

**BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:30 PM, WEDNESDAY, FEBRUARY 11, 2015
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD**

MINUTES

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

Members Excused: Thomas Manning, James Cropley, and Nancy Silverstein (Alternate)

Staff Present: Patrice Carson, AICP, Director of Community Development and Jim Rupert, Zoning Enforcement Officer

Others Present: There was no public present.

1. **Call to Order:** Chairman E. Luntta called the meeting to order at 7:32 pm. N. Kerr was seated for J. Cropley and C. Davey was seated for T. Manning.
2. **Approval of Minutes: October 15, 2014 Special Meeting Minutes & January 14, 2015 Regular Meeting Minutes & January 28, 2015 Special Meeting Minutes**

The following amendments were made to the minutes of October 15, 2014:

Page 2, 3rd paragraph, add "drain pipe in the" after the words "approval that the".

A. Teller MOVED to APPROVE the special meeting minutes of October 15, 2014 as amended. C. Preuss SECONDED. MOTION CARRIED 4:0:3 with J. Scala, N. Kerr and C. Davey abstaining.

The following amendments were made to the minutes of January 14, 2015:

Page 3, 4th paragraph, add "description of the use," after the words "in writing,".

A. Teller MOVED to APPROVE the regular meeting minutes of January 14, 2015 as amended. C. Davey SECONDED. MOTION CARRIED 6:0:1 with C. Preuss abstaining.

The following amendments were made to the minutes of January 28, 2015:

Under Item 2, 3rd paragraph, first line, replace the word "representatives" with "members and former members".

A. Teller MOVED to APPROVE the special meeting minutes of January 28, 2015 as amended. E. Luntta SECONDED. MOTION CARRIED 6:0:1 with C. Preuss abstaining.

3. **Resident's Forum (Public Comment for items not on the agenda):** No public comment.
4. **Report of the Zoning Enforcement Officer:** J. Rupert reviewed his report with the Commissioners and answered questions.
5. **Old Business:**
 - a. Discussion: Regulations for the Keeping of Poultry: The Commission reviewed the proposed amendments prepared by staff. This item is on the Commission's Priority List because the

regulations needed to be made simple and clear for enforcement purposes, and address the growing number of people who want to keep chickens.

The priorities discussed were the number of chickens allowed, no roosters, should there be a building and enclosure required and where should it be located, and waste management. The Sanitarian would like to see any manure be stored at least 25 feet from any well. With the smallest side yards at 10 feet, that should be easy to accomplish.

It was decided that a shed-type building or structure and attached enclosure would be required and would need to be located in the rear of the house. The Commission discussed the size of the lot and decided that with the limit of 6 birds, a minimum lot size would not be required.

It was also discussed that the regulations should just be changed for chickens, not other poultry or livestock. The current regulation would stay to address other than chickens. P. Carson will refine the proposed regulation with the Commissioners comments.

b. **Review/Discussion: 2014 – 2015 Priorities List:** The Commission reviewed the Priorities List approved last year. P. Carson wanted to add an Action Item to create a tracking system of Fee-In-Lieu of Open Space payments for a cross-check accounting with the Finance Office, and an Action Item to create a policy or procedure to deal with house numbering. C. Preuss stated he may have something that is already written and will provide a copy.

c. **Other:** There was no other Old Business.

6. New Business:

a. **Other:** There was no other New Business.

7. Plan of Conservation and Development Discussion (POCD): P. Carson reported that the next POCD meeting with the consultant is **February 25 at 7:00pm** and the next Chapter regarding Conservation Strategies will be emailed and Commissioners should review it prior to the meeting to help with discussion and questions. There have been two requests for time to present to the PZC. The Commission reaffirmed that if time allows at the end of the meeting they will take comments from the public but the best way is to send their concerns to the PZC in writing.

8. Correspondence: P. Carson asked if anyone in addition to C. Davey wanted to attend the CT Land Use Law for Municipal Land Use Agencies, Boards and Commissions training on March 21, 2015. P. Carson also reported that she would not be here for the next regular meeting on March 11.

9. Adjournment: A. Teller MOVED to ADJOURN the meeting at 9:55pm. J. Scala SECONDED. MOTION CARRIED 6:0:0.

Respectfully submitted by Patrice L. Carson

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