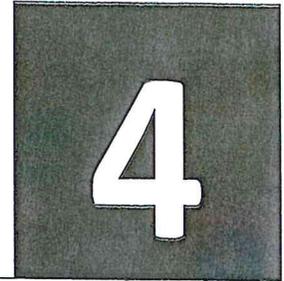


BOLTON PLANNING & ZONING COMMISSION
SPECIAL MEETING AGENDA
7:00 PM, WEDNESDAY, FEBRUARY 25, 2014
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

1. Call To Order
2. *DISCUSSION*: Plan of Conservation and Development
3. Adjournment



POSSIBLE CONSERVATION STRATEGIES FOR BOLTON

Overview

This booklet has been prepared to help guide discussion of possible “conservation” strategies for the 2015 Plan of Conservation and Development (POCD) for Bolton, Connecticut.

The term “conservation” means things that Bolton might want to preserve or protect in the future. Conservation issues might include the following:

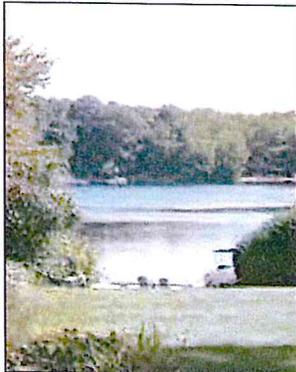
- Natural resources
- Open space
- Community character
- Sustainability and resiliency

The following pages suggest strategies, policies and tasks to be considered by the Planning and Zoning Commission (PZC). Some of the strategies come from the 2005 POCD, some have been recommended by other boards and commissions in Bolton and others have been suggested based on research and analysis conducted as part of this planning process.

PZC members should review this information and evaluate whether the strategy, policies, and tasks might be appropriate for the POCD.

Identifying conservation priorities early in the planning process is essential to ensuring that significant local resources are preserved or conserved ...

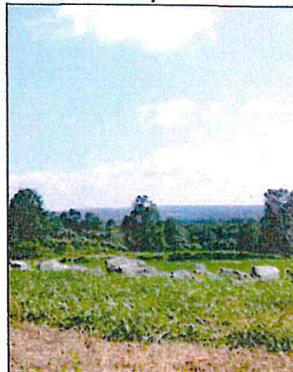
Natural Resources



Open Space



Community Character



Executive Summary

Conservation strategies are important to Bolton residents.

In a public meeting conducted as part of preparing the 2015 Plan of Conservation and Development, Bolton residents clearly indicated that “conservation” topics were important to them. As part of the “planning points” exercise, the “conservation” theme received more planning points (890 points) than did “development” (825 points) or “infrastructure” (545 points). In addition, “open space” (355 points) and “natural resources” (265 points) received the most votes after “business development (545 points).

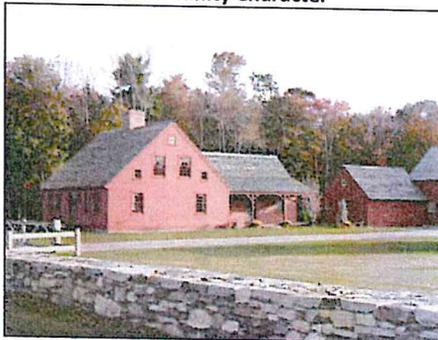
	20 points	10 points	5 points	Total Points
Conservation Issues	300	390	200	890
Natural Resources	120	110	35	265
Open Space	120	160	75	355
Agriculture / Farming	40	20	25	85
Community Character	20	100	65	185

Development Issues	460	240	125	825
Community Structure	120	70	35	225
Residential Development	0	10	5	15
Housing Diversity	20	10	10	40
Business Development	320	150	75	545

Infrastructure Issues	140	280	125	545
Community Facilities	80	110	60	250
Traffic and Circulation	20	40	10	70
Walking / Biking / Bus / Train	20	80	30	130
Water/ Sewer / Utilities	20	50	25	95

Totals	900	910	450	2,260
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Community Character



Community Character



Possible Planning Program

NATURAL RESOURCES

- A. Protect Water Resources
- B. Protect Other Important Natural Resources

OPEN SPACE

- A. Continue To Preserve Open Space
- B. Maintain Existing Open Spaces
- C. Enhance The Open Space Toolbox

FARMING

- A. Support Farms And Farming

COMMUNITY CHARACTER

- A. Maintain And Enhance Overall Character
 - Rural Character
 - Scenic Elements
 - Undeveloped Land
 - Gateways
- B. Protect Historic Resources
- C. Continue To Promote Architectural Character
- D. Promote Community Spirit

SUSTAINABILITY & RESILIENCY

- A. Promote Sustainability
 - Energy Conservation / Sustainability
 - Other Sustainability Concepts
- B. Promote Resiliency
 - Emergency Preparedness / Response (Short-Term)
 - Hazard Reduction / Mitigation (Medium-Term)
 - Evolution (Long-Term)



NATURAL RESOURCES

Conserving natural resource helps preserve environmental functions, enhance community character, and enhance the overall quality of life ...

Conserving natural resource helps preserve environmental functions, enhance community character, and enhance the overall quality of life. Natural resources for consideration in the Plan include:

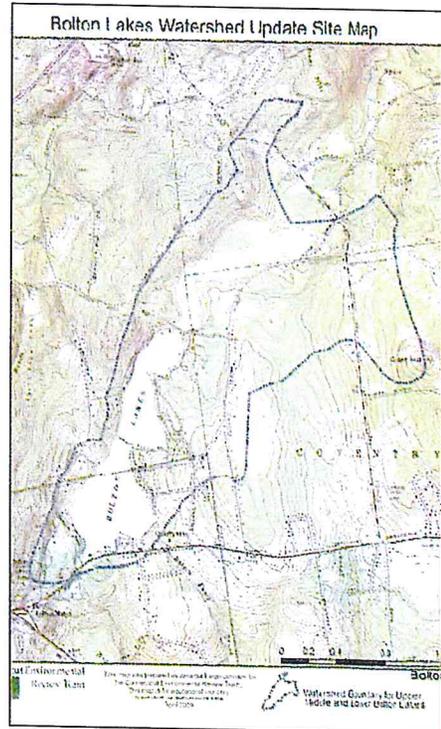
- Water resources (water quality, waterbodies, wetlands, etc.),
- Land resources (steep slopes, soil considerations, etc.),
- Air resources,
- Biological resources (flora, fauna, et.).

In terms of water resources, Bolton is situated in two major drainage basins – areas west of Route 85 generally drain to the Connecticut River and areas east of Route 85 generally drain to the Thames River. Being situated at the headwaters of watercourses in two major drainage basins indicates that activities that occur in Bolton could have a widespread impact on other water resources in those drainage basins.

