

**MINUTES**  
**BOLTON PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**7:30 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 Regular Meeting to order at 7:37 p.m. Carl Preuss was appointed for Loren Otter.

1. Approval of Minutes:
  - a. July 18, 2012 Regular Meeting Minutes. Arlene Fiano stated that she would have to abstain and a quorum at this time wouldn't be possible. Jim Cropley moved to table the Approval of the July 18, 2012 Regular Meeting Minutes. The motion was seconded by Carl Preuss and passed unanimously (4-0).
2. Residents' Forum (Public Comment)  
None.
3. Report of the Zoning Enforcement Officer  
Jim Rupert read the report that he had supplied to the Commission. He brought the Commission members up to date on the issues at the following properties: the American Arborists site, 1239 Boston Turnpike, 92 Tolland Road, 365 West Street, 2 School Road, 61 Vernon Road, and 18 Brandy Street. A short discussion followed about the sewer project and their poor compliance with E&S regulations.

A motion was made by Carl Preuss to suspend the Regular Meeting at 7:51 p.m. It was seconded by Arlene Fiano and passed unanimously (4-0).

(Tom Manning arrived at 8:00 p.m.; and Jeffrey Scala arrived at 8:30 p.m. during the Public Hearing.)

The regular meeting was reconvened at 8:32 p.m.

4. Old Business

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

A motion to table the Application of Barbara Gay Halloran for a one lot resubdivision at 21 Webster Lane was made by Jeff Scala. The motion was seconded by Jim Cropley and passed unanimously (6-0).

5. New Business

- a. Presentation by Jim Aldrich concerning Water Supply for Fire Protection  
Jim Aldrich, Bolton citizen, made a lengthy presentation about water supply needs for the Fire Department in Bolton. He advocated the removal of the cistern ordinance on the basis that it is very expensive but he does not want this to happen without other plans being in place. He said that he has made his recommendations for alternative ideas to the Fire Department. The premise of Mr. Aldrich's presentation was that different uses and types of building construction have very different water supply requirements, and our regulations require water containment capacity that is uniform regardless of the use.

The Commission thanked Mr. Aldrich for his presentation. Mr. Cropley asked how much water a tanker holds. Bolton Fire Chief Jim Price said that local fire trucks hold approximately 3,000 gallons. Arlene Fiano asked Mr. Aldrich what got him interested in this issue, and he said it was related to a building expansion project which would have made his client comply with building a firewall, a cistern, pay sewer connection fees, etc. which was so cost-prohibitive that Mr. Aldrich suggested that his client leave his building alone and go buy something else, which is what he did.

Milton Hathaway, 40 Quarry Road said he came because he was interested in the presentation. He is concerned that people are avoiding building due to having to build these tanks, and the town is missing out on increased tax revenue due to people backing off of their projects. Mr. Hathaway agrees with Mr. Aldrich that there are more possibilities for solutions that should be considered. Arlene Fiano said that he hopes Mr. Aldrich will continue to work on this along with the Fire Department. She mentioned that the Fire Department had come before the Commission and asked for the cisterns in order to possibly save lives. She feels that the Commission could not deny the Fire Dept. that possibility. She would like to see some alternatives as well because she hates to see these burdens put on

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people to the extent that they don't proceed with their building plans, but at the same time she is not willing to change anything that might compromise lives. Ray Walker, Fire Marshall, said that the Fire Department is more than happy to work on this during PZC workshops and get community input on this issue. Mr. Luntta asked about the fire protection in the new high school. Mr. Walker talked about the fire sprinkler systems and cisterns. Carl Preuss thanked Jim for the time and effort that he put in, but he does not agree with him. He thinks the amount of water needed is the main problem. He said the 30,000 gallons is simply part of the safety net. More discussion ensued about the town's history concerning water supply/fire issues. Mr. Luntta said that the Commission will definitely look into this issue and will be looking to the Fire Department for input.

- b. Application of the Bolton Planning and Zoning Commission in connection with amendments to Section 16 A of the Bolton Zoning Regulations concerning Financial Guarantees for Public Improvements Associated with site plans, as authorized by Public Act 12-182
  - i. Setting of Public Hearing

Mr. Pagini spoke about the amendments. He has drafted some regulations and has run them by the Town Attorney. He asked if the Commission wants to review these more before setting a Public Hearing or if it wants to just set a Public Hearing at this point. Carl Preuss made a motion to set a Public Hearing on the Application of the Bolton Planning and Zoning Commission in connection with amendments to Section 16 A of the Bolton Zoning Regulations concerning Financial Guarantees for public Improvements Associated with site plans, as authorized by Public Act 12-182 for September 19, 2012 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).
  
- c. Application of the Bolton Planning and Zoning Commission in connection with amendments to Sections 14 and 15 of the Bolton Subdivision Regulations concerning Financial Guarantees for public Improvements, Maintenance of Public Improvements, and Erosion and Sedimentation Control Concerning Financial Guarantees for Public Improvements Associated with Subdivisions, as authorized by Public Act 12-182.
  - i. Setting of Public Hearing

Mr. Pagini said this is basically the same as the former item. Jeffrey Scala made a motion to set a Public Hearing on the Application of the Bolton Planning and Zoning Commission in connection with amendments to Sections 14 and 15 of the Bolton Subdivision Regulations

concerning Financial Guarantees for Public Improvements, Maintenance of Public Improvements, and Erosion and Sedimentation Control Concerning Financial Guarantees for Public Improvements Associated with Subdivisions, as authorized by Public Act 12-182 for September 19, 2012 at 222 Bolton Center Road, Bolton CT at 7:45 p.m. The motion was seconded by Tom Manning and was approved unanimously (6-0).

d. Recommendation to the Board of Selectmen: Draft State Conservation and Development Policies Plan and Location Guide Map.

Mr. Pagini said this is the follow-up to the workshop last week. We have until October 5th to respond to the State. He said that he plans to attend the Selectman's meeting on September 4th to present information to the remaining two Selectmen, and to have them review changes once more before we send anything to the State. He encouraged the Commission members to carefully review the draft letter and map, and the issue will be revisited at our Workshop on September 12th.

6. Other Business

None.

7. Correspondence

- Minor Modification emails about American Arborists
- Approved Priorities
- Letters about Cell Towers
- Affordable Housing Appeals List
- Info about Charter Oak Bike Path

8. Adjournment

A motion to adjourn was made by Carl Preuss and seconded by Jim Cropley. The motion passed unanimously (6-0) and the meeting was adjourned at 9:54 p.m.

Respectfully Submitted:



Karen Mills  
Planning & Zoning Board Clerk