

BOLTON PLANNING & ZONING COMMISSION
SPECIAL MEETING AGENDA
7:00 PM, WEDNESDAY, APRIL 29, 2015
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

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

POSSIBLE INFRASTRUCTURE STRATEGIES FOR BOLTON



Overview

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

The term “infrastructure” refers to services and facilities Bolton might want to support conservation and development strategies and enhance the overall quality of life in the community. Infrastructure issues might include the following:

- Community facilities and services
- Transportation (vehicular, pedestrian, bicycle, transit, etc.)
- Utility infrastructure

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.

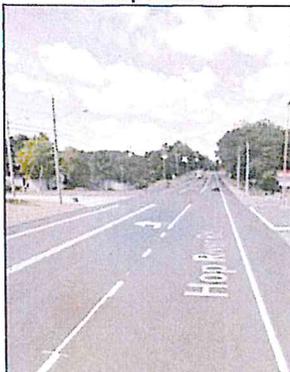
“Strategic investment in infrastructure produces a foundation for long-term growth.”

Roger McNamee
American Businessman

Community Facilities

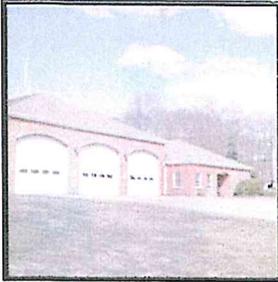


Transportation



Utilities





COMMUNITY FACILITIES

Community facilities provide for desired services and enhance the quality of life in the community

Overview

Community facilities support functions such as education, public works, public safety, and recreation, all of which are important to maintaining the character and quality of life in a community.

The Plan of Conservation and Development does not get involved in the day-to-day operations of individual departments. Rather, the Plan seeks to identify potential community facility needs (buildings and sites) so that they can be anticipated and planned for. The Plan also serves as a useful guide for referrals of proposed municipal improvements (as required by CGS Section 8-24) for review by the Planning and Zoning Commission.

Town Hall



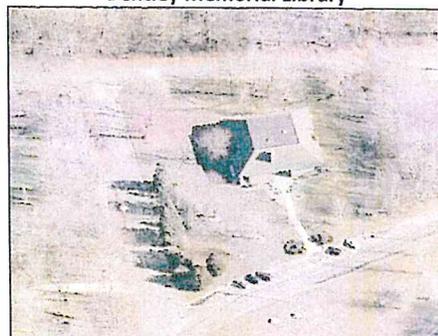
Bolton Center School



Fire Station



Bentley Memorial Library



A. Address Community Facility Needs

Bolton has a number of community facilities. The last comprehensive assessment of community facilities in Bolton was undertaken in 2002 by Friar Associates, an architectural firm based in Farmington.

Since that time, new facilities have been established (Bolton High School), when needed and older facilities have been repurposed to provide for desired services and facilities.

Function Facility	Situation
General Government <ul style="list-style-type: none"> • Town Hall • Stagecoach Tavern 	<ul style="list-style-type: none"> • Town Hall is under-sized for current needs and there is a lack of office space and meeting space • Stagecoach Tavern is used for Resident Trooper • Funding for improvements (\$5.8 million including septic) on referendum scheduled for Fall 2015
Education <ul style="list-style-type: none"> • Bolton High School • Bolton Center School 	<ul style="list-style-type: none"> • High school recently improved / expanded and appears to have adequate capacity for community needs during the planning period • Bolton Center School appears adequate (capacity, condition) for community needs during the planning period (\$300K for parking lot improvements on referendum scheduled for Fall 2015)
Recreation <ul style="list-style-type: none"> • Herrick Park • Indian Notch Park • Other Facilities 	<ul style="list-style-type: none"> • Ball fields and other recreation improvements planned for Herrick Park and High School (\$3 million on referendum scheduled for Fall 2015) • Town Beach at Indian Notch Park is adequate • Use town/school buildings for recreation programs
Emergency Response <ul style="list-style-type: none"> • Bolton Fire Department • Resident Trooper 	<ul style="list-style-type: none"> • Firehouse appears adequate for community needs (fire response / emergency medical) and expansion room is available on site if needed • Maintaining adequate volunteer staffing is a priority • Use of a resident trooper is adequate for local needs
Public Works <ul style="list-style-type: none"> • Town Garage • Building / Grounds 	<ul style="list-style-type: none"> • Highway garage appears to need additional bays for vehicle maintenance and storage • Space on site for material storage, school bus storage, transfer station may become constrained
Library <ul style="list-style-type: none"> • Bentley Memorial Library 	<ul style="list-style-type: none"> • Library has experienced constraints in terms of program space and basic services • Funding for expansion has not been supported by residents
Other <ul style="list-style-type: none"> • Notch Rd Municipal Center • Old Fire House • Heritage Farm 	<ul style="list-style-type: none"> • Part of Notch Road serves as a senior center / other parts of building are showing their age and removal is being considered • Old Fire House has been re-purposed for community access television • Funding for Heritage Farm building renovations (\$900K) on referendum scheduled for Fall 2015

Senior Housing?