Vernal Pool



Eastern Box Turtle

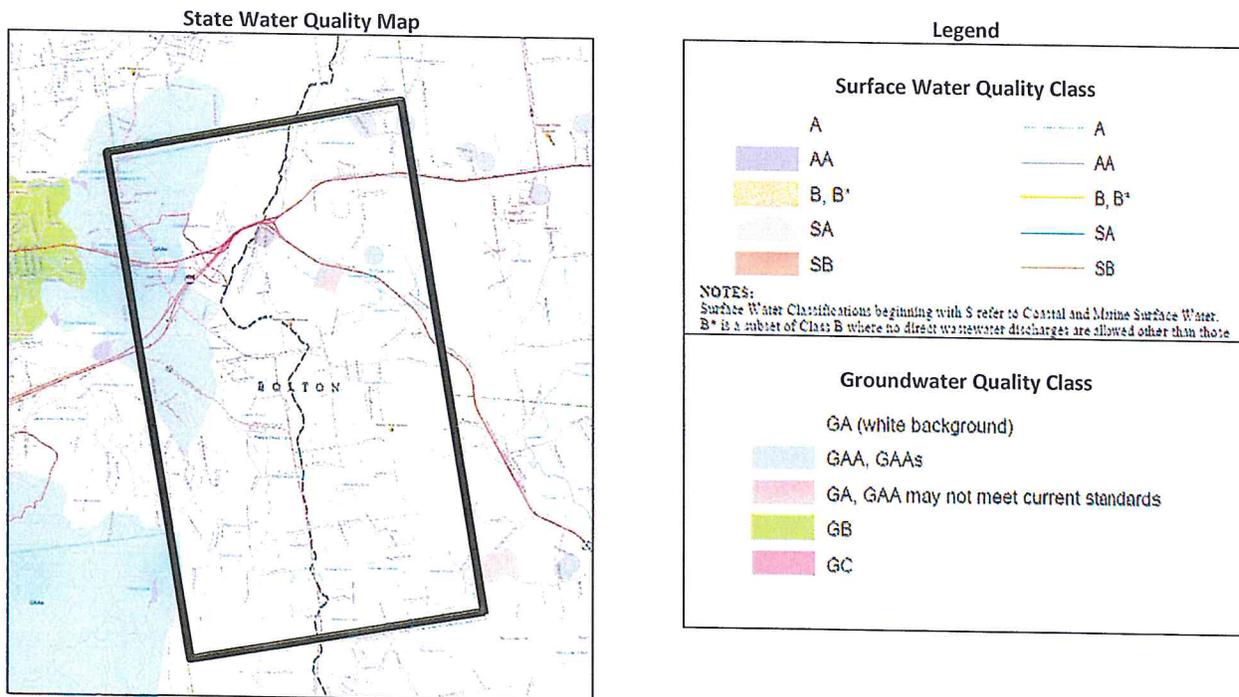


A. Protect Water Resources

Protection of water *quality* is the most important natural resource protection issue in Bolton. In addition to ensuring that residents who obtain drinking water from wells on their property have a safe and secure water source, water quality is a key factor in overall environmental health.

Parts of northwest Bolton are in a public water supply watershed (GAA) and/or an aquifer protection area (a recharge area to a public water supply well).

As shown on the following map, water quality is generally good town-wide and it has been a long-standing goal of the community to keep it that way.



The major threat to water quality is development activities and land uses which introduce pollutants into the environment. This threat is exacerbated by:

- Areas with inadequate septic systems (poorly maintained or operated),
- Drainage systems that discharged untreated directly to watercourses, and
- Lifestyle patterns where the impacts of human activities on water quality (such as lawn fertilizer) are not always considered by residents.

Water Quality Protection

For many years, water quality protection focused on eliminating "point" sources of pollution (such as industrial discharges).

With the progress that has been made in reducing or eliminating pollution from these sources, attention has now turned to "non-point" sources. This includes storm drainage discharges, lawn fertilizer, septic systems, agricultural runoff, and similar sources.

Watersheds in Bolton which are considered particularly sensitive include:

- Blackledge River,
- Railroad Brook,
- Hop River,
- Lower Bolton Lake, and
- Riskey Reservoir.

In addition, there are several water supply facilities in Bolton which are considered particularly sensitive as well:

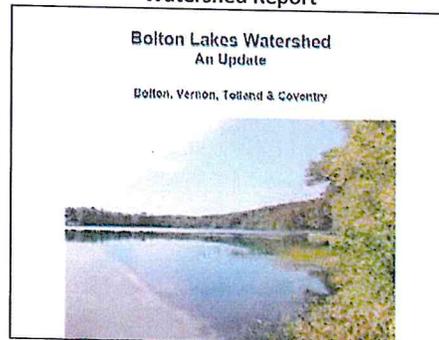
- the aquifer protection area for 4 supply wells in Manchester,
- Town of Manchester's reservoir system,
- CT Water Company – Lynnwood well system (near Bolton Lake),
- Cook Drive Association well system (Bolton Notch area),
- Southridge Apartments well system (South Road at Stony Road), and
- Sunset Apartments well system (Sunset Land near Tolland Road).

Bolton has good regulations in place to protect water resources. The Inland Wetland and Watercourse Regulations require a permit for most any activity within 100 feet of any inland wetland or watercourse in the community. This requirement will help to preserve these important resources as well as maintain a vegetated buffer to the resource itself.

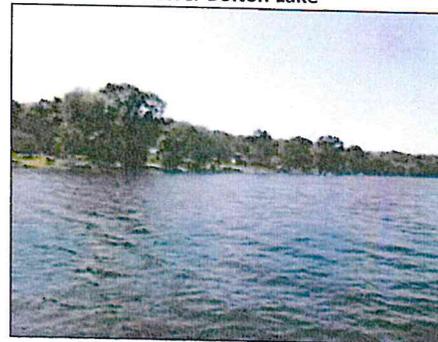
Since 2009, Bolton has had regulations to manage land use activities in the designated aquifer protection area. These regulations are administered by the Planning and Zoning Commission.

Since 2012, Bolton has had a zoning regulation addressing stormwater management (ZR Section 16A.2.I) and this section refers to the Connecticut Stormwater Quality Manual. Although the exact regulatory standards (and whether an application complies with the standards) are not clearly specified, this reference gives the Town the tools to encourage and/or require "low impact development" strategies.

