

**BOLTON PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**7:30 PM, December 9, 2015**  
**Bolton Town Hall, 222 Bolton Center Road**

**Minutes & Motions**

**Members Present:** Chairman Eric Luntta, James Cropley, Jeffrey Scala, Arlene Fiano, Adam Teller, Nancy Silverstein (alternate seated for Carl Preuss), Christopher Davey (alternate), Neal Kerr (alternate)

**Members Excused:** Carl Preuss

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

**Others Present:** Joel Mrosek, Stephen Penny, Tom Robbins

**1. Call to Order:** Chairman Eric Luntta called the meeting to order at 7:34 pm.

**2. Approval of Minutes:**

November 18, 2015: J. Scala moved to approve the minutes. A. Teller seconded. Motion carried 6:0:2 (J. Cropley and N. Kerr abstained due to absence at that meeting).

*J. Scala made a motion to move to item 4. A. Teller seconded. Motion carried unanimously.*

**3. PUBLIC HEARING:**

**a. APPLICATION: Zoning Regulation Amendments to eliminate 1500-foot separation distance between lots containing any type of multiple dwelling complex, Joel Mrosek**

E. Luntta opened the public hearing at 7:45pm. P. Carson read the public notice. N. Silverstein remained seated for C. Preuss for the hearing.

Applicant Joel Mrosek was represented by Attorney Stephen Penny. The application was to delete 6A14g in the zoning regulations, which stated there must be a 1500-foot separation distance between lots containing any type of multiple-dwelling complex. S. Penny said the regulation first appeared in the current codification in 1990. He found no reason for its introduction, but speculated it was to prevent such buildings from abutting against single family residential lots. They sought the removal of the restriction for the reasons that it served no readily identifiable purpose, and it prevented the synergy of village-style development, which would support commercial uses that have been considered for the Residential Mixed-Use Zone.

PZC and Staff Comments / Questions:

P. Carson said she has never seen separation distances mandated for lots like this, only for fire or emergency codes. The PZC discussed the regulation and generally found it to be outdated and of little use.

Public Comments/Questions: None.

P. Carson notified the PZC of correspondence received regarding the application. CRCOG received the referral of the proposed amendment on 11/24 and the staff of the Regional Planning Commission found no conflicts with regional regulations or neighboring towns. Notice of the proposed amendment was sent to neighboring towns on 11/23. No receipts in response.

A. Teller moved to close the public hearing, seconded by J. Scala. Motion carried unanimously.

**4. Residents' Forum (Public Comment for items NOT on the agenda):** No comments.

*J. Scala made a motion to move to item 5b. J. Cropley seconded. Motion carried unanimously.*

**5. Old Business:**

**a. DISCUSSION/POSSIBLE DECISION: Application for Zoning Regulation Amendments to eliminate 1500-foot separation distance between lots containing any type of multiple dwelling complex, Joel Mrosek:**

E. Luntta asked if there was any further discussion regarding the application. There was none.

A. Teller moved that the PZC grant the application of Joel Mrosek to strike the first paragraph of 6A14g, leaving the second paragraph in place; for the reason that the PZC believes the amendment to be consistent with the POCD, consistent with zoning currently provided for development, and that the existing regulation did not appear to have any current utility; the new regulation to become effective December 15, 2015.

J. Cropley seconded. Motion carried unanimously.

**b. DISCUSSION/POSSIBLE DECISION: FY 2016/17 Budget:**

The PZC reviewed the budget. A. Teller moved to approve the budget as shown on the spreadsheet prepared by staff. J. Cropley seconded. Motion carried unanimously.

*The PZC returned to the regular agenda with the Public Hearing at 7:45pm.*

**6. New Business:****a. APPOINTMENT OF PLANNING & ZONING COMMISSION ALTERNATE:**

The Republican Party had nominated Tom Robbins as a candidate for the seat. T. Robbins introduced himself and gave a short bio. He had lived in town for a total of 60 years (the last 12 years continuously) and had some kids in school. He said he was asked to step up and figured he was at a time in life where he should step up.

As a point of order, A. Teller asked for correspondence or notice of candidacies to be circulated among the PZC members so they can be aware of the candidates in advance.

J. Copley nominated Tom Robbins to fill the vacancy of Neal Kerr, for a term ending 11/20/17. J. Scala seconded. Motion carried 7:0:1, A. Teller abstaining for the reason noted above.

**7. Correspondence:**

P. Carson notified the PZC of a Freedom of Information Act workshop to be held at 6:30 PM, January 25, 2015, at the Town Hall. Jim Rupert, ZEO, followed up on a question by J. Scala as to how a building can be built on gravel instead of concrete. He said codes have changed so that up to 600 feet can be built without frost protection. He is currently working on enforcement regarding signs, particularly the package store at the Notch, which has been using flashing lights. A notification of a zoning map change was received from Manchester.

**8. Adjournment:** E. Luntta moved to adjourn. J. Copley seconded. Meeting adjourned at 8:15pm.

Respectfully submitted,

*Sarah Benitez*

Sarah Benitez

PLEASE SEE MINUTES OF SUBSEQUENT MEETINGS FOR APPROVAL OF THESE MINUTES AND ANY CORRECTIONS HERETO.