

**BOLTON PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**7:30 PM, January 13, 2016**  
**Bolton Town Hall, 222 Bolton Center Road**

**Minutes & Motions**

**Members Present:** Chairman Eric Luntta, Carl Preuss, James Copley, Neal Kerr, Jeffrey Scala, Arlene Fiano, Adam Teller, Christopher Davey (alternate), Thomas Robbins (alternate)

**Members Excused:** Nancy Silverstein (alternate)

**Staff Present:** Patrice Carson, AICP, Director of Community Development, Jim Rupert, Zoning Enforcement Officer, and Sarah Benitez, Recording Secretary

- 1. Call to Order:** Chairman Eric Luntta called the meeting to order at 7:30 pm.
- 2. Approval of Minutes:**  
December 9, 2015: J. Copley moved to approve the minutes. A. Teller seconded. Motion carried 6:0:1 (C. Preuss abstained due to absence at that meeting).
- 3. Residents' Forum (Public Comment for items NOT on the agenda):** No residents present.
- 4. Report of the Zoning Enforcement Officer:** ZEO Jim Rupert updated the PZC on enforcement activity. There has been progress in bringing the package stores into compliance and flashing lights are no longer in use.
- 5. Old Business:**
  - a. REVIEW/DISCUSSION: 2015 – 2016 Priorities List:**  
The PZC reviewed and updated the draft list with an added category "O" ("Ongoing"). A. Teller moved to approve the 2015 – 2016 Priorities List as amended. J. Scala seconded. Vote 7:0:0.
- 6. New Business:**
  - a. DISCUSSION: Establish a Plan (of Conservation & Development) Implementation Committee**  
The PZC discussed formation of the Committee. If a Committee were to be established it would have to be done by the Board of Selectmen. Patrice was asked to bring up the possibility of using 2+2+2 meetings for that purpose to First Selectman Robert Morra. Patrice was also asked to create a list from the tables of the leaders to see which leader has the most work which might help prioritize how the Implementation Committee is established. With regard to other items in the POCD, Patrice was asked to see if the PZC could have copies of a report on Bolton Lake done by George Knocklein. She was also asked to begin to compile a list of appraisers that the Commission would use for Fee-In-Lieu of Open Space purposes.

**b. 2016 Annual Appointment to CRCOG Regional Planning Commission:**

A. Fiano moved to appoint C. Davey to the CRCOG Regional Planning Commission. J. Cropley seconded. Motion carried unanimously 7:0:0.

**7. Correspondence:** Patrice reminded the Commissioners about the FOI Workshop at Town Hall on Monday, January 25, 2016 beginning at 6:30pm.

**8. Adjournment:** E. Luntta moved to adjourn. J. Scala seconded. Meeting adjourned at 8:51 pm.

Respectfully submitted,

*Sarah Benitez*

Sarah Benitez

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