Watershed Report

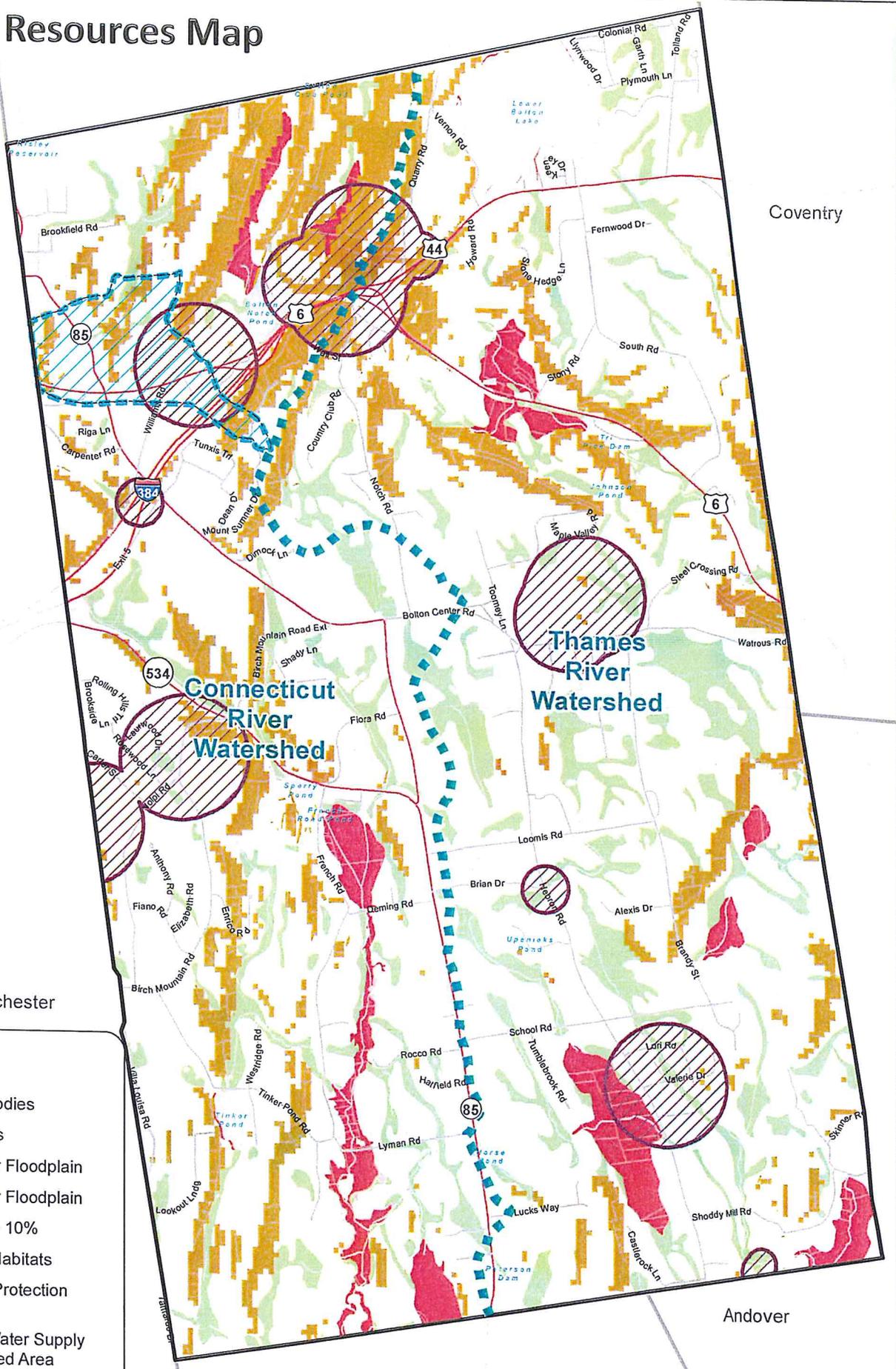


Lower Bolton Lake



Natural Resources Map

Bolton, CT



Legend

- Water Bodies
- Wetlands
- 100-year Floodplain
- 500-year Floodplain
- Slopes > 10%
- Critical Habitats
- Aquifer Protection Areas
- Public Water Supply Watershed Area (GAA)

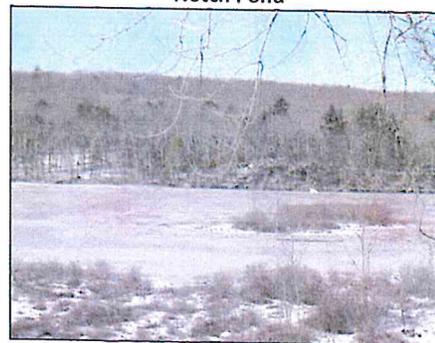
2,000 Feet

A. Protect Water Resources		
Possible Policies	Leader	Partners
1. Continue to protect water quality.	IWC	CC, PZC
2. Continue to manage stormwater runoff to maintain the water cycle and reduce the impacts of flooding.	IWC	PZC
3. Continue to protect wetlands and watercourses.	IWC	CC, PZC
4. Continue to protect floodplain areas.	PZC	IWC, CC
Possible Initial Tasks		
5. Consider clarifying the stormwater managements section of the zoning regulations to indicate the standards in the Connecticut Water Quality Manual to be used by applicants.	PZC	
6. Educate homeowners about protecting water quality.	CC	
7. Educate design professionals and homeowners about LID tools and techniques.	CC	
8. Consider whether additional protection measures are needed to help protect water quality in sensitive watersheds, such as Lower Bolton Lake. (impervious coverage, lot coverage, floor-area ratio, docks, etc.)	CC	PZC, IWC
9. Seek to restore natural edges to watercourses and waterbodies as opposed to "manicured" edges.	IWC	PZC, CC

Blackledge River Headwaters



Notch Pond



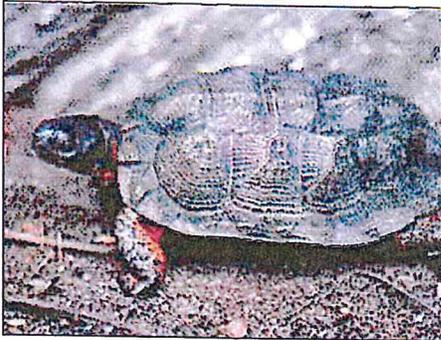
B. Protect Other Important Natural Resources

While water resources may be the highest priority for conservation in Bolton, there are other natural resources in Bolton which are also deserving of protection and conservation. The "Natural Resources Map" on the preceding page identifies some of these resources:

- steep slopes, and
- unique or special habitat areas.

Protect Other Important Natural Resources		
Possible Policies	Leader	Partners
1. Continue to consider natural resource issues at the time of development.	PZC	IWC, CC
2. Continue to protect important natural resources such as steep slopes, sensitive habitats and other natural diversity areas.	PZC	IWC, CC
3. Discourage the introduction of invasive species and seek to remove invasive species.	PZC	IWC, CC
4. Seek to coordinate resource protection activities with interest groups, adjacent communities, and regional organizations.	CC	PZC, IWC
Possible Initial Tasks		
5. Consider preparing a Natural Resource Inventory.	CC	
6. Ensure that local application procedures require investigation of Natural Diversity Database sites.	PZC	IWC

Wood Turtle



Invasive Species



Mysterious Roving Islands

On February 28, 1955, The Bridgeport Telegram published an article on page 4 titled "Crane, Bulldozer Tear Apart Roving Island in Bolton Lakes."

As explained in a summary on the Bolton Historical Society website, the backstory is as follows:

- Bolton Lake is a man-made lake created in the mid-1800s
- The peat deposits in the area of the lake were submerged when the lake was created
- Parts of the peat deposits later became buoyant and rose to the surface as "islands"
- Plants would inhabit the "islands" and would act as sails allowing the island to be pushed around the lake by the winds
- Eventually the islands might come to rest on shore
- The island which was removed in 1955 under the supervision of the State Board of Fisheries and Game measured 125 feet long, 75 feet wide, and 7 feet thick.

Paraphrased from information on the website of the Bolton Historical Society



OPEN SPACE

Open space can help protect community character, enhance the quality of life, conserve important natural resources, provide wildlife habitat, and provide fiscal and economic benefits, ...

Open space can help protect community character, enhance the quality of life for residents, conserve important natural resources, provide wildlife habitat, and provide fiscal and economic benefits.

During public meetings conducted as part of the process of preparing the 2015 Plan of Conservation and Development, residents spoke passionately about the character of the community and how the feeling of “open space” contributed to their overall perception of the community.

