

**BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:30 PM, WEDNESDAY, AUGUST 13, 2014
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD**

MINUTES & MOTIONS

Members Present: Chairman Eric Luntta, James Cropley, Thomas Manning, Adam Teller, Carl Preuss, Arlene Fiano, Neal Kerr (Alternate), Nancy Silverstein (Alternate)

Members Excused: Vice-Chair Jeffrey Scala, Christopher Davey (Alternate)

Staff Present: Patrice Carson, AICP, Director of Community Development and Linda H. McDonald, Recording Secretary

Others Present: First Selectman Robert Morra, Fire Marshal Ray Walker Jr, Milton Hathaway and one other person.

1. Call to Order: Chairman E. Luntta called the meeting to order at 7:35 p.m.

N. Silverstein was seated for J. Scala.

2. Approval of Minutes: July 9, 2014 regular meeting minutes:

J. Cropley MOVED to APPROVE the regular meeting minutes of July 9, 2014 as written. T. Manning SECONDED. MOTION CARRIED 7:0:0.

3. *Residents' Forum (Public Comment for items not on the agenda): First Selectman R. Morra, on behalf of the Board of Selectmen (BOS), read a letter to the PZC dated August 13, 2014 into the record concerning a recommendation to the PZC regarding the Fire Protection Regulations.*

A. Teller suggested that R. Morra and members of the BOS attend the public hearing on the fire protection regulations and provide cost estimates for 15,000 gallon cistern installation for the public hearing record.

Fire Marshal Ray Walker of 45 Country Club Road, speaking as a resident, asked the Board to look at any regulations that relate to the general health, safety, and welfare of the community and that purely the economic issue and cost not be the deciding factor. He said the concern would be that the next regulation could be on landscaping, or trees, or roads or whatever other issues and the overall charge on health, safety, and welfare is where he would like to see the basis of decisions made as the Board plans for the future of the community and not solely on economic criteria.

4. Old Business

a. Review/Discussion: Summary Report of Fire Protection Regulations Advisory Committee:

P. Carson reviewed the two versions of the suggestions for the proposed amendments to commercial that the Board had requested for this meeting.

Discussion followed on whether sprinkler systems should be considered as an option in the commercial regulations in Section 3C3. Reporting as staff, Fire Marshal R. Walker said if the Board were to exclude NFPA 13 system design standard compliance, (a sprinkler systems as a fire suppression system), the clause would not exist to allow alternate fire suppression systems to be considered as options by developers.

R. Walker said the developer could submit a statement that the building will be compliant with NFPA 13 (Designed Water Spray Systems) as currently adopted by the State of Connecticut and put a note on the site plan to that effect. Discussion followed.

T. Manning offered the following proposed language for addition to the amendment suggestions:

“3C3(e). Indicate on the site plan application that any building or addition will be fully protected per NFPA 13 as adopted by the State of Connecticut.”

After discussion, consensus of the Board was to use this language.

R. Walker said the Board can look at NFPA 13 at no charge on the website nfpa.org.

Discussion followed on proposed language in section 3C3(d) regarding “a UL listed or FM placarded fire alarm system”. Language suggested as an alternate was “a NFPA 72 approved system”. Consensus of the Commission was to bracket [a UL listed or FM placarded fire alarm system] and [a NFPA 72 approved fire alarm system] as possible choices of language for this section of the regulation.

As ex-officio member of the PZC, R. Morra said having a standard monitored alarm system in some situations will dramatically improve the ability to save lives and properties over having a cistern. Discussion followed.

Discussion followed on the proposed language in section 3C5, distance from the cistern location. Consensus of the Commission was to bracket [1,000] and [1,500] feet of distance from the cistern location as possible choices of language for this section of the regulation.

Discussion followed on bond provisions in the zoning regulations for cisterns.

E. Luntta said the Board will be very open-minded at the public hearing regarding these proposed regulations. P. Carson will make the suggested changes to the proposed commercial regulations. She will draft separate residential regulations for Board review at the next meeting. Consensus of the Board is to schedule a special meeting for Wednesday, August 27, 2014 for discussion of the fire protection regulations.

b. Re-Subdivision Application: Bakerfeld Subdivision, 4 lots, 160 Hebron Road, EOJ Properties:

P. Carson reported that this is a complete application and staff is familiar with the property. A wetlands report will be submitted to the PZC.

E. Luntta MOVED to receive the application of EOJ Properties LLC for a four lot re-subdivision at 160 Hebron Road, Bolton, CT and set the public hearing date for Wednesday, September 10, 2014 at 7:45 p.m. at the Bolton Town Hall, 222 Bolton Center Road, Bolton, CT. T. Manning SECONDED. MOTION CARRIED 7:0:0.

c. Other

5. New Business

a. Other:

A. Teller MOVED to add "Discussion of possible E&S bond release for the approved two lot re-subdivision located at Assessor's Map 19, Block 6, Lot 18 (Rothman Re-subdivision, Luck's Way, Bolton, CT) to the agenda under New Business: J. Cropley SECONDED. MOTION CARRIED 7:0:0.

The Board requested a written report from the Building Official that the site is stable and the work is complete before approving release of the E&S bond.

E. Luntta MOVED to add "Discussion of interpretation of the sign regulations" to the agenda under New Business. N. Silverstein SECONDED. MOTION CARRIED 7:0:0.

P. Carson said she needs clarification on "building front" signage requirement in sections 18e and 18f of the zoning regulations for proposed wall signage for England Lumber. Discussion followed on the interpretation of the regulations as to what is "building front".

6. Plan of Conservation and Development: P. Carson reported that the telephone survey is half complete. The RPF is almost complete.

7. Correspondence: P. Carson reported the Route 6 Corridor Committee comprised of herself and Town Planners Eric Trott and Paula Stahl to write standardized zoning regulations for the four towns along the Route 6 Corridor has met a few times.

E. Luntta announced that former PZC Commissioner Loren Otter passed away a few days ago. He was on the Commission for over twenty years and was very civic-minded and involved with the Lions Club. E. Luntta proposed that the Commission send a card to Loren's wife. P. Carson will send a card on behalf of the Commission.

8. Adjournment: J. Cropley MOVED to ADJOURN the meeting at 9:55 p.m. T. Manning 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.