Although parts of the Notch Road Municipal Center may be showing their age, there may be some opportunities to repurpose parts of the building for senior housing – either as a public project or by selling it to a private developer.

One of the challenges in Bolton related to maintaining and enhancing community facilities is allocating the financial resources to these tasks. As in many smaller towns, there are a number of requests / demands for municipal funding and only so many dollars to go around.

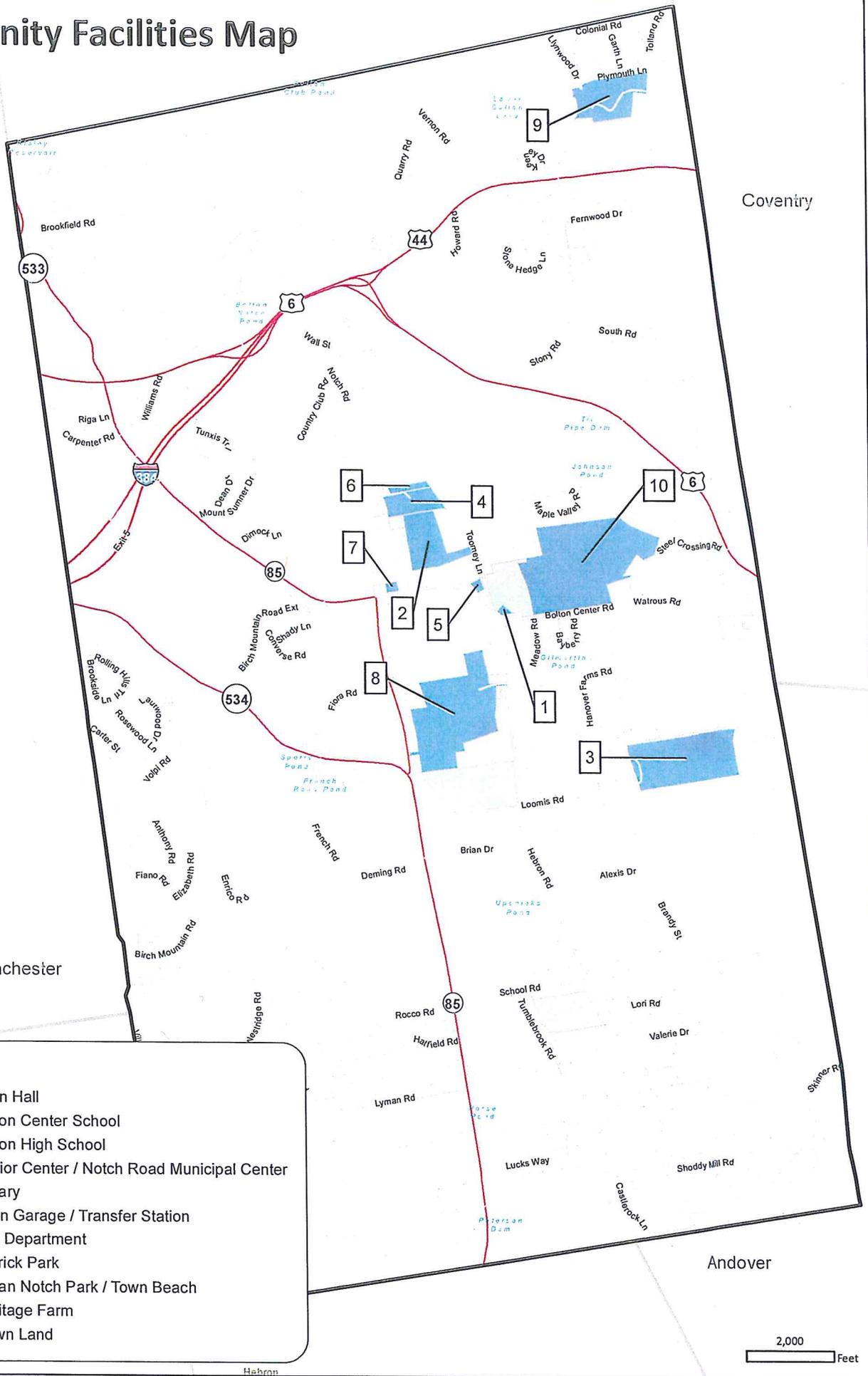
Some municipal services and facilities (such as education and recreation) are considered more important by some residents and receive considerable financial attention as a result of the actions of well-organized groups. On the other hand, some other municipal services and facilities (such as public works or general government) can languish because the proponents are not well-organized or vocal and the financial resources have been dedicated elsewhere.

