

**BOLTON PLANNING & ZONING COMMISSION  
SPECIAL MEETING  
7:30 PM, WEDNESDAY, SEPTEMBER 24, 2014  
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD**

**MINUTES & MOTIONS**

**Members Present:** Chairman Eric Luntta, Vice-Chair Jeffrey Scala, James Cropley (arrived 7:37 p.m.), Thomas Manning, Adam Teller, Carl Preuss, Arlene Fiano, Nancy Silverstein (Alternate), Neal Kerr (Alternate)

**Members Excused:** Christopher Davey (Alternate)

**Staff Present:** Linda H. McDonald, Recording Secretary

**Others Present:** Barry Ellison Jr., P. E.

1. Call to Order: Chair E. Luntta called the meeting to order at 7:30 p.m.

N. Silverstein was seated for J. Cropley.

E. Luntta stated for the record that he listened to the tape from the September 10<sup>th</sup> meeting.

The regular meeting was suspended at 7:30 p.m.

2. Continuation of Public Hearing for Re-subdivision application for Bakerfeld Subdivision, 4 lots, 160 Hebron Road, EOJ Properties LLC:

The Commission continued this public hearing from September 10, 2014 in order to receive a report from the Wetlands Commission and approval from either the Bolton Board of Selectmen or the Bolton Land Trust regarding either entity's willingness to hold an easement on the Bakerfeld Re-subdivision property.

Barry Ellison Jr. P.E. with Alliance Engineering, representing EOJ Properties LLC, said the applicant got conditional approval from the Wetlands Commission on September 23, 2014, the condition being to attempt to get the Town of Bolton to accept the conservation easement. He read into the public hearing record the following email he received from Administrative Officer Joyce Stille: "When request was initially made, the request for the town to accept, it was already after the Selectmen's meeting. We will not be able to meet until after the PZC. It is on a sub-committee agenda for September 26."

B. Ellison said, at this time, there is no resolution regarding the conservation easement. The Board encouraged B. Ellison to contact the Bolton Land Trust directly to see if they would be interested in holding the conservation easement.

Some members of the Commission said, for the record, that they are members of the Bolton Land Trust.

A. Teller MOVED to CONTINUE the public hearing for the re-subdivision application for the Bakerfeld Subdivision, 4 lots, 160 Hebron Road, EOJ Properties LLC to Wednesday, October 15, 2014 at 7:45 p.m. at the Bolton Town Hall, 222 Bolton Center Road, Bolton, CT. E. Luntta SECONDED. MOTION CARRIED 7:0:0.

The regular meeting resumed at 7:40 p.m.

3. Old Business
  - a. Review/Discussion: Re-subdivision application for Bakerfeld Subdivision, 4 lots, 160 Hebron Road, EOJ Properties LLC: J. Scala MOVED to TABLE discussion on this item. T. Manning SECONDED. MOTION CARRIED 7:0:0.
  - b. Review/Discussion: Summary Report of Fire Protection Regulations Advisory Committee: The Board reviewed the corrected draft with comments from the 140910 PZC meeting. Discussion followed on how this draft will be presented to the public at the public hearing on October 8, 2014.
4. Correspondence: No correspondence.
5. Adjournment: J. Scala MOVED to ADJOURN the meeting at 7:45 p.m. J. Cropley 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.