For the purposes of the Plan of Conservation and Development, the term “open space” is based on the definition in the Bolton Zoning Regulations modified to read as follows:

Open Space - any land, the use of which is preserved or restricted to:

- 1) the conservation of natural or scenic resources;
- 2) parks, forests, wildlife preserves, nature reservations or sanctuaries or other open spaces;
- 3) public recreation opportunities;
- 4) preserve historic sites;
- 5) connections between natural or manmade corridors (“greenways”); or
- 6) promote the orderly development of the Town of Bolton.

This definition is suggested in order to distinguish between land which has been preserved or restricted in some way and land which is privately-owned and which may be developed at some time in the future.

The long-term goal in Bolton is to preserve more than 20 percent of the land area of the community as “open space.” If we count undeveloped land as part of that goal, we may be lulled into a false sense of achievement. Therefore, the goal in Bolton should be to preserve more than 20 percent of the community as **preserved** open space.

As of 2015, about 12 percent of Bolton’s land area can be categorized as dedicated open space or managed open space.

A. Continue To Preserve Open Space

Since 1983, Bolton has had an Open Space Plan and has been working to implement it. Over the years, the plan has included a map identifying “conservation priority” areas based on criteria such as existing open spaces, ecological and conservation resources, physical features, historic features, greenways, expansion of State and town open space lands and connecting links. The map has been updated as new information becomes available.

Some of the key recommendations in that Plan include the following:

1. Preserve 20% of the total surface area of Bolton as open space.
2. Use the Bolton Open Space Plan as a resource by the Planning and Zoning Commission, property owners/applicants and others in identifying open space features (and parcels) which require special consideration in the planning process.
3. Seek to focus open space efforts in the following core areas:
 - Headwaters of the Blackledge River
 - Bolton Notch area
 - “Rochambeau Route”
 - Hop River State Park Trail area
4. Continue to maintain a “conservation priority” database which can be used to identify properties where conservation efforts can be focused.
5. In the event that it might not be possible to preserve entire properties as open space, use the recommendations in the Open Space Plan and the areas identified on the “Natural Resources Map” in the Plan of Conservation and Development to identify the nature and location of desirable preservation areas.
6. Seek to create a comprehensive greenway system that inter-connects conservation, open space and recreation areas together and enables people to appreciate the unique amenities and assets in Bolton:
 - A Blackledge River corridor,
 - A rail trail corridor
 - Extension of the bicycle path in Manchester to Coventry and other areas.

Open Space Goal

On several occasions, the State of Connecticut has indicated the State’s intent to preserve 20 percent of the land area of the State as open space.

As a result, Bolton’s overall goal is in-line with State goals.

Open Space Objectives

The following objectives form the basis of the Open Space Plan:

- Encourage the retention of open space to protect natural resources.
- Create links between preserved open spaces.
- Protect the water quality of the town.
- Protect the scenic qualities of the town.
- Protect the wetlands of the town.
- Protect the cultural and historic resources of the town.
- Encourage the retention of open space for ecologically sound agriculture, forest management, and recreation.
- Create a balance among land uses in Bolton.

Continue To Preserve Open Space		
Suggested Policies	Leader	Partners
1. Continue to preserve open space in Bolton.	OSAPC	BLT, CC
2. Seek to preserve 20% of the total area of Bolton as open space.	OSAPC	BLT, CC
3. Continue to use the Open Space Plan to guide the preservation of open space in Bolton.	OSAPC	BLT, CC
4. Promote public use of, and access to, open space.	OSAPC	BLT, CC
5. Seek to create a comprehensive greenway system that interconnects areas together.	OSAPC	BLT, CC
6. Seek to extend a trail from the Hop River Trail to the Charter Oak Greenway in Manchester.	OSAPC	BLT, CC
7. Seek to establish a trail from the Hop River Trail to Bolton Center through the Heritage Farm and along Toomey Road	OSAPC	BLT, CC
8. Seek to extend a trail a trail from the Hop River Trail to Coventry.	OSAPC	BLT, CC
9. Consider acquiring land adjacent to existing open spaces in order to expand and enhance existing open spaces.	OSAPC	BLT, CC
10. Continue to work with the Bolton Land Trust and other organizations to preserve open space.	OSAPC	PZC, CC
11. Obtain open space (or a fee in lieu of open space) at the time of development of any subdivision.	PZC	OSAPC, BLT
Suggested Initial Tasks		
12. Maintain the inventory of existing open space and desirable open space properties.	OSAPC	BLT, CC
13. Create and distribute maps to identify publicly accessible open space in Bolton.	OSAPC	BLT, CC

Trail Tunnel At Route 384



Open Space



Open Space

Bolton, CT



Legend

- Managed OS
- Dedicated OS
- Existing Hop River Trail
- Possible Future Trails

Conservation easements are not shown at this time.

2,000

Feet

B. Maintain Existing Open Spaces

On the open space map, some lands are identified as “dedicated” open space and some lands are identified as “managed” open space.

In the Plan, "dedicated open space" is used to describe land that is typically owned by a public or non-profit entity and is expected to remain as open space in perpetuity. It typically allows for public use of the land.

The term "managed open space" includes land that is used for another purpose but provides the community with some open space benefits (such as land owned or used by water companies, state highway takings, cemeteries, etc.). Since such land may not allow public use of the land or may be sold or developed in the future, it is not considered dedicated open space.

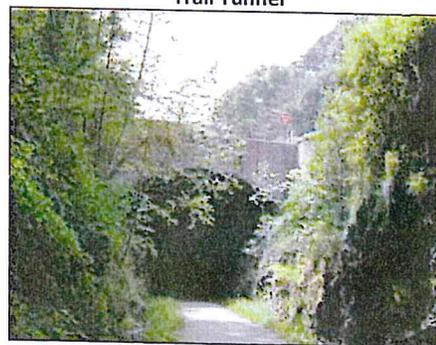
Bolton should seek to preserve the “managed” open spaces that exist in the community and seek to convert those to “dedicated” open spaces if an opportunity arises. One example of this might be the land acquired by the State for the re-alignment of Route 6. Should this land become available, the Town should (in concert with other communities) seek to acquire this land to create a regional open space greenway system.

Maintain Existing Open Spaces		
Suggested Policies	Leader	Partners
1. As appropriate, strive to convert managed open space into dedicated open space owned by the Town or the land trust by acquiring land or easements or development rights.	OSAPC	BLT, CC
Suggested Initial Tasks		
2. Continue to manage Bolton’s open spaces in an ecologically sound manner for conservation, educational and recreational purposes.	OSAPC	BLT, CC

Open Space Trail



Trail Tunnel



C. Enhance The Open Space Toolbox

In order to have the greatest success at preserving open space, Bolton needs to ensure that it has the best tools available at its disposal. This includes:

- regulatory tools (obtaining open space at the time of property development), and
- fiscal tools (setting aside funds for open space acquisitions),
- management tools (such as working with other entities to preserve open space collaboratively).