In the future, it may be beneficial for Bolton to investigate ways to regionalize services if it will help meet local needs affordably.

Address Community Facility Needs		
Possible Policies	Leader	Partners
1. Address community facility needs.		
2. Balance community facility “wants” with long-term community “needs.”		
3. Maintain existing community facilities.		
4. Continue to encourage volunteer participation, especially for emergency services.		
5. Monitor utilization at the Town Garage site in the event that reconfiguration is warranted.		
Possible Initial Tasks		
6. Consolidate general government activities at an expanded / improved Town Hall.		
7. Continue to monitor utilization / expansion needs at the Bentley Memorial Library.		
8. Renovate / reuse the Heritage Farm buildings.		
9. Investigate opportunities to add land area to the Town Garage site (or relocate activities elsewhere).		

Community Facilities Map

Bolton, CT



Coventry

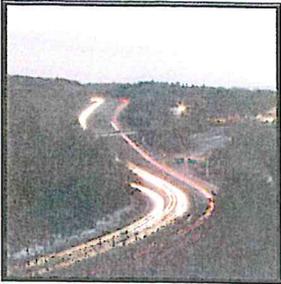
Manchester

Andover

Legend

- 1. Town Hall
- 2. Bolton Center School
- 3. Bolton High School
- 4. Senior Center / Notch Road Municipal Center
- 5. Library
- 6. Town Garage / Transfer Station
- 7. Fire Department
- 8. Herrick Park
- 9. Indian Notch Park / Town Beach
- 10. Heritage Farm
- Other Town Land

2,000 Feet



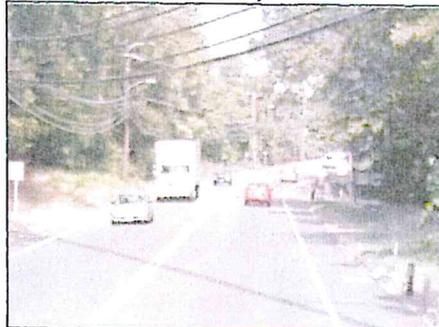
TRANSPORTATION

Overview

The road system in a community like Bolton is functionally important to the day-to-day life of community residents, visitors, and businesses as well as being an important component of its character and self-image. .

This section of the Plan of Conservation and Development looks at the overall configuration of the vehicular transportation network and other transportation modes (pedestrian, bicycle, bus, rail, etc.).

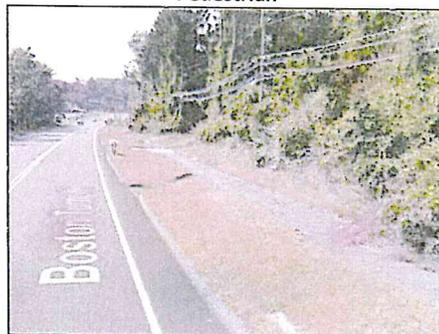
Roadways



Roadways



Pedestrian



Bicycle



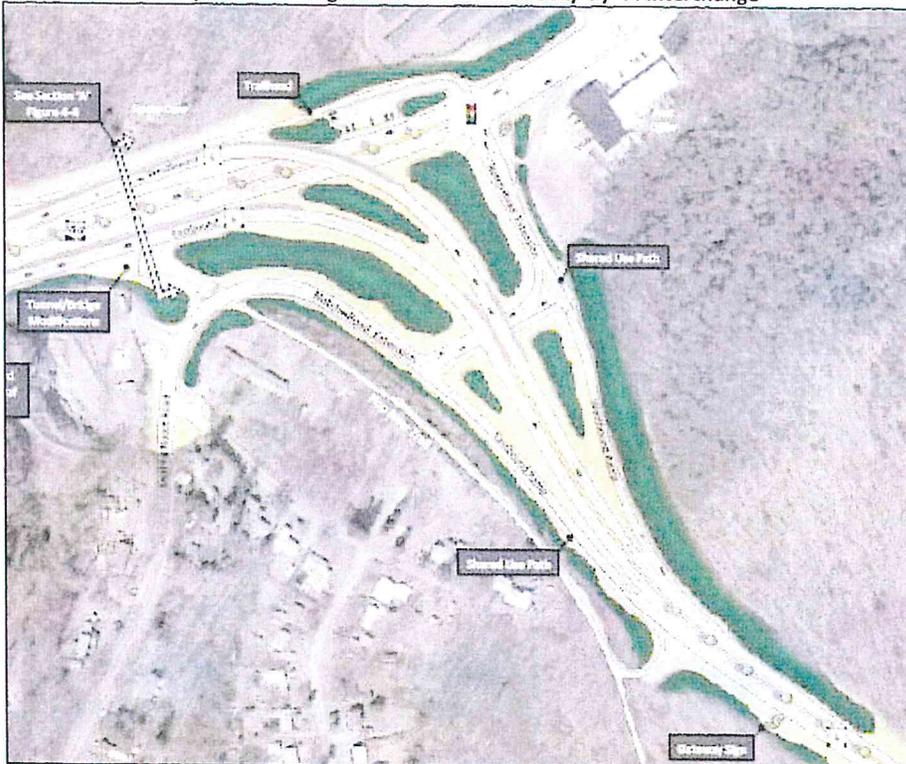
A. Address Vehicular Transportation

Bolton has a good overall system of major roads providing access to and between all parts of the community. While topographical constraints result in some situations where these roadways are not optimally configured, the basic circulation needs of the community are met.

