

# DRAFT

**MINUTES & MOTIONS (Unapproved)  
BOLTON PLANNING & ZONING COMMISSION  
REGULAR MEETING  
7:30 PM, WEDNESDAY, August 21, 2013  
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD**

**Members Present:** Vice Chair Jeffrey Scala; Thomas Manning; James Cropley; Adam Teller; Arlene Fiano; Carl Preuss (Alternate)

**Members Excused:** Chairman Eric Luntta, Loren Otter, David Treadwell (Alternate)

**Others Present:** Patrice Carson, Town Planner; Jim Rupert, Zoning Enforcement Officer; Linda H. McDonald, Recording Secretary

Vice Chair Jeffrey Scala called the meeting to order at 7:31 p.m.

Alternate C. Preuss was seated for L. Otter.

1. APPROVAL OF MINUTES:
  - a. Regular Meeting Minutes of July 21, 2013: The following amendments (in bold) were made to the minutes of July 21, 2013: page two, first paragraph under item 3: "He has a tentative date of August 6 for a site visit and evaluation with Mr. Ansaldi at his gravel pit operation on **Boston Turnpike** to include Wetlands Agent Barbara Kelly and Town Engineer Joseph Dillon" and page three, third paragraph under item 4b: "He said this lot does **not need to accommodate a 50' roadway**".

T. Manning MOVED to APPROVE the Special Meeting Minutes of June 12, 2013 as amended. A. Teller SECONDED. MOTION CARRIED 4:0:2 with J. Scala and A. Fiano abstaining. For the record A. Fiano stated she listened to the tape of the last meeting.
2. Residents' Forum (Public Comment): There was no public comment.
3. Report of the Zoning Enforcement Officer: J. Rupert reported on the six administrative permits he approved since the last meeting. He and P. Carson met with Mr. Hathaway to discuss his current application before the PZC as well as the application he discussed putting in with the PZC for a regulation change.

J. Rupert briefed the Board on a meeting he and P. Carson had with the surveyor and real estate agent for the Minicucci property. T. J. Rupert said the real estate agent wrote something up which will be referring to a link to the design guidelines. This was reviewed by staff and their comments were sent back. He said they have a good understanding of the regulations and how they affect the property.

J. Rupert has had a conversation with an interested buyer for 4 Tolland Road. Their goal is to open an HVAC operation and expand the existing barn on the property with the main office in the house but also use a portion of the house for residential.

J. Rupert reported that he and Wetlands Agent Barbara Kelly made a site visit to the Ansaldi gravel pit and came away with no concerns. He also conducted a site visit to Clark Landscaping on **Volpi** Road by invitation of the owner and found no equipment being stored on site and no stockpiling of landscaping materials.

The Board reviewed a revised site plan for High Ridge Farm subdivision for proposed lot line changes to consider whether a site plan modification application to PZC is required. Discussion followed. J. Rupert said a review by the Town Attorney is required regarding the change in the easement. Consensus of the Board is that a signed document is needed by the interested parties regarding moving the common portion of the driveway to a shorter location.

P. Carson will further review the site plan changes to determine if the proposal needs to be brought before the PZC.

4. New Business

a. Application of Bolton Planning and Zoning Commission for amendments to Section 2 Definitions and Section 3D of the Bolton Zoning Regulations establishing new regulations for Small-Scale Solar Energy Systems.

P. Carson reported on the application materials and supportive correspondence.

J. Cropley MOVED to set Wednesday, September 18, 2013 as the public hearing date for the application of Bolton Planning and Zoning Commission for amendments to Section 3D of the Bolton Zoning Regulations establishing new regulations for Small-Scale Solar Energy Systems to allow for and encourage small-scale solar energy systems in accordance with CGS 8-2 and Bolton POCD Section on Solar Energy for 7:45 p.m. at the Bolton Town Hall, 222 Bolton Center Road, Bolton, CT. A. Teller SECONDED. MOTION CARRIED 6:0:0.

b. Application of Bolton Planning and Zoning Commission for amendments to Section 16B of the Bolton Zoning Regulations concerning the change in the State statute regarding bonding.

P. Carson said there has been no review by anyone on this application. The proposed amendment language has been referred to the Town Attorney for comment. P. Carson will confer with E. Luntta on the new language for these proposed amendments.

J. Cropley MOVED to table discussion on this item to the meeting on September 11, 2013 at 7:30 p.m. at the Bolton Town Hall, 222 Bolton Center Road, Bolton, CT. A. Teller SECONDED. MOTION CARRIED 6:0:0.

5. Other Business
  - a. Update: Fire Protection Committee's Findings: T. Manning reported that the committee is within one meeting of completing their report. He said the First Selectman is looking into an economic development bonding sufficient water supplies for the ten (10) businesses. Discussion followed. J. Rupert commented on the possibility of installing dry hydrants in this area.
6. Correspondence: No correspondence.
7. Adjournment: J. Cropley MOVED to ADJOURN the meeting at 8:15 p.m. A. Teller SECONDED. MOTION CARRIED 6:0:0.

Respectfully submitted by Linda H. McDonald, Recording Secretary

Please see the minutes of subsequent meetings for the approval of these minutes and any corrections hereto.