Enhance The Open Space Toolbox		
Possible Policies	Leader	Partners
1. Maintain the open space provisions in the Subdivision Regulation which require at least: <ul style="list-style-type: none"> • 20% for a traditional subdivision, • 40% for an open space conservation development, and • 10% of the value for fee-in-lieu-of-open space. 	PZC	
2. Maintain the Open Space Acquisition and Preservation Fund and deposit monies in the open space fund through: <ul style="list-style-type: none"> • annual appropriations in the operating budget, • special appropriations in the capital budget, and/or • bonding in anticipation of future open space purchases. 	BOS	BOF, OSAPC, CC
3. Continue to seek funding assistance from federal, state and private organizations to preserve open space.	OSAPC	BLT, CC
4. Continue to promote Open Space Conservation Development.	PZC	CC
5. Maintain the Open Space Acquisition and Preservation Committee.	BOS	
6. Encourage philanthropy for open space preservation.	BLT	OSAPC
Possible Initial Tasks		
7. Maintain the Open Space Plan.	OSAPC	BLT, CC
8. Investigate how to establish a "fast-track" process for approving the acquisition of open space.	OSAPC	BLT, CC
9. Consider a "residential density" approach rather than a "minimum lot size" approach to facilitate Open Space Conservation Development.	PZC	
10. Amend the open space section in the Subdivision Regulations to allow the dedication of open space land elsewhere in Bolton as part of a subdivision.	PZC	



FARMING

Farming and agriculture are a large part of Bolton's history and a key element of Bolton's character ...

A. Support Farms And Farming

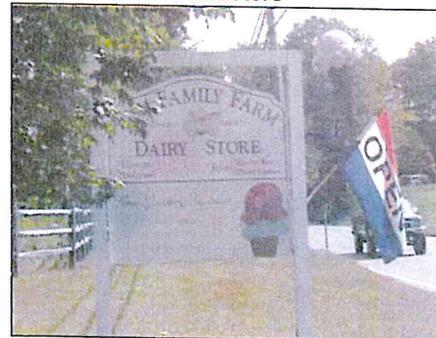
Farming and agriculture are a large part of Bolton's history and a key element of Bolton's character. Agricultural activities are an important part of being a livable community and building a sustainable future. Bolton should continue to preserve and support farms and farming in the community.

Support Farms And Farming		
Possible Policies	Leader	Partners
1. Support existing farms and farmers.	Town	
2. Seek to preserve farmland soils for future generations to farm.	Town	
3. Seek to provide the lowest possible land values as part of the PA-490 farm assessment program.	Town	
Possible Initial Tasks		
4. Review local regulations for ways to enhance agricultural viability – such as allowing “value added” activities (such as farm stores).	PZC	
5. Consider allowing roadside signage that raises awareness of working farms.	PZC	

Dairy Farm



Farm Store

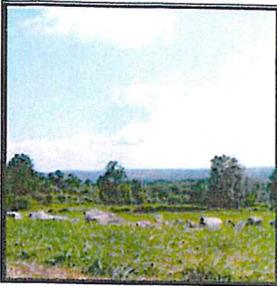


Farms and Forests

Bolton, CT



2,000 Feet



COMMUNITY CHARACTER

Community character is a core value of the community and an important element of the Plan ...

Community character is a core value of the community and an important element of the Plan. In the broadest sense, community character includes those features that contribute to the overall quality of life for residents by enhancing the quality of the overall physical environment.

A. Maintain And Enhance Overall Character

Bolton has a number of areas and resources that contribute to the character of the Town and enhance the overall quality of life. Bolton should seek to prevent things that negatively affect character and continue to undertake programs and projects which enhance community character.

Rural Character – Residents see Bolton as a rural community and feel strongly about maintaining that overall ambience and character.

Scenic Elements – Bolton has a number of scenic areas and scenic views. Since Bolton sits at a regional watershed divide, it has some incredible views to the east and to the west. Bolton may wish to consider adopting regulations to incorporate consideration of scenic views into local approvals.

CGS Section 7-149a enables communities to designate roads as scenic roads and then protect those roads from changes (such as widening, removal of stone walls or tree cutting) which might affect their scenic characteristics. Bolton may wish to consider adopting a scenic road ordinance.

Scenic View



Scenic Place



Undeveloped Land – Undeveloped land contributes to community character in Bolton. Some communities use the PA-490 assessment program to try to preserve undeveloped land for as long as possible. This program reduces the taxes on undeveloped land and allows people to keep the land for a longer period. Bolton already participates in the “farm” and “forest” elements of the program. Bolton may wish to consider also utilizing the “open space” element of PA-490 to extend this program to parcels smaller than 25 acres.

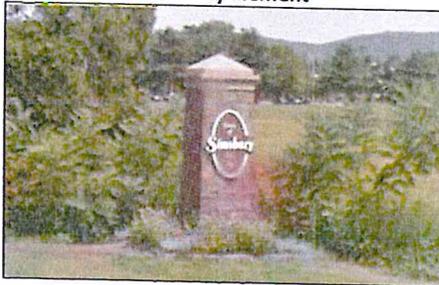
Gateways – Gateways are entry points to a community and provide an opportunity to define to residents and visitors that they have entered a special place. The Bolton Beautification Committee has been working on improving the appearance of gateways and visible areas in the community. Bolton may wish to consider doing more in terms of identifying and improving gateways.

Other Character Elements

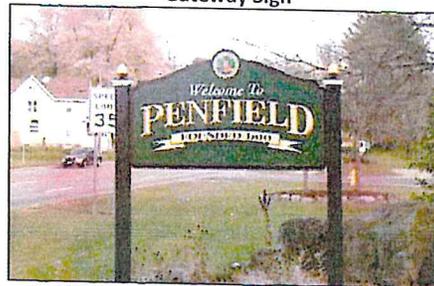
Other elements related to community character might include:

- Signage (ZR Sec. 18)
- Lighting (ZR Sec. 3A.20)
- Noise
- Property maintenance

Gateway Element



Gateway Sign



Maintain And Enhance Overall Character		
Suggested Policies	Leader	Partners
1. Continue efforts to maintain and enhance community character.	Town	
2. Continue efforts to retain a predominantly rural character.	Town	
3. Seek to maintain scenic views and scenic areas.	PZC	
4. Promote the establishment of community gateway features that contribute to community character.	Town	
Suggested Initial Tasks		
5. Undertake an inventory of the Town’s scenic views so that steps can be taken to preserve them in the future.	CC	
6. Adopt regulations to consider scenic areas and resources as part of any land use application.	PZC	
7. Consider adopting a scenic road ordinance.	BOS	
8. Consider implementing the PA-490 “open space” program.	BOS	Town

National Register of Historic Places

Areas

- Bolton Green Historic District

Places

- 5th Camp of Rochambeau Infantry
- March Route of Rochambeau Army
- Jared Cone House (25 Hebron Road)

State Register of Historic Places

Places

- Oliver White Tavern (2 Brandy Street)

Properties on the National Register are also automatically listed on the State Register of Historic Places.

Local Historic Districts

- (none)

B. Protect Historic Resources

Bolton contains a number of historic resources and such resources contribute to the overall character of the community. There have also been some significant archeological sites identified in this area dating to the times before European settlement.