The major vehicular transportation issues in the future are likely to include:

- Addressing locations where unsafe or hazardous conditions may arise
- Continuing to work with the CT-DOT to improve the configuration of the Route 384/ 6 / 44 interchange in Bolton Notch
- Utilizing “access management” strategies on Routes 6 and 44 to minimize curb cuts and maximize interconnections between properties
- Making sure that adequate connecting streets (as opposed to cul-de-sacs) are established as new subdivisions occur in Bolton since dead-end streets can make it difficult to get around and can frustrate the provision of local services (school buses, snow plowing, etc.)
- Considering a reduction in paved width for new residential streets
- Maintaining existing Town roads in terms of pavement quality

Proposed Reconfiguration of the Route 384/ 6 / 44 interchange



Route 6 Expressway

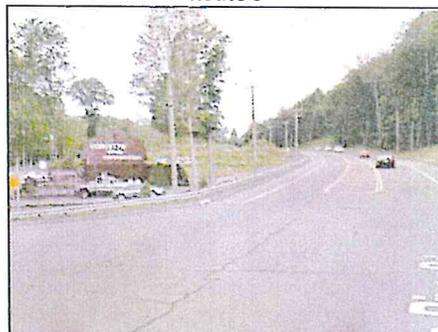
For many years, the CT-DOT had been planning a Route 6 Expressway which would have extended from Route 384 at Bolton Notch to Willimantic. Multiple corridor alignments were studied and properties in Bolton had been acquired for the preferred alignment.

At this time, the CT-DOT has abandoned plans to construct the expressway and has devoted time and funds to improving the Route 384/ 6 / 44 interchange in Bolton Notch and making other improvements along Route 6.

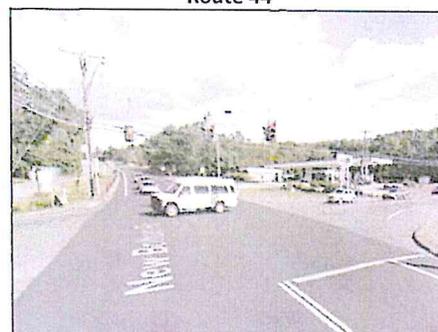
It is anticipated that the land acquired for the right-of-way will be offered to the Town at some time during the planning period.

Address Vehicular Transportation		
Possible Policies	Leader	Partners
1. Continue to work with CRCOG and CT-DOT to address locations on State highways where unsafe or hazardous conditions exist.		
2. Continue to address locations on local roads where unsafe or hazardous conditions may arise.		
3. Utilize "access management" strategies on Routes 6 and 44 to minimize curb cuts and maximize interconnections between properties.		
4. Make sure that adequate connecting streets (as opposed to cul-de-sacs) are established as new subdivisions occur in Bolton since dead-end streets can make it difficult to get around and can frustrate the provision of local services (school buses, snow plowing, etc.).		
5. Continue to maintain existing Town roads in terms of pavement quality.		
Possible Initial Tasks		
6. Continue to work with the CT-DOT to improve the configuration of the Route 384/ 6 / 44 interchange in Bolton Notch		
7. Consider allowing a reduction in paved width for new residential streets.		

