

MINUTES
BOLTON PLANNING & ZONING COMMISSION
PUBLIC HEARING
7:45 PM, WEDNESDAY, AUGUST 15, 2012
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

Members Present: Eric Luntta, Jim Cropley, Arlene Fiano, Tom Manning,
Jeffrey Scala, Carl Preuss (Alternate)

Members Absent: Loren Otter, Adam Teller, David Treadwell (Alternate)

Others Present: John D. Pagini, AICP, Director of Community Development; Karen Mills, Recording Secretary; Bob Morra, First Selectman/Appraiser; Milton Hathaway; Peter Henry, Holmes & Henry Assoc.; Dick Halloran; Barbara Gay Halloran; Jim Aldrich; Firefighter Dale Bond; Fire Chief Jim Preuss; and Fire Marshall Ray Walker

Chairman Eric Luntta called the Public Hearing to order at 7:51 p.m. Carl Preuss was appointed for Loren Otter.

Mr. Luntta read the Legal Notice for the Public Hearing:

Notice of Public Hearing
Bolton Planning & Zoning Commission

The Bolton Planning and Zoning Commission will hold a Public Hearing on the following application on August 15, 2012, at 7:45 PM, Town Hall, 222 Bolton Center Road:

Application of Barbara Gay Halloran for a one lot resubdivision at 21 Webster Lane in Bolton and Andover (Assessor's Map # 24, Lot 69)

All interested parties may attend and testify or may submit written testimony. The full application may be viewed in the Bolton Land Use Office, Town Hall.

Dated at Bolton, CT, this 26th day of June, 2012.

Peter Henry of Holmes & Henry Associates introduced himself and said that accompanying him are the applicants, Barbara Gay Halloran and Dick Halloran, as well as their appraiser, Bob Morra. Mr. Henry handed the Commission correspondence including the certified mail receipts from abutters as well as the proof of the Public Hearing sign being posted. The site is

on the corner of Webster and Castle Rock Lane. Mr. Henry presented the proposal, wherein the applicants want to split the parcel into approx half, with one half just under an acre, and the other just over 1 acre. Mr. Henry presented a map and spoke about various issues such as soil tests, septic approval, etc. Mr. Luntta asked a few questions about the site, and discussion followed. Mr. John Pagini said that this is a fairly simple one lot redivision, except for the fee in lieu of open space issue. He spoke at length about the progress with the Open Space Committee concerning this. The Open Space Committee has tabled the issue, and Mr. Pagini will recommend that this Public Hearing be continued until we receive a recommendation from the Committee. The pivotal issue is whether the appraisal should be based on the entire 2-acre property, or simply on the proposed new lot. Mr. Pagini said that he has asked for and has received a great deal of input on this issue from the CT Professional Planners list-serve. (Thomas Manning arrived at 8:00 p.m.) More discussion ensued about fee in lieu of open space. Bob Morra addressed the hearing as an appraiser to explain valuing the land before and after subdivision and improvements. He asked that the Commission not charge the applicants a high fee in lieu. Mr. Luntta addressed the request and explained how the Commission came up with the up-to-10% fee. Mr. Luntta asked if any member of the public would like to speak. Nobody spoke. There was still confusion about how the fee gets split per lot and more discussion ensued. Mr. Henry also made a plea to the Commission to make the fee smaller than 10% in this situation with two small lots. Mr. Henry then submitted a letter from Kenneth and Carol Lee of 24 Webster Lane in support of the subdivision. Mr. Pagini then read his list of the 23 exhibits concerning this subdivision (attached as Appendix B). Mr. Morra asked if it would expedite things to have another appraisal performed now based on the value of the entire parcel, before a recommendation of the Open Space committee. The Commission said that it would probably be a good idea. (Jeffrey Scala arrived at 8:30 p.m.). The next Open Space meeting is September 13, and the PZC's next Regular Meeting is September 19. Carl Preuss made a motion to continue the Public Hearing on the Application of Barbara Gay Halloran for a one lot resubdivision at 21 Webster Lane at the September 19, 2012 Regular Meeting at 222 Bolton Center Road, Bolton CT at 7:45 p.m. The motion was seconded by Jim Cropley and was approved unanimously (6-0).

Respectfully Submitted:

A handwritten signature in cursive script that reads "Karen Mills". The signature is written in black ink and is positioned above the typed name and title.

Karen Mills
Planning & Zoning Board Clerk

Appendix "B"
Exhibits
Halleran Resubdivision

1. Resubdivision application dated June 15, 2012 with checklist, abutter's list, E&S estimate
2. June 14, 2012 cover letter from Peter Henry and Andrew Buswell to John Pagini.
3. March 28, 2012 letter from John Ianni to Peter Henry re: Wetlands Soils
4. June 4, 2012 application for Plan Review and B-100A application to Eastern Highlands Health District
5. June 12, 2012 letter from Peter Henry to the Andover Planning & Zoning Commission
6. June 14, 2012 Resubdivision Application to the Andover Planning & Zoning Commission
7. April 30, 2012 Appraisal of Real Property by Scott Dolphin, Morra Associates
8. June 26, 2012 Wetlands Permit 2012-8, Bolton Island Wetlands Commission
9. June 20, 2012 Letter (Plan Approval Memo) to Richard Halloran from Holly Hood, Eastern Highlands Health District
10. June 20, 2012 Subdivision Referral Form to Capital Region Council of Governments (CRCOG) with application form, maps, and certified receipts.
11. June 26, 2012 memo from John Pagini to Gwen Maurina, Open Space Committee re: referral of Subdivision
12. June 26, 2012 letter from John Pagini to Barbara Gay Halloran re: receipt of application, scheduling of hearing
13. June 26, 2012 certified letters from John Pagini to the Andover and Hahvon Town Clerks
14. July 26, 2012 report on Subdivision Referral S-2012-5 from Lynn Pike DeSanto, AICP, CRCOG
15. August 3, 2012 memos to and from Nicole Lintemper, Acting Town Assessor
16. August 3, 2012 memo from John Pagini to Open Space Committee
17. August 6, 2012 staff report by John D. Pagini, AICP, with attachments
18. August 15, 2012 series of e-mail messages from CT Professional Planners list serve re: appraisal of lot with improvements for fee in lieu purposes
19. 7 comparables maps assembled by John Pagini
20. Certified letter receipts from abutters
21. Proof of signage for Public Hearing Notices
22. Letter from Ken & Carol Lee
23. Color-rendered map drafted 5/18/12; revised 6/14/12.