The most effective means of protecting historic resources include:

1. Responsible ownership or sensitive stewardship.
2. Local historic districts with regulatory boards.
3. Village districts overseen by a Planning and Zoning Commission.
4. Historic overlay / adaptive re-use provisions in zoning regulations.
5. Tax abatement programs.
6. Designation on the State or National Register of Historic Places.
7. Demolition delay ordinance.

Protect Historic Resources		
Suggested Policies	Leader	Partners
1. Continue to identify historical and archeological resources.	BHS	Town
2. Continue to promote sensitive ownership of historical and archeological resources (including the possibility of public-private partnerships, if necessary).	BHS	Town
3. Promote educational programs so that people are sensitive to the value of historic and archeological resources.	BHS	Town
4. Encourage awareness of historic and archeological resources through the use of appropriate signage and displays.	BHS	Town
Suggested Initial Tasks		
5. Allow adaptive reuse of historic buildings when it will aid in the preservation of the historic structure and is appropriate given the location of the site.	PZC	
6. Modify local regulations to include a requirement for archeological investigation near Bolton Lake and near Bolton Notch.	PZC	

Community Character

Bolton, CT



Legend

-  Gateways
-  Scenic View
-  Scenic Places
-  Historic Buildings
-  Historic Districts
-  Farm
-  Forest
-  Open Space
-  Rochambeau Encampment
-  Rochambeau Trail

2,000 Feet

C. Continue To Promote Architectural Character

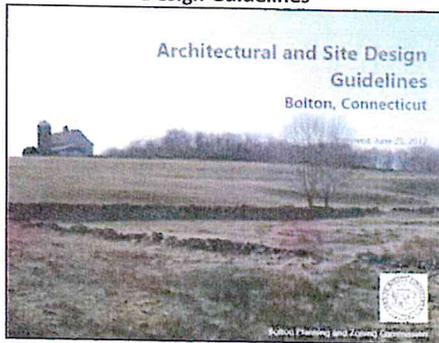
Building design and site design both influence the character of a community. Buildings that complement each other and are consistent with local architectural styles will enhance community character. However, when buildings do not reflect the established scale and style of local architecture they negatively affect community character.

Bolton has had Design Guidelines since 2012. These guidelines are used by the Planning and Zoning Commission when reviewing applications for development other than single-family homes.

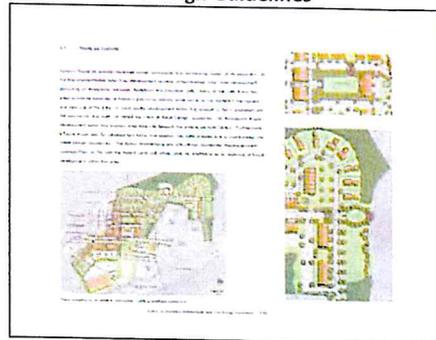
If the PZC wishes to establish a “village district” at any time in the future, it needs to be recommended in the POCD. This would be a good time to discuss this possibility.

Promote Architectural Character		
Suggested Policies	Leader	Partners
1. Continue to promote architectural character and community design as part of new development.	PZC	Town
2. Encourage developments that contribute to, and enhance, a “sense of place” in Bolton.	PZC	Town
Suggested Initial Tasks		
3. Consider establishing a “village district” in appropriate areas in accordance with CGS Section 8-2j.	PZC	

Design Guidelines



Design Guidelines



D. Promote Community Spirit

Community spirit is another indefinable, but indispensable community element that contributes to the overall character of Bolton.

Spirit is the feeling residents have about their community and how it projects to the outside world. It is about community pride and positive impressions and fostering positive actions and results within the community. It is all about enhancing the overall quality of life in Bolton.

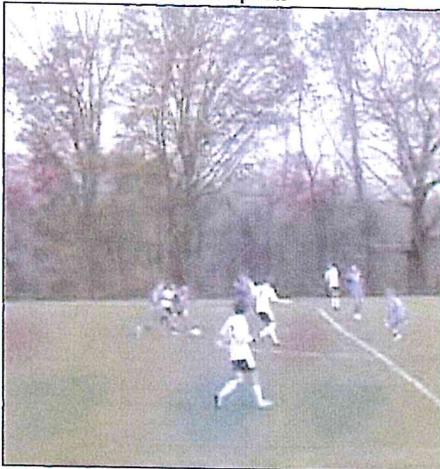
Promote Community Spirit		
Suggested Policies	Leader	Partners
1. Continue to encourage community and civic activities that promote community engagement and enhance community spirit.	Town	
2. Maintain a community calendar to inform people of upcoming events.	Town	
3. Continue to use Community Access Television (CATV) to keep residents informed about community affairs.	Town	
4. Continue and enhance programs to recruit volunteers.	Town	
Suggested Initial Tasks		
5. Recognize local volunteers through a picnic, a "volunteer of the year designation" or other means.	Town	

Other Spirit Elements

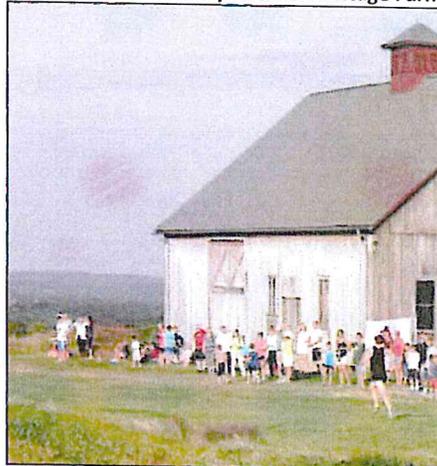
Other elements related to community spirit might include:

- Unique events or venues that attract people
- Positive recognition within the region resulting from local accomplishments
- Volunteers and organizations that help make Bolton a special place and help build community spirit
- Communications that help keep people involved in community issues and priorities
- Shared visions / goals which cause people to pull together for a common purpose

School Sports



Summer Cross Country Race At Heritage Farm





SUSTAINABILITY & RESILIENCY

Sustainability and resiliency are newer issues for Bolton to consider as part of the Plan

...

A. Promote Sustainability

For the purposes of this Plan, “sustainability” refers to the philosophy of encouraging activities that allow present generations to meet their needs without compromising the ability of future generations to meet their needs.

Promote Energy Conservation / Sustainability

Energy availability and cost are likely to be more significant issues in Bolton in the future. This has financial implications for all residents – whether for leading their daily lives or for supporting functions provided by the Town.

The Town established an advisory Energy Committee in 2014 to promote clean power options, encourage the development of renewable energy in Bolton, and make recommendations for energy conservation.

Residential Solar Installation



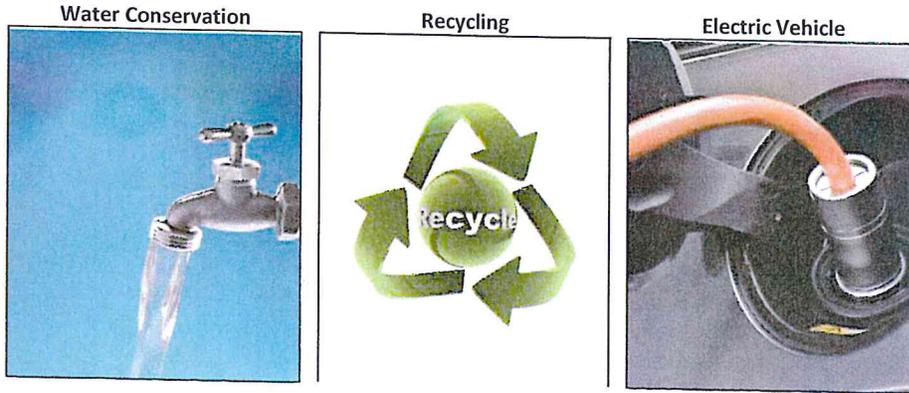
Rooftop Solar Installation



Other Sustainability Concepts

Water Consumption - The United States has one of the highest rates of personal water consumption in the world (100 gallons of water per person per day for domestic purposes). Simple changes to some everyday activities can reduce most people’s domestic water use by 10% or more. Bolton should encourage water conservation.