Route 6

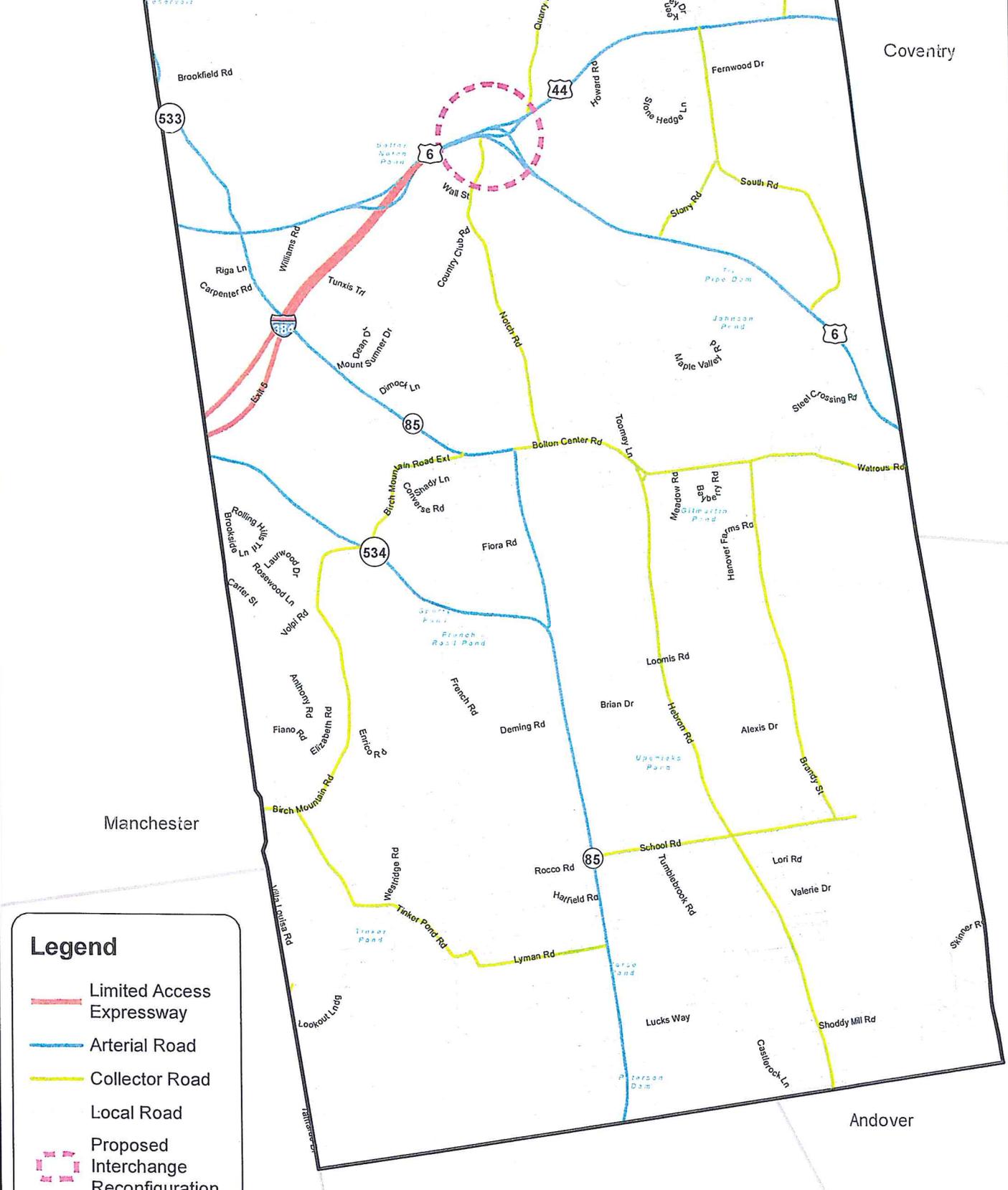


Route 44



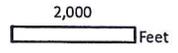
Vehicular Transportation

Bolton, CT



Legend

- Limited Access Expressway
- Arterial Road
- Collector Road
- Local Road
- Proposed Interchange Reconfiguration



Greenway Trails

Bolton is fortunate to have the Hop River State Park Trail which extends along a former rail route from the Vernon town line through a tunnel under Route 384 in Bolton Notch to the Coventry town line. The Hop River State Park Trail is part of the East Coast Greenway – a planned trail that will eventually extend from Maine to Florida.

In addition, the CT-DOT is planning on extending the Charter Oak Greenway Trail within the Route 384 / Route 44 right-of-way from Manchester to Coventry.

Bolton should also consider the possibility of another greenway trail along the former Route 6 expressway right-of-way and a greenway loop trail extending from the Hop River State Park Trail to Bolton Center.

B. Address Other Transportation Modes

Walking / Pedestrians / Bicycles – The POCD strongly encourages and supports provision for walking and bicycles.

Due to its rural density and character, sidewalks are not considered appropriate in most areas of Bolton. The only exception may be in business areas along Route 6 and Route 44 where there is an opportunity to allow and encourage people to walk between different uses. Trails are appropriate for Bolton.

As shown on the map on the facing page, bicycle travel is not considered suitable on major State highways in Bolton. On the other hand, bicycle travel is considered suitable on secondary State highways and on the greenway trails.

Encouraging more pedestrian and bicycle use (and creating an overall system) is strongly encouraged since Bolton will be at a regional “crossroads” of bicycle and pedestrian trails and this can encourage additional economic development.

