

**MINUTES**

**BOLTON PLANNING & ZONING COMMISSION  
PUBLIC HEARING RE: AMENDMENTS TO SECTIONS 14, 15, 16 A and 16 B  
OF THE BOLTON ZONING REGULATIONS, AND THE BOLTON PLAN OF  
CONSERVATION AND DEVELOPMENT: THE ROUTE 6 HOP RIVER CORRIDOR  
ECONOMIC DEVELOPMENT STRATEGY AND MASTER PLAN STUDY AND THE  
ROUTE 6 HOP RIVER CORRIDOR TRANSPORTATION STUDY  
7:45 PM, WEDNESDAY, DECEMBER 5, 2012  
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD**

Members Present: Eric Luntta, Tom Manning, Jeffrey Scala, Arlene Fiano  
Members Absent: Jim Crolley, Loren Otter, Adam Teller, Carl Preuss (Alternate)  
David Treadwell (Alternate)  
Others Present: John D. Pagini, AICP, Director of Community Development;  
Jim Rupert, Zoning Enforcement Officer; Karen Mills, Recording  
Secretary; Ray Walker, Fire Marshal; Kevin Byam, Arbor, Turf &  
Gardens (formerly American Arborists)

Chairman Luntta called the Public Hearing to order at 7:49 p.m. and read the notice:

Notice of Public Hearing  
Bolton Planning & Zoning Commission

The Bolton Planning and Zoning Commission will hold a public hearing on Wednesday, December 5, 2012, at 7:45 PM in the Town Hall, 222 Bolton Center Road, concerning the following amendments to the Bolton Zoning and Subdivision Regulations as authorized by PA 12-182:

1. Amendments to Sections 16 A and 16B of the Bolton Zoning Regulations concerning financial guarantees for public Improvements and erosion and sedimentation control measures associated with site plans.
2. Amendments to Sections 14 and 15 of the Bolton Subdivision Regulations concerning financial guarantees and related amendments associated with public Improvements, erosion and sedimentation control measures, and the maintenance and acceptance of public improvements associated with subdivisions.

These amendments are complex, and are only generally described above. Interested parties may view the amendments in their entirety in the Land Use Office, Town Clerk's Office, and at <http://bolton.govoffice.com/>.

Dated at Bolton, CT, this 26<sup>th</sup> day of November, 2012

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John Pagini AICP, Director of Community Development, guided the Commission through the most recent revisions of these amendments. A few minor clerical edits were made to the draft.

Chairman Luntta asked if any member of the public would like to speak. Kevin Byam, 1239 Boston Turnpike, asked if any of these changes would affect the bonds that he has going on at 1239 Boston Turnpike. Mr. Pagini said that he doesn't believe so.

Jeffrey Scala made a motion to close the Public Hearing on Amendments to Sections 16 A & 16 B; and Sections 14 & 15 of the Bolton Subdivision Regulations. Tom Manning seconded the motion and it was approved unanimously (4-0).

Chairman Luntta read the notice for the meeting's second Public Hearing:

Notice of Public Hearing  
Bolton Planning & Zoning Commission

The Bolton Planning and Zoning Commission will hold a public hearing on Wednesday, December 5, 2012, at 7:45 PM in the Town Hall, 222 Bolton Center Road, concerning the following amendments to, and inclusion into, the Bolton Plan of Conservation and Development: the Route 6 Hop River Corridor Economic Development Strategy and Master Plan Study and the Route 6 Hop River Corridor Transportation Study.

These documents are voluminous, and the amendments are by reference only to those documents. Interested parties may view the documents which compose the amendments in their entirety in the Land Use Office, and CD-ROM's of the documents are on file in the Town Clerk's office. The documents may be viewed on-line at [http://www.crcog.org/transportation/current\\_stud/Route6.html#Overview](http://www.crcog.org/transportation/current_stud/Route6.html#Overview) and at [http://www.route6hoprivercorridor.com/p\\_description.html](http://www.route6hoprivercorridor.com/p_description.html)

Dated at Bolton, CT, this 28th day of September, 2012.

John Pagini AICP, Director of Community Development, brought the Commission up-to-date on the status of the Route 6 Study and Hop River Corridor Transportation Study in relation to amendments to Bolton's Plan of Conservation and Development as well as the State Plan of Development. Mr. Pagini reviewed the materials that he had supplied to the Commission for review. He read a letter from CRCOG which stated that they find no apparent conflict with goals and policies of the Regional Planning Commission. He mentioned that the Board of Selectmen waived the option to hold a Public Hearing and recommended the Plan adopted as amended. Tom Manning commented that the Transportation Study makes an excessive reliance on roundabouts and that he probably would not approve any use of roundabouts in Bolton. A

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discussion ensued about roundabouts. Kevin Byam, 1239 Boston Turnpike, spoke in favor of roundabouts, especially the new one in Ellington at the 5-way intersection.

Eric Luntta made a motion to close the Public Hearing at 8:21 p.m. Jeffrey Scala seconded the motion, and it passed unanimously (4-0).

Respectfully Submitted:

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

Karen Mills  
Planning & Zoning Board Clerk