Waste Reduction / Recycling - The overall waste stream and recycling is another potential area for investigation and education in Bolton. Reducing the waste stream and promoting recycling should be promoted.



Promote Sustainability		
Suggested Policies	Leader	Partners
1. Promote energy conservation / sustainability.	EC	Town
2. Promote water conservation.	CC	Town
3. Promote waste reduction / recycling.	CC	Town
4. Educate residents about sustainability concepts.	CC	Town
Suggested Initial Tasks		
5. Prepare and implement a Sustainability Plan.	CC	EC

Recent Storms

- Hurricane Irene (2011)
- October snow-storm and ice-storm (2011)
- Storm Sandy (2012)
- Winter storm Charlotte (2013)

B. Promote Resiliency

For the purposes of this Plan, the term “resiliency” refers to the community’s ability to readily recover from sudden changes or adversity. For planning purposes, it can be useful to think of resiliency as consisting of three parts:

- emergency preparedness and response related to small scale and/or short-term events such as fires, car accidents, and similar events,
- hazard identification and mitigation related to larger scale and/or medium-term events such as flooding, ice storms, hurricanes, and similar events, and
- evolution over time to consider and address longer term situations such as climate change.

Emergency Preparedness / Response (Short-Term)

The Bolton Fire Department is the primary agency for responding to fire, rescue, medical, and environmental calls in Bolton. They are supported by a Resident Trooper and by mutual aid agreements with surrounding communities. The Department regularly trains for the type of incidents likely to occur in Bolton.

Bolton should continue to review and improve emergency preparedness and response plans (single events) in order to be able to respond to these events in the future.

Hazard Reduction / Mitigation (Medium-Term)

Some of the recent storm events (see sidebar) have pointed out the value of hazard identification, hazard mitigation, and hazard response planning.

Bolton participates with adjacent communities and the Capital Region Council of Governments on the preparation of a regional Pre-disaster Mitigation Strategy in order to identify and then reduce or eliminate risk to human life and property resulting from natural hazards.

Bolton should continue to review and improve hazard mitigation plans for recurring events, such as hurricanes, flooding and winter storms. There are indications that storm frequency and severity are increasing and this will result in stronger and more frequent flooding in neighborhoods and town-wide. It may also result in more significant snowfalls or ice events.

Evolution (Long-Term)

Longer term issues are also important to consider. There is some indication that the global climate may be changing and that average annual temperatures may be increasing. This is expected to result in more frequent and more severe storm events.

Understanding long term trends is challenging because the time frame of climate change is longer than our typical outlook. People may tend to see storms as an abnormal event rather than an indication of future conditions. For most people, an event 50 years out may be too ephemeral or distant to comprehend.

Still, Bolton should continue to assess the vulnerability of public and private infrastructure (e.g., utilities, transportation, structures) to climate change and increased frequency of extreme storms and develop adaptation strategies.

Promote Resiliency		
Suggested Policies	Leader	Partners
1. Continue to regularly review and improve emergency preparedness and response.	Town	
2. Continue to regularly review and improve hazard mitigation plans for recurring events, such as flooding.	Town	
3. Over the long term, begin to consider and discuss strategic options and responses to potential climate changes.	Town	
Suggested Initial Tasks		
4. Assess the vulnerability of infrastructure (e.g., utilities, transportation, structures) to climate change and increased frequency of extreme storms and develop strategies.	Town	
5. Work with utility companies to balance tree trimming and community character with electrical reliability.	Town	

To: Bolton Planning and Zoning Commission
From: Gwen Marrion
Re: Comments for the 2015 Plan of Conservation and Development
Date: February 18, 2015

I am submitting these comments as former chairman of the Bolton Open Space Committee. The OSC drafted the existing Open Space Plan which was adopted by the Board of Selectmen in 2004 and incorporated by your Commission into the 2005 Plan of Conservation and Development.

Please consider the following comments as you prepare the 2015 PoCD:

- The objectives, Core Areas, recommendations and the parcel prioritization map are still relevant.
- Notable changes since the parcel map was created:
 - 1) Pistritto property (parcel #242): happily, the Town purchased this parcel shortly after the adoption of the Open Space Plan. It is not preserved open space, however. The Open Space Committee recommended in 2005 that there should be an open space component of the property (see attached letter dated October 17, 2005). This recommendation is still relevant and I suggest that the PoCD contain a statement that a portion of the Pistritto property should be permanently preserved as open space.
 - 2) A portion of parcel #15 (former Cavedon farm) has been developed but a portion of the property is now owned and preserved by the Bolton Land Trust.
 - 3) A portion of the land off the south end of Tumblebrook Road, which does not have a parcel number on the map, was partially developed and partially preserved by the Bolton Land Trust.
- Table 3 in the PoCD, which shows the permanently preserved open space in Bolton, is inaccurate and should be replaced. Attached is a proposed revision.
- I request that the Open Space Plan and map be incorporated by reference into the new PoCD.

Thank you for your consideration of these comments.



Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

OPEN SPACE
ACQUISITION & PRESERVATION
COMMITTEE

(860) 649-8066
FAX (860) 643-0021

October 17, 2005

Hon. Robert R. Morra, First Selectman
Town of Bolton
222 Bolton Center Road
Bolton, CT 06043

Dear Bob,

The Open Space Acquisition and Preservation Committee enthusiastically supports the Town's efforts to acquire the Pistrutto property and feels strongly that the selectmen should include an open space component in any plans for the property. This property received a very high ranking by the Open Space Committee in its open space evaluation process in 2001 for many reasons: it is located between the Town Hall and the Rose Farm, and acquiring it would create a large town-owned area of land in the heart of Bolton's historic center that extends from the town green to the Hop River State Park Trail; the land is near another town-owned walking path off of Toomey Road that leads to Bolton Center School, thus providing a connection for young people to travel to the center and beyond; the property is across the street from the library; and it has its own natural and historic features that are worthy of preservation.

At this early stage, before the site has been walked or its soils analyzed, we are unable to suggest specific boundaries of this open space component but generally it would encompass the northern portion of the property and would run from Toomey Road to the border of the Rose Farm.

We would also like to discuss with you funding options for the open space component, including long-term bonding through an open space funding referendum, and the possibility of submitting a grant proposal to the DEP Open Space and Watershed Land Acquisition Grant Program.

This committee will support the selectmen's efforts in any way that we can, and we look forward to having the opportunity to discuss this further with you.