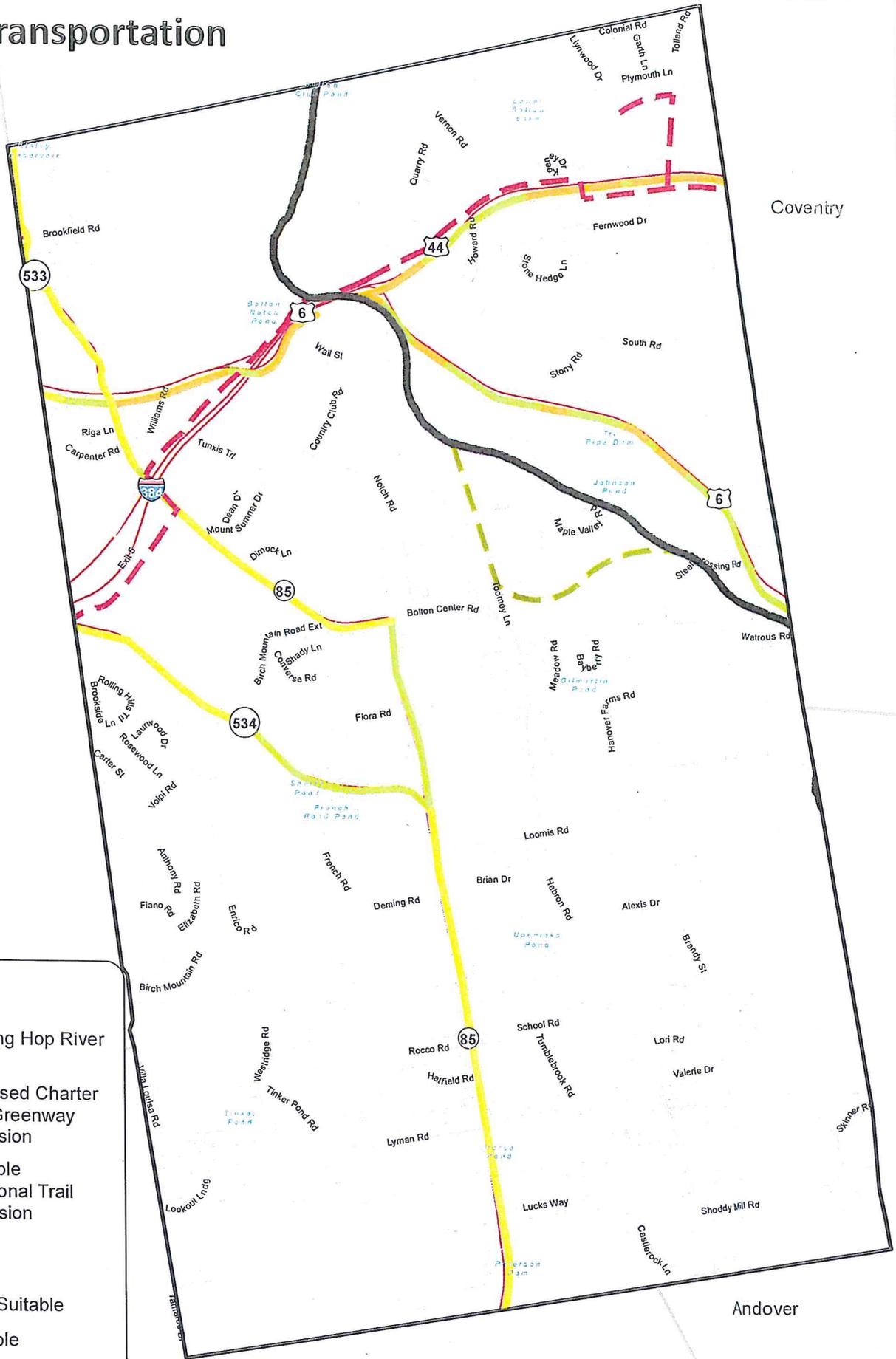
Transit – There is no scheduled transit services in Bolton. There may be an opportunity to capitalize on any future bus services between Hartford and the University of Connecticut campus in Storrs / Mansfield. There is a senior / disabled transportation program (with funding from the Greater Hartford Transit District) which provides transportation on a scheduled and space-available basis for medical appointments, errands and community events.

Commuter Parking – The commuter parking lot along Route 6 / 44 near Bolton Notch Pond provides a valuable amenity for residents of Bolton and surrounding communities and should be maintained and expanded if needed.

Address Other Transportation		
Possible Policies	Leader	Partners
1. Continue to encourage and support provision for walking and bicycles.		
2. Encourage extension of the Charter Oak Greenway through Bolton.		
3. Seek to be a part of any future bus services between Hartford and the University of Connecticut campus in Storrs.		
4. Maintain dial-a-ride services for elderly / disabled residents.		
5. Maintain / expand the commuter parking lot in Bolton.		
Possible Initial Tasks		
6. Extend a loop trail from the Hop River State Park Trail to Bolton Center.		

