop and questionnaire results at the June 25, 2014 meeting.
8. **Correspondence:** A letter was received from Eric Olivieri dated May 12, 2014 asking for clarification of the definition of a three lot subdivision regarding his property at 160 Hebron Road and asking for an amendment to Section 11.17 (Fire Protection) in the subdivision regulations. The Board confirmed this would be considered a three lot subdivision. Discussion followed.

E. Luntta thanked the audience for their participation in the discussion on fire suppression systems.
9. **Adjournment:** J. Cropley MOVED to ADJOURN the regular meeting at 9:45 p.m. T. Manning SECONDED. MOTION CARRIED 7:0:0.

Respectfully submitted by Linda H. McDonald, Recording Secretary

Linda H. McDonald

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