

**MINUTES**  
**BOLTON PLANNING & ZONING COMMISSION**  
**SPECIAL MEETING**  
**7:30 PM, WEDNESDAY, AUGUST 8, 2012**  
**BOLTON TOWN HALL, 222 BOLTON CENTER ROAD**

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

Members Absent: Loren Otter, David Treadwell (Alternate)

Others Present: John D. Pagini, AICP, Director of Community Development;  
Karen Mills, Recording Secretary; Bob Morra, First Selectman;  
Ray Walker, Selectman; Leslie Shea, Selectwoman;  
Rod Parlee and Ray Hardy , Conservation Commission;

Chairman Luntta called the meeting to order at 7:35 p.m. and noted that most of the town Selectman are in attendance. Mr. Luntta turned the meeting over to John Pagini.

1. Workshop on Draft State Policy Plan and Maps; possible action to direct comments to OPM.

Mr. Pagini began a Power Point presentation on the State's Draft version of *Conservation & Development Policies: A Plan for Connecticut*. Handouts and a copy of the Draft State Plan were provided to all attendees. Mr. Pagini proceeded to speak about the history of the Plan, and reviewed amendments to the State Statutes since the 2005 Plan. Mr. Pagini mentioned that the Town of Bolton must revise their own Plan of Conservation and Development by 2015. He continued with the Power Point presentation, explaining the various maps associated with each of the 6 Growth Management Principles within the Plan, as well as the Locational Guide Map (LGM). He then isolated Bolton and presented the LGM Worksheet for Bolton, explaining the different areas and watershed lines. Mr. Pagini then focused on his handout showing 20 areas within town that he has red-flagged for Bolton Selectmen and the Planning & Zoning Commission to consider and discuss. Some discussion ensued about the designations of the flagged areas. Bob Morra, First Selectman, made some comments about the areas with regards to the Sewer Authority. Mr. Pagini then addressed the issue of areas where Bolton could apply for State funds. Ray Walker then used the example of the Fish land and whether landowners should be contacted. Mr. Pagini stressed that this process is for the Selectmen to discuss and make decisions about what funds to apply for in which areas of town. The public may have an interest in these designations, but it's mostly the Selectmen because they are the ones who will receive the money and use it. Bob Morra wanted verification that the private property owner only needs to be concerned with local zoning requirements, not this State Plan. Mr. Pagini said yes, that is the case. Arlene Fiano asked some questions about the Village Center. Mr. Morra said that the Village Center designation was moved in order to apply for grants pertaining to the Sewer Authority, but that in this map it is back where it was. Mr. Teller expanded on the discussion about private landowners, stating that private landowners can apply for State funds and subsidies (such as for

Bolton Planning & Zoning Commission  
222 Bolton Center Road  
Bolton, CT 06043

purchase of development rights for agricultural land), but he doesn't think the Commission or the Selectman are responsible for bringing the ramifications of this Plan to the attention of private landowners. Mr. Pagini said that the first step is to see if a proposed project falls within State policies, and if so, it makes it easier for them to then change the LGM. Mr. Teller said that he supports all 20 changes that Mr. Pagini proposed. Some discussion ensued about extending an area on the west side of Route 85 as a larger Balanced Growth Area. The Commission members agreed to change this area from Preservation Area to Balanced Growth. Jeff Scala said he'd like to take the other side and say that if you remove the Preservation designation, then the prime farmland in that area could all be developed as houses. More discussion ensued. A consensus was reached to extend the Balanced Growth Area. Rod Parlee from the Conservation Commission said this is great, and gives some great input towards the Town's Plan of Conservation & Development. But, he said he thinks this goes too far the other way in terms of not planning enough Open Space/Preservation Areas, especially in the northwest corner of town. If it's an area worthy of conservation, he thinks it should be preserved. Mr. Pagini spoke about the difference between preserving specific parcels versus identifying and preserving critical habitat on a broader scale. Portions of parcels may have open space and habitat value, but acquisition of the entire parcel may not be necessary. Discussion ensued about funding for open space/preservation areas if we changed the designation. By leaving it in Balanced Growth, funding could be available for both preservation and development. Mr. Teller said he thinks Balanced Growth is the proper designation for this area. Mr. Pagini stressed that this exercise is to take a look at the whole town, and decide our priorities about which areas are most important. He believes that the areas of unbroken forest are among the most important areas to preserve. Ray Hardy then spoke about DEP research and wildlife corridors to expand our vision for these decisions, especially concerning the northwest corner of town. He thinks we need to extend our considerations beyond our town boundaries. Mr. Luntta said he believes we shouldn't limit the property owner in this way. It makes it much more flexible to leave it as Balanced Growth. Arlene Fiano said she isn't opposed to designating part of that northwest area as State Conservation, especially in regards to the unfragmented forest. Mr. Parlee was hoping to see more connecting greenways. The Commission agreed that they would like to leave that area the way that it is (as Balanced Growth). Everyone was reminded that this workshop is for the Commission to make its thoughts known to the Board of Selectman. It is not a hearing. Mr. Pagini then moved on to discuss the Village Growth Area. The draft Village Growth Area is small, and possible expansion should be considered. To begin the discussion, he showed 4 alternative suggestions for possible expansion. The Commission and Selectmen agreed that they like Alternative A best. Mr. Pagini offered his opinion that expanding the Village Growth Area, which is a Priority Funding Area, can only enhance our chances for funding. Mr. Morra reminded everyone that this is a 5-year plan, and at that point this will be revisited again, but it is much better than it was. Mr. Pagini asked the Selectmen in what form they want this presented to the State. The Commission needs a draft letter and a map to vote on at next Wednesday's meeting. Mr. Pagini agreed to have it ready and add it to the agenda for August 15. Everyone thanked Mr. Pagini for his excellent presentation.

Bolton Planning & Zoning Commission  
222 Bolton Center Road  
Bolton, CT 06043

2. Adjournment

A motion to adjourn was made by Jim Cropley and seconded by Arlene Fiano. The motion passed unanimously (7-0) and the meeting was adjourned at 9:20 p.m.

Respectfully Submitted:

A handwritten signature in cursive script that reads "Karen Mills". The signature is written in black ink and is positioned centrally below the "Respectfully Submitted:" text.

Karen Mills  
Planning & Zoning Board Clerk