Other Transportation

Bolton, CT



Coventry

Andover

Legend

-  Existing Hop River Trail
-  Proposed Charter Oak Greenway Extension
-  Possible Additional Trail Extension

Bike Route Suitability

-  Less Suitable
-  Suitable
-  More Suitable

2,000 Feet



UTILITY INFRASTRUCTURE

The availability of utility infrastructure – water, sewer, electricity, and communications, for example – has a significant influence on overall public health, safety, welfare, and quality of life. Even though some of these utilities may be provided by private companies, their availability is important for residents, businesses, and visitors to Bolton.

The Plan of Conservation and Development looks at the availability of these utilities (both capacity and location) to ensure they are adequate for community needs.

A. Address Utility Infrastructure Issues

Piped Utilities

Sewage Disposal – Most properties in Bolton rely on private septic systems for sewage disposal. When such systems are appropriately designed, installed, and maintained, they have proven to be adequate.

Due to smaller lots within the watershed of Bolton Lake, sewers were recently installed in this area in order to protect public health and the water quality in the lake. These sewer facilities collect sewage from properties in Bolton and Vernon and discharge to Manchester. The sewer line extends from Bolton Lake to the Manchester town line along Route 44 and provides sewage potential to the businesses and other uses located there. The sanitary sewers were installed to serve two primary purposes:

- Protect the public health and welfare by eliminating potential sources of pollution.
- Provide opportunities for new and expanded businesses in the Route 44 corridor.

The sewage facilities are managed by the Bolton Lakes Regional Water Pollution Control Authority. The permitted discharge of the system is 200,000 gallons per day and this is anticipated to be adequate for community needs (a number of users in the service area are not yet connected so current usage figures are not informative).

All other areas of Bolton are considered “sewer avoidance areas” at this time and any development proposed on any site should be in accordance with the State Health Code and respect the soil types, terrain, and natural capacity of the land to assimilate and treat septic waste.

Properties outside of the sewer service area should not be allowed to connect to the sewers unless the water pollution control authority and the town agree that a sewer connection is the only feasible means to correct a proven public health problem.

Water Supply (Domestic / Fire) – Properties in Bolton rely on private wells for their water supply. The quantity and quality of water for domestic needs is adequate and there are no major issues. The extension of water service along Route 44 is encouraged should the opportunity arise.

Bolton has adopted (and recently amended) requirements for underground cisterns for fire protection. At the present time, the Town is implementing an overall plan to locate fire cisterns throughout the community in strategic locations where this supplemental water will be available for fire suppression. The cisterns will be maintained by the Town.

Storm Drainage – Storm drainage in Bolton is addressed by a combination of structural systems (such as catch basins and underground pipes) in areas of newer development and by more natural approaches (ditches and swales) in other areas. No major drainage problem areas have been identified.

In the future, it is anticipated that Bolton will do more to implement “low impact development” strategies where attention is paid to treating runoff to remove pollutants and infiltrating it into the ground as soon as possible.

Natural Gas – There is no natural gas service in Bolton today. The extension of natural gas service along Route 44 is encouraged should the opportunity arise.

Wired Utilities

Electrical service, wired telephones, and cable television / internet are the main wired utilities. The reliability of these systems is an important consideration since they can be vulnerable to service interruptions from storm events and other disruptions since the wires are exposed.

While trimming tree branches is often considered the best way to enhance reliability, it can have significant impacts on community character and can actually harm the health and adaptability of the surrounding trees and forest. Bolton should continue to seek an appropriate balance between electrical reliability and community character / environmental health.

Future Developments

The sewer ordinance provides as follows:

- “It is specifically the purpose of this Ordinance to further the policy of sewer avoidance, to the extent practical, within the Regional Watershed.”
- The Regional Sewerage System “is not intended, and shall not be allowed, to foster additional development.”
- “The sewer avoidance policy recognizes and affirms that future residential development should be limited and controlled by the natural ability of local soils to accommodate subsurface sewage disposal systems in accordance with current health and environmental laws and regulations.”
- The Regional Sewerage System “may, in certain appropriate locations, be used for residences existing as of the Effective Date and for the development of commercial or industrial uses in order to minimize the cost burden of the Regional Sewerage System to the Towns.”