Very truly yours,


Gwen E. Marrion, vice chairman

cc: Richard L. Barger
Joyce Stille

PERMANENTLY PRESERVED LAND AND TOWN-OWNED
LAND
AS OF FEBRUARY, 2014

Permanently Preserved Land

<u>Property or Owner</u>	<u>Acreage</u>
Gay City State Park	177.6
Freja Park	21.0
Bolton Notch State Park	69.5
Bolton Notch Pond	29.9
Indian Notch Park	27.3
Herrick Park	125.0
Bolton Land Trust	174.5
Manchester Land Conservation Trust	70.05
Heritage Farm (portion under Conservation Restriction)	90.4
State of Connecticut (former Toomey Property)	41
Surface area of Bolton Lake	179.4
Surface area of Tinker Pond	15
Peracchio	<u>40</u>
	1,060.65
Conservation Easements	
Norma's Way	10
Golf and Country Club Roads	32.5 (18.68 + 13.82)
Lookout Landing	4
Camp Meeting Road	1.01
Bolton Land Trust	<u>14</u>
	61.51
Total	1,122.16 acres

Town-Owned Land (not preserved)

Firehouse and adjacent lot	2.97
Old firehouse	.34
Town Hall	1.16
Town Green	.40
Library and Gazebo Green	1.48
High School	54.84
Elementary School and Town Garage	46.5
Heritage Farm (portion available for municipal purposes)	12.7
Land near Tumblebrook Road	<u>23.2</u>
Total	143.59

- Bolton's total acreage: 9,665 acres
- Bolton acreage permanently preserved: 11.6%
- Bolton Open Space Preservation Goal: 20%

To: Bolton Planning and Zoning Commission
From: Bolton Land Trust
Re: The 2015 Plan of Conservation and Development
Date: Thursday February 19, 2015

The Bolton Land Trust is a 14 year old non-profit 501c(3) organization with 268 members, dedicated to the preservation and conservation of special places in Bolton. The future of this community is of the utmost importance to our members, and I speak for the Land Trust's Board of Directors in requesting that the following components be incorporated into the PoCD, the document that will shape the identity and viability of Bolton in years to come. Bolton's rural character is a high priority for our community's residents, as borne out by your consultant Glenn Chalder's findings reported on the Bolton PoCD website, and as evidenced by the remarkably large membership of the Bolton Land Trust, now more than 5% of the population of Bolton, an astoundingly large membership percentage in land trust circles. This pastoral identity is far more than just a pretty face, it is nothing less than the foundation of property values here. We see surrounding towns which have lost their rural identity, clear examples of the future Bolton wants to avoid. The overriding goal of the PoCD should be to preserve Bolton's rural character. We don't need to preserve 100 parcels to do this, only the small number of key parcels that define our landscape, special places well known to each of us as we travel the byways of our town. Here are the steps we ask to see included in the PoCD, steps that will achieve the goal of our Bolton forever rural.

1) Preserve large, visible parcels - the visible heart of Bolton's rural identity.

- Jon Treat Farm, 87 Bolton Center Road
- Fish Family Farm, 20 Dimock Lane
- L. Pesce Farm, 66 Hebron Road
- L. Giglio Farm, 50 South Road
- R&R Treat Farm, 295 West Street
- C&M Farm, 280 West Street
- Varca/Lodi/Tedford group; 105, 37, and Map 17/44 West Street - 100 + acres

2) Preserve large, less visible parcels

- Paggioli Farm, 65 and 66 Birch Mountain Road, actively
- Albasi Farm, 4200 Villa Louisa Road
- M. Murphy Farm, 175 French Road, actively farmed

3) Preserve parcels with special importance

- Minicucci, Map 11/35, Bolton Center Road - vital for center of town
- Lodi, 137 West Street – for connections to other preserved land and to protect Blackledge River corridor
- 89 Church Street Realty, Map18/50 – to create larger wildlife habitat at Lombardy Ridge Preserve and greater recreational resource, and help start the trail to Farm
- Tobias, 201 and 202 French Road – large unfragmented forest near Gay City
- Toomey parcel off end of Toomey Road, Map 8/95 – about 2,000 feet frontage on rail trail
- Vitaliano/Fusco, West Street, Map 20/46 –borders the Blackledge, connects to BLT easement
- Camp Johnson, 77 Johnson Road – Town has right of first refusal to use this parcel “as a park” and Town should commit to exercising that right. Borders rail trail and is directly across from preserved Heritage Farm, creating large unfragmented open space
- Bailey Road, runs right next to BHS - historic route of Rochambeau
- Dow’s Rock - Andover Sportsman’s Club, located near Lombardi Ridge Preserve

4) Create a trail that circumnavigates the Town (similar to current PoCD Policy 6c) connecting:

- Preserved open space: Herrick Park, Peracchio, Pistritto, Heritage Farm, Lombardi Ridge Preserve
- Pedestrian walkways envisioned in Route 44 and Route 6 corridor studies
- State and town land near Notch Pond: Freja Park, Bolton Notch State Park
- East Coast Greenway, Hop River State Linear Park
- Route 6 properties which DOT will be transferring back to Bolton
- Heritage Farm to Lombardi Ridge Preserve, including historic Bailey Road
- Across south end of Bolton through BLT's Castlerock property, Gay City State Park
- Perhaps along Blackledge River Corridor
- The Shenipsit Trail, running next to I-384, on the J.Treat Farm

5) All public (town, state, federal) and private (Bolton Land Trust) preservation efforts must be directed toward the crucial parcels identified above.

6) Make connectivity an essential component of the planning process and a guiding precept in the PoCD. BLT feels there should be a stronger recognition of the various types of connectivity:

- Environmental - watersheds, plant life, wildlife
- Geographic
- Special - geological, archeological, others
- Aesthetic - view sheds
- Historic
- Recreational

7) The PoCD should encourage continued preservation by the Town, which has done a good job at preserving important parcels (Peracchio, Heritage Farm, Pistritto). BLT hopes the Town efforts will continue on forever, and that the goal of 20% preserved open space in Bolton will be stated again in the new document and ultimately achieved.

8) The PoCD should reflect the findings of the Bolton Center Study.

9) The PoCD should reflect support for current and new agricultural producers. P&Z regulations should not create undue hardship on owners of livestock. Selectmen should consider adopting a Right to Farm ordinance.

10) BLT agrees with P&Z's recent history of requesting the maximum land set asides and fees-in-lieu allowed by statute, and requests that PoCD reflect a continued commitment to do so.

11) PoCD should clearly state, perhaps in the introduction, the cost/revenue role of various classes of development as presented below.

- “Past studies of communities like Bolton have found that residential development typically requires more in service costs than it provides in tax revenue”. (Quoted exactly from Planimetrics’ online materials in Booklet 2, page 16)
- Such studies have shown that commercial development produces positive revenue that exceeds the cost of town services.
- Such studies have also shown that open space in any hands also generates more revenue than it costs for towns to service it, as attested by Ken Geisler’s “Cost of Bolton Community Services Study”.

These comments of the Land Trust bear directly on the conservation and development of our community, the very purpose for which the Bolton Land Trust exists, and we ask that you include all of them in the new Plan of Conservation and Development.

Thank you,

Gwen E. Marrion

President, Bolton Land Trust

Richard H. Treat

Board of Directors, Bolton Land Trust

