

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

**Minutes & Motions**

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

**Members Excused:** Jeffrey Scala, Carl Preuss.

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

**Others Present:** Matthew and Cindy Soucy, Larry Pesce, Natalia Miner, Tim Sadler, George Koutouzis

1. **Call to Order:** Chairman Eric Luntta called the meeting to order at 7:33 p.m. Christopher Davey was seated for Jeffrey Scala. Thomas Robbins was seated for Carl Preuss.
2. **Approval of Minutes:**  
**May 11, 2016** – J. Cropley moved to approve with amendments as follows: C. Davey noted to be an alternate member, Thomas Robbins noted as absent, and Administrative Officer Joyce Stille noted as present. In #2, the vote to approve the March 23, 2016 minutes was 7:0:0, not 9:0:0, and “Carl Pruess” should read “Carl Preuss.” C. Davey seconded. Vote 6:0:1, N. Kerr abstaining due to absence at that meeting.
3. **Residents’ Forum (Public Comment for items *NOT* on the agenda):** None.
4. **Report of the Zoning Enforcement Officer:** J. Rupert said there have been some new minor things like decks and pools. Some fill from construction on Enrico Road is in the town right of way and has to be removed. A beauty salon was approved for Fiano’s plaza. Villa Louisa was issued a violation for dumping water in the main road. Work continues to bring businesses into signage compliance.
5. **Old Business:** None.
6. **New Business:**
  - a. **APPLICATION: Site Plan Review for Home Occupation, Craft Beer Brewing, 5 Steele Crossing Road, Matthew F. Soucy**  
Matthew F. Soucy reviewed his application to brew craft beer for sale in his garage and basement. He currently brews around 15 gallons a month and accepts donations. In order to meet demand, he would exceed the amount of home-brewing (unlicensed) allowed by CT law (20 gallons). He has investors willing to back him in a dedicated facility outside the home once

he proves the business is manageable at current demand. There is ample parking on his property. PZC asked and determined the following: There is only one brewing unit. Supplies are delivered by UPS about once every three weeks. There will be no Facebook page or advertising other than word of mouth. A. Teller moved to approve Matthew Soucy's application under Section 6A.8 subject to the following conditions: 1) the operation shall comply with DEEP requirements and Department of Consumer Protection requirements; 2) hours of operation for customer sale shall be limited to 9 a.m. to 5 p.m.; and 3) the intensity of the operation shall be limited to a single brewing unit. J. Cropley seconded. Vote 6:1:0, E. Luntta against.

**b. APPLICATION: Zone Change from RMUZ to R-2, 889 Boston Turnpike, Joel Mrosek & Wendy Mrosek Broadbent**

E. Luntta moved to set a Public Hearing date of August 17, 2016, at 7:45pm at the Town Hall, 222 Bolton Center Road, Bolton. A. Teller seconded. Vote 7:0:0.

**c. APPLICATION: Modification of Site Plan Approval, Outside Patio Dining, 275 Boston Turnpike (Georgina's Restaurant), George Koutouzis**

George Koutouzis presented his plans for outdoor dining at Georgina's Restaurant, using a patio already in place. There will be no additional litter or waste, no outside bar or food prep. It will be limited to seat 28. A. T. moved to approve the application filed by George Koutouzis for Georgina's Restaurant with no conditions. J. Cropley seconded. Vote 7:0:0.

**d. ReSUBDIVISION APPLICATION: Pond's Edge, 3-Lots, 60 Loomis Road, Lawrence Pesce**

Tim Sadler, 932 N. River Road, Coventry, presented background on the resubdivision application. The lots were wedding gifts from Larry Pesce to T. Sadler and Bobby Miner, who grew up working on the farm and were like sons to him. With the passing of B. Miner, Natalia would be the owner of that lot. L. Pesce requested that the land transfer be treated as family transfer rather than commercial. The PZC and Larry discussed considerations of dry hydrants, the current and a future easement, and open space vs. fee requirements. They agreed to do more research and P. Carson and J. Rupert will work with L. Pesce to get the easements drafted. A. Teller moved to set a Public Hearing date for August 17, 2016, at 7:30pm, Town Hall, 222 Bolton Center Road, Bolton. J. Cropley seconded. Vote 7:0:0.

**7. DISCUSSION: Plan of Conservation & Development Implementation:** P. Carson said Inland Wetlands reviewed their relevant items and offered to meet with the PZC to discuss.

**8. Correspondence:** None.

**9. Adjournment:** E. Luntta moved to adjourn. J. Cropley seconded. Meeting adjourned 9:33 p.m.

Respectfully submitted,

Sarah Benitez

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