Wireless Utilities

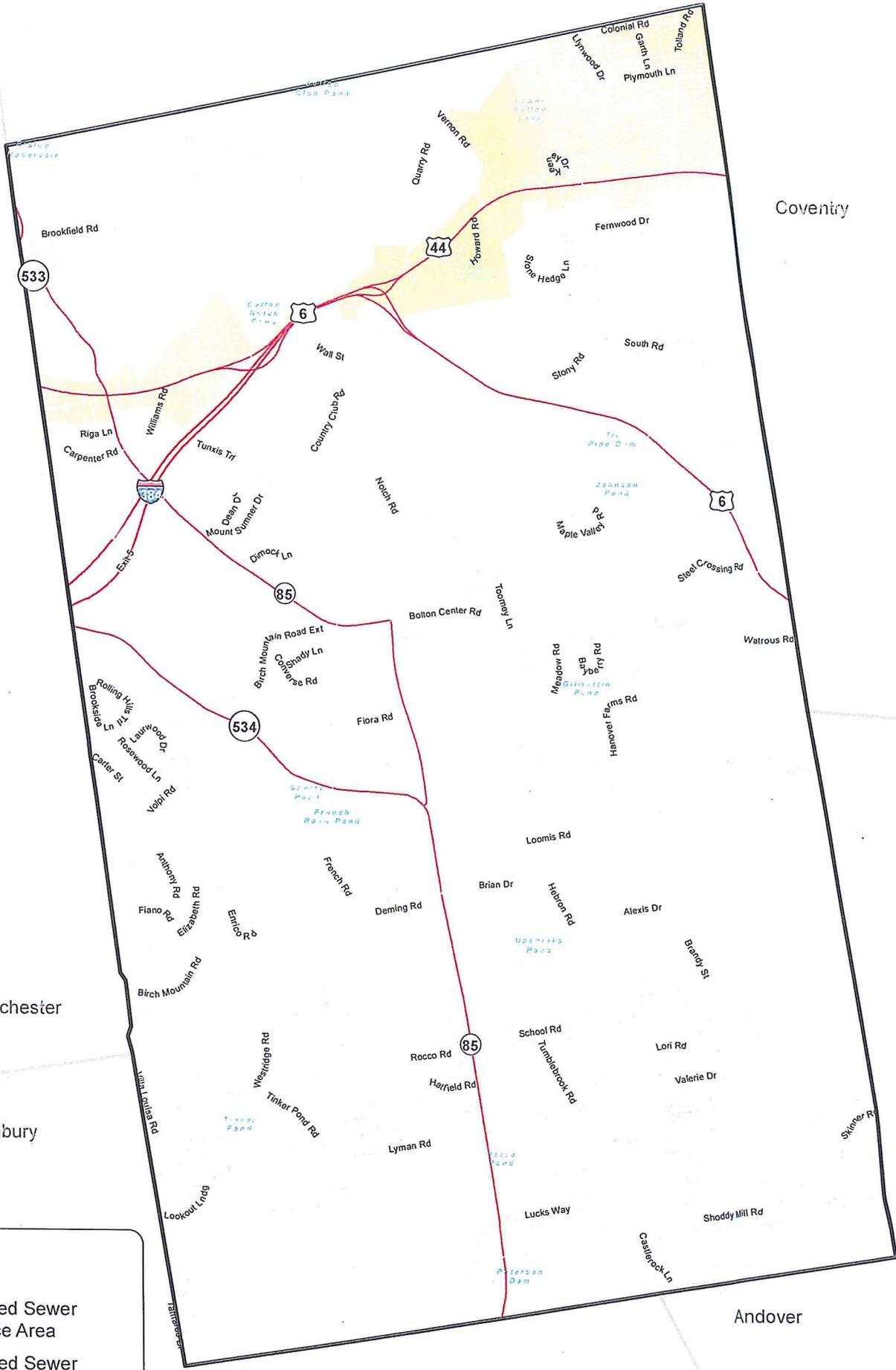
People are increasingly relying on wireless services for voice and data. Wireless services can also enhance public safety since people can call for assistance from anywhere service is available. People are often concerned about wireless services because of the perceived visual impact of new towers.

Bolton should seek to balance the demand for wireless services and the public safety benefits with the visual and other impacts of new tower installations.

Address Utility Infrastructure Issues		
Possible Policies	Leader	Partners
1. Maintain most of Bolton as a sewer avoidance area where any development shall utilize on-site septic systems.		
2. Within the sewer service area, limit and control any future residential development based on the natural ability of local soils to accommodate subsurface sewage disposal systems.		
3. Where permitted, allow for the development of commercial or industrial uses within the sewer service area.		
4. Do not allow properties outside of the sewer service area to connect to the sewers unless a sewer connection is the only feasible means to correct a proven public health problem.		
5. Continue to rely on on-site wells.		
Possible Initial Tasks		
6. Encourage public water service in the Route 44 corridor.		
7. Encourage natural gas service in the Route 44 corridor.		
8. Continue to install cisterns to meet fire suppression needs,		
9. Seek to implement "low impact development" strategies.		
10. Continue to seek an appropriate balance between reliability of wired utilities and community character / environmental health.		
11. Seek to balance the demand for wireless services and the public safety benefits with the visual and other impacts of new tower installations.		

Utilities

Bolton, CT



Legend

-  Planned Sewer Service Area
-  Planned Sewer Avoidance Area

2,000 Feet

