

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
7:30 PM, WEDNESDAY, MAY 13, 2015
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

1. Call To Order
2. Approval of Minutes:
 - April 8, 2015 Regular Meeting Minutes
 - April 29, 2015 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. *DISCUSSION*: Regulations for the Keeping of Poultry

 - b. *DISCUSSION*: Other Zoning Regulation Questions/Discrepancies

 - c. Other
6. New Business
 - a. *REQUEST FOR WAIVER OF SITE PLAN REVIEW/DELEGATION TO STAFF*:
Reconstruction/Enlargement of a Barn at 4 Tolland Road, Mark Piechowicz

 - b. *Discussion*: Planning & Zoning Decisions in Eastern Highlands Health District, Jordana Frost,
EHHD Project Coordinator (8:00pm)

 - c. Other
7. Plan Of Conservation & Development Discussion
8. Correspondence
9. Adjournment

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Town Clerk of Bolton

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
 7:00 PM, Wednesday, April 8, 2015
 Bolton Town Hall, 222 Bolton Center Road

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Minutes & Motions

Members Present: Carl Preuss, James Cropley, Jeffrey Scala, Chairman Eric Luntta, Arlene Fiano, Christopher Davey (alternate seated for Adam Teller), and Neal Kerr (alternate seated for Thomas Manning), Adam Teller (7:37)

Members Excused: Thomas Manning, Nancy Silverstein

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

Others Present: Glenn Chalder, Planimetrics

1. **Call to Order:** Chairman Eric Luntta called the meeting to order at 7:10 p.m.

2. **Vote on Minutes:**

February 11, 2015 – J. Scala moved to approve. N. Kerr seconded. The motion passed 7:0:1, J. Cropley abstaining.

February 25, 2015 – J. Scala moved to approve. J. Cropley seconded. The motion passed 7:0:1, N. Kerr abstaining.

March 25, 2015 – J. Cropley moved to approve. C. Preuss seconded. The motion passed 7:0:1, J. Scala abstaining.

3. **Public Comment:** No members of the public present.

4. **Discussion: Plan of Conservation and Development**

Bolton Crossroads Concept (BCC)

G. Chalder brought up the BCC and the land swap necessary for it, asking if the PZC wanted it in the POCD. He proposed two sections near the Notch to swap for DOT land, and realigning Howard Road and Vernon Road with an intersection. The PZC was in favor of exploring the BCC. A. Fiano noted that Bolton Ice Palace and Munson's are in the area, and the BCC would benefit them as well as take advantage of two of Bolton's most well-known businesses. A. Teller said it is also the best option traffic-wise. Discussion followed on framing the BCC and PZC interest in the POCD, benefits of the BCC, and supporting material such as the Route 6 Corridor study. G. Chalder suggested reviewing business distinctions and zoning to see what would be desirable with the BCC in mind.

Residential

The PZC discussed and clarified residential zoning. The PZC has never had a multifamily development proposal. A. Fiano suggested rezoning areas to guide or promote a certain pattern of residential development. The PZC distinguished between two-family, which they felt acceptable, and multi-family, which was more objectionable as well as less likely to be supported by the land. However, while generic multi-family is unwanted, the PZC is open to the possibility of senior housing on Route

6 if the land can support it. G. Chalder proposed that the PZC change some R2 zones to R1, and then apply transitional style or mixed use zoning along Route 44 to support multi-family such as senior housing. The PZC accepts two-family in R1 zones but will look to reduce it in other areas, with the exception of elderly housing.

The PZC discussed using maximum density rather than minimum lot size to regulate residential housing. A. Fiano raised the possibility of removing minimum lot size entirely, using only maximum density. G. Chalder said it can have nice results due to greater flexibility. Discussion followed on lot subdivision and land value.

R3 is primarily used by Lower Bolton Lake, where the sensitive watershed is a concern. To protect it, G. Chalder proposed rezoning any area in Bolton that drains to the Lake as R3. He suggested density limitations to prevent future development that would stress the Lake. The PZC thought the POCD should advocate for protection of the watershed. Discussion followed. Overlapping regulations may be an issue, as relevant groups include the PZC, the Wetlands Commission and Friends of Bolton Lakes. Maximum density regulations could be helpful here as well.

5. **Zoning Enforcement Officer Report:** The ZOE was unable to attend. A written report was received.
6. **Old Business:** The next regular meeting will cover the updated priority list and chicken regulations.
7. **New Business:** The next meeting will be on April 29th at 7 p.m., since the public hearing on the budget is scheduled for the 22nd.
8. **Correspondence:** A letter was received regarding the purchase of reference materials. An invitation to participate in a survey about healthy community development was also received.
9. **Adjournment:** J. Scala moved to adjourn. J. Cropley seconded. The meeting was adjourned at 9:31 p.m.

