

BOLTON PLANNING & ZONING COMMISSION
SPECIAL MEETING
7:00 PM, Wednesday, February 25, 2015
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

Minutes & Motions

Members Present: Chairman Eric Luntta, Carl Preuss, James Cropley, Jeffrey Scala, Arlene Fiano, Adam Teller (7:10pm) Thomas Manning (by telephone), Nancy Silverstein (alternate), Christopher Davey (alternate)

Members Excused: Neal Kerr (alternate)

Staff Present: Patrice Carson, AICP, Director of Community Development, Sarah Benitez, Recording Secretary

Others Present: Glenn Chalder, Planimetrics, representatives of the Bolton Land Trust and the Bolton Open Space Committee, and town residents

1. Call to Order: The meeting was called to order at 7:05pm by Chairman Eric Luntta.

2. DISCUSSION: Plan of Conservation and Development

Chairman E. Luntta greeted the public and explained that comments would be received in the allotted ten minutes at the end of the meeting. The PZC has already heard from many groups and public comments will only be heard up to a certain point as the POCD is on a schedule. After the draft, there will be a public informational meeting and hearing for additional discussion.

G. Chalder introduced booklet #4, **“Possible Conservation Strategies for Bolton”** to guide discussion. The booklet covers the first of three main areas to be discussed, which are strategies, development, and infrastructure. In the booklet, recommendations are divided into policies (general standards and objectives) and tasks (specific action items). The Commission reviewed the booklet and discussed key points and modifications.

- a. Under **“Natural Resources”**, G. Chalder noted that preserving water quality in Bolton is a priority. Bolton is unique in that it lies between two major watersheds. There are also critical habitat sites in town that will require attention to regulations regarding development. The Commission offered minor adjustments to the Natural Resources map (page 7). G. Chalder recommended greater clarification of the stormwater managements section of the zoning regulations. The Commission favored looking into protection of sensitive watersheds, especially regarding density, a task which falls under the Commission with Conservation as a partner.
- b. Under **“Open Space”**, Chairman E. Luntta clarified that the 20% total surface area figure, adopted from the state, was to be taken as an ideal aim, not as a requirement to which to hold the town. It would not be possible given the density Bolton already has. The Commission discussed segments of open space not on the map which could also be connected to a trail system. The map will be updated and G. Chalder will look into methods to more fully map trails.

Advantages of open spaces as part of subdivisions were debated. A. Teller noted that the practice would have to be in the plan in such a way that would serve town interests rather than developers'. Number 9 on page 15 was removed for the future development discussion.

- c. **“Community Character”**, G. Chalder noted, is highly valued by the town, as reflected in previous public meetings. Further definition of specific features would be beneficial in order to effectively preserve them. The PA-490 program was discussed at length as a tool to keep land undeveloped, but was left for future consideration. G. Chalder reported he has contacted the state archaeologist to discuss historic sites in Bolton and whether a map would be beneficial or harmful (due to greater exposure of sensitive sites). Regarding #3 (page 22), E. Luntta and A. Teller explained that no district had been set apart because no section of town could be suitably identified, and it would be burdensome to residents in that area.
- d. Regarding **“Sustainability & Resiliency”**, Bolton already has some relevant measures in place, such as the recently established Energy Committee and solar regulation for residents.
- e. A. Teller suggested an addition to **Conservation** to encourage more public awareness of, access to, and use of open spaces. It was added on page 12. G. Chalder mentioned a topographical map of open spaces might be a related task.

3. Public Comment:

Richard Treat, representing the Bolton Land Trust, spoke in support of the Plan of Conservation. He gave a list of specific areas requested by the BLT to be officially identified and preserved as contributing to rural character. He suggested an addition to trails item #4 – a trail circumnavigating the town, incorporating several already existing sections, and a note of various classes of development.

Gwen Marrion represented the Bolton Open Space Committee, speaking as its former chairman. She emphasized the need to be aware of managed open space that may change in status and pointed out some changes that have occurred since the map was made. She also informed the Commission that the Pistritto land parcel included open space in the bond, and recommended the northwest section, which has a vernal pool, to be included in the Plan of Conservation.

Don Fish of Fish Family Farm asked the Commission to be mindful of effects on farmers in Bolton when considering PA-490. He supported the identification of specific large parcels wanted by the Town. He also suggested that, in cases where owners have no intent to develop, but the land will eventually change hands, a plan to keep the land undeveloped should be worked out with the help of the Town.

- 4. Adjournment:** A. Teller MOVED to adjourn. A. Fiano SECONDED. The motion passed unanimously and the meeting was adjourned at 9:13pm.

Respectfully submitted,

Sarah Benitez
Recording Secretary

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