

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

MINUTES & MOTIONS

Members Present: Chairman Eric Luntta, Vice-Chair Jeffrey Scala, Carl Preuss, Thomas Manning (listening by telephone), James Cropley, Adam Teller, Arlene Fiano, Neal Kerr (Alternate), and Christopher Davey (Alternate), Nancy Silverstein (Alternate)

Staff Present: Patrice Carson, AICP, Director of Community Development, Zoning Enforcement Officer James Rupert, and Linda H. McDonald, Recording Secretary

Others Present: Mark Piechowicz, Jordan Frost, Holly MacDonald, Leona Crosskey, and Ron Vernier

1. Call to Order: Chairman E. Luntta called the meeting to order at 7:32 p.m.

E. Luntta MOVED to move item 6a after item 3 on the agenda and renumber the remaining agenda items accordingly. J. Scala SECONDED. MOTION CARRIED 7:0:0.

N. Silverstein Kerr was seated for T. Manning.

2. Approval of Minutes:

The regular meeting minutes of April 8, 2015 were amended as follows: Item 4 Discussion: Residential "The PZC has never had a multifamily development ~~proposal~~ **application**. 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."

A. Teller MOVED to APPROVE the regular meeting minutes of April 8, 2015 as amended. A. Fiano SECONDED. MOTION CARRIED 6:0:1 with N. Silverstein abstaining.

A. Teller MOVED to APPROVE the special meeting minutes of April 29, 2015 as written. E. Luntta SECONDED. MOTION CARRIED 4:0:3 with C. Preuss, J. Cropley, and A. Fiano abstaining.

3. Resident's Forum (Public Comment for items not on the agenda):

Holly MacDonald of 52 Linwood Drive described ongoing blight conditions in the neighborhood. She said the towns of Columbia and Coventry have blight ordinances. She spoke with Sanitarian Holly Hood regarding the health issues, the Board of Selectmen, and Jim Rupert and asked the Commissioners to consider driving through the neighborhood to observe the conditions. A. Teller said, according to the Town Charter, twenty people can petition the Board of Selectmen to call a town meeting to vote on a blight ordinance.

Leona Crosskey of 4 Linwood Drive has concern with the long process involved the foreclosure of some of the homes in the area. Some of the homes are not hooked up to the sewer system, which adds costs to the foreclosure selling prices.

Ron Vernier of 50 Linwood Drive said he shares the concerns of the previous speakers and thinks small improvements (roads and drainage) can be made by the town to help improve the character of the neighborhood and make the area more inviting.

4. New Business:

a. Request for Waiver of Site Plan Review/Delegation to Staff: Reconstruction/Enlargement of a barn at 4 Tolland Road, Mark Piechowicz:

Chair E. Luntta recused himself from this discussion and N. Kerr was seated for this discussion item. Vice-Chair J. Scala took over chairing this discussion.

M. Piechowicz explained that he would like to reconstruct a barn that was taken down on his property. Another property he owns in Manchester will be used to house dumpsters and dirty equipment for his business and stated he will not leave anything outside and will keep the outside clean. P. Carson said the applicant has pulled zoning and building permits. The property is in the Design Guideline Review Area. M. Piechowicz said his plan is to have the barn match the shed built for odor control on the property. He intends to put lanterns and a hanging light on the building.

M. Piechowicz continued that the barn would be a little closer to the road, but still 70 feet from the road to stay out of the 100 foot wetlands buffer. He has been impacted on the site by the placement of a sewer facility there.

A. Teller said he doesn't think the replacement of a barn with a slightly larger barn in approximately the same place violates the spirit of the rules for minor changes to a site plan.

A. Teller proposed a resolution to the Commission that the request by Mr. Piechowicz for 4 Tolland Road, Bolton to consider the replacement of what was an existing barn shown on the site plan dated 12.9.2008 submitted by Glenn LeBrun in connection with a special permit and site plan approval with a new building as shown on drawings shown to the Commission dated 4.8.15 for Maya LLC, 4 Tolland Road, Bolton as not a major change to the site plan and considered a minor change under paragraph 16.a.4.j of the Zoning Regulations to be handled by the staff within their discretion. J. Cropley SECONDED. MOTION CARRIED 7:0:0.

P. Carson explained she doesn't find a real approval process for the design guidelines and said it is like the Commission just needs to see it. From the staff perspective, P. Carson said because of what Mr. Piechowicz was showing it is very much in tune with the design guidelines.

The Commission looked at the elevation drawings.

With reference to the application for a zoning permit by Mr. Piechowicz for 4 Tolland Road for the reconstruction and enlargement of the barn, A. Teller proposed a resolution that it is the sense of the Commission that the proposed building as shown in the elevations dated 4.8.15 and the color photographs submitted as part of the application are in spirit within the design

guidelines of the Commission and that the task of making certain that the details of the building actually constructed comply within the architectural and design guidelines be delegated to the staff. J. Cropley SECONDED. MOTION CARRIED 7:0:0.

E. Luntta was re-seated for N. Kerr.

A. Teller conveyed to M. Piechowicz that the Commission appreciates him coming in.

5. Report of the Zoning Enforcement Officer: J. Rupert reported he is working complaints of hoarding of scrap metal in town and another regarding goats in the proximity of Town Hall. The restaurant at 180 West Street is nearly complete. There is an application pending for the Bakerfeld subdivision. Discussion followed on enforcement action on illegal signage around town.

6. Old Business:

- a. Discussion: Regulations for the Keeping of Poultry:

The Commission reviewed the current draft of the proposed amendments, including discussion of the proposed amendment of not allowing the keeping of roosters. E. Luntta referred to a newspaper article on the Town of Glastonbury which has passed poultry regulations and addressed the keeping of chickens in densely populated residential areas by increasing the front and side setbacks.

Discussion followed on potential problems having chickens near bodies of water and having clear-cut regulations that can be enforced. Additional changes were made to the draft proposal. The suggestion was to separate the regulations for livestock and poultry (including more than 6 chickens) and the regulations for 6 or less chickens.

P. Carson will prepare a new draft with the suggested changes for future review.

- b. Discussion: Other Zoning Regulation Questions/Discrepancies: P. Carson described minor language discrepancies in the zoning regulations for lot coverage and quarries. Referring to an email to P. Carson from William Anderson, discussion followed on the regulation allowing the quarrying (excavating) of sand and gravel but not quarrying of stone and rock. E. Luntta asked P. Carson contact Mr. Anderson to read the legal case of Bolton Planning Commission vs the Bolton Zoning Commission (Talbot legal case) to gain a better understanding of how the regulation originated.

- c. Other: No other old business.

4. New Business (continued):

- b. Discussion: Planning and Zoning decisions in Eastern Highlands Health District (EHHD) by Jordana Frost, EHHD Project Coordinator:

J. Frost, representing the EHHD Community Health Action Response Team (CHART) interviewed the Commission to gather their experiences, perspectives, expectations, and needs to help CHART better understand the realities of local decision-makers.

c. Other: No other new business.

7. Plan of Conservation and Development Discussion (POCD): P. Carson reported the town is advertising for the public hearing which will take place in two weeks at the Notch Road Community Center.
8. Correspondence: No Correspondence.
9. Adjournment: J. Scala MOVED to ADJOURN the meeting at 9:55 p.m. J. Copley SECONDED. MOTION CARRIED 7:0:0.

Respectfully submitted by Linda H. McDonald

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