Respectfully submitted,



Sarah Benitez

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

Proposed Amendments to the Bolton Zoning Regulations
Amending Section 6A.10 regarding Keeping of Poultry

Current Regulation:

- 6A.10 Keeping of livestock or poultry for domestic purposes only. A Site Plan Review shall be required if more than three (3) head of livestock and/or more than twenty (20) head of poultry are proposed for keeping simultaneously. In addition:
- a. The lot or parcel upon which one livestock or 20 head of poultry are kept or pastured shall have a minimum area of two (2) acres;
 - b. After the first head of livestock the lot or parcel shall contain one (1) additional acre for each livestock or 20 head of poultry kept or pastured;
 - c. If any livestock or poultry are kept on the premises, an appropriate building shall be provided for the keeping of such livestock or poultry. Such building shall include an attached or adjacent enclosure, either a pit or structure, visually screened from adjacent properties, to which all cleanings shall be confined;
 - d. All areas, buildings and structures for the keeping, housing and pasturing of livestock or poultry shall be located a minimum distance of one hundred twenty-five (125) feet from any street line, forty (40) feet from any side or rear property line and, in addition, one hundred (100) feet from any existing dwelling located on an adjacent property;
 - d. Housing and keeping of animals shall be within the minimum recommended standards of the State of Connecticut Departments of Agriculture and Public Health. Animals shall be housed in permanent buildings and shall be provided with fencing and sanitation for their security and welfare. They shall be so kept as to not create a hazard or nuisance.

Proposed Amendments:

- 6A.10 Keeping of livestock or poultry, **except for chickens**, for domestic purposes only. A Site Plan Review shall be required if more than three (3) head of livestock and/or more than twenty (20) head of poultry are proposed for keeping simultaneously. In addition:
- a. The lot or parcel upon which one livestock or 20 head of poultry are kept or pastured shall have a minimum area of two (2) acres;
 - b. After the first head of livestock the lot or parcel shall contain one (1) additional acre for each livestock or 20 head of poultry kept or pastured;
 - c. If any livestock or poultry are kept on the premises, an appropriate building shall be provided for the keeping of such livestock or poultry. Such building shall include an attached or adjacent enclosure, either a pit or structure, visually screened from adjacent properties, to which all cleanings shall be confined;
 - d. All areas, buildings and structures for the keeping, housing and pasturing of livestock or poultry shall be located a minimum distance of one hundred twenty-five (125) feet from any street line, forty (40) feet from any side or rear property line and, in addition, one hundred (100) feet from any existing dwelling located on an adjacent property;

- e. **Chickens: No more than six (6) hens may be kept on any property located in residence zoning districts as a non-commercial accessory use as of right requiring a Zoning Certificate of Compliance and shall also meet the following requirements:**
 - 1) **No rooster shall be kept on the property.**
 - 2) **An appropriate building shall be required and shall include an attached or adjacent enclosure, visually screened from adjacent properties, to which all cleanings shall be confined.**
 - 3) **All areas, buildings and structures for the keeping, housing and pasturing of chickens shall be located in the rear of the property and shall meet the required yard setbacks and shall be 25 feet from any existing well.**
- df. **Housing and keeping of animals shall be within the minimum recommended standards of the State of Connecticut Departments of Agriculture and Public Health. Animals shall be housed in permanent buildings and shall be provided with fencing and sanitation for their security and welfare. They shall be so kept as to not create a hazard or nuisance.**

Carson, Patrice

From: William Anderson <canyonrun35@yahoo.com>
Sent: Thursday, December 05, 2013 6:59 PM
To: Carson, Patrice
Subject: Town of Bolton Zoning Regulations

Hi Patrice, This is a follow up to our discussion at the EDC meeting on Tuesday about gravel operations and quarrying. The Town of Bolton Zoning Regulations Section 5H Prohibited uses in any zone. "Quarrying of Stone or Rock." The following definition is from Wickapedia "A **quarry** is a place from which dimension stone, rock, construction aggregate, riprap, sand, gravel, or slate has been excavated from the ground. A quarry is distinctly different from an open-pit mine from which minerals are extracted. An example of this difference between quarrying and mining would be that limestone is quarried whereas the mineral lime is mined." Agriculture, Timber harvest, Top Soil, Sand, Gravel, and Stone/Rock are all viable and necessary economic activities in our local economy and as members of the economic development commission we should be encouraging such activities. It would be beneficial to clarify exactly what the Town's definition of Quarrying is and why exactly it is prohibited. If we follow the above definition I don't know how a town allow one material, sand and gravel, to be quarried and not rock and stone. To the best of my knowledge isn't sand and gravel really tinny rocks and stones? Was this zoning regulation, spot zoning to shut down the one quarry in town at the corner of I384 and Notch Rd? Can you help us to clarify this topic?

Thank

William H Anderson (EDC)