

DRAFT MINUTES
BOLTON PLANNING & ZONING COMMISSION
WORKSHOP & SPECIAL MEETING
7:30 PM, WEDNESDAY, JUNE 12, 2013
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

Members Present: Eric Luntta, Jim Cropley, Arlene Fiano, Adam Teller,
Tom Manning

Members Absent: Jeffrey Scala, Carl Preuss (Alternate), Loren Otter,
David Treadwell (Alternate)

Others Present: John D. Pagini, AICP, Director of Community Development;
Jim Rupert, Zoning Enforcement Officer; Karen Mills, Recording
Secretary; Jonathan Treat, 87 Bolton Center Road; Dave Loda, Red
Horse Brands LLC, 234 Hebron Road

Chairman Luntta called the Workshop/Special Meeting to order at 7:33 p.m.

1. Informal Discussion: Proposal of Jonathan Treat, Bolton Center Road, and Dave Loda Red Horse Brands, LLC for establishment of private non-profit club in existing residence, with ancillary activities related to historic reenactments or related activities. Jonathan Treat, 87 Bolton Center Rd., of Treat Farm, said he uses his land for farming, and spoke to the Commission regarding his desire to extend the use of his farmland for ancillary activities such as historic reenactments, art shows, etc. These activities would serve to augment a farmer's income. Mr. Luntta stressed that this is an informal discussion and that any statements made by Commission members are strictly their own and informal. Dave Loda, Red Horse Brands LLC, 234 Hebron Rd in Bolton, introduced himself and said he lives in one of the oldest properties in Bolton and is very active in various historical organizations. He spoke to the Commission about his vision for utilizing Rose Farm, Treat Farm and Fish Family Farm to bring a light impact, historic tourist approach to Bolton. He said Bolton is an ideal spot from a marketing perspective for this kind of activity, especially living history activities. He talked about the probability of attracting state funds for these activities as well. Mr. Loda is the President of the 6th Connecticut Reenactment Regiment (American Revolution), and they are looking for a home. They are an LLC, soon to be confirmed as a non-profit. The 6th Regiment would like to make their home at Mr. Treat's farm. Mr. Loda then answered some questions of Commission members. The Regiment would probably meet once a month at the house on the Treat Farm (which would be their headquarters) and there would probably be 6-10 members per meeting. He handed out the Zoning Regulations from Coventry and Wethersfield as examples of Regulations from other towns that allow these activities. Mr. Teller suggested making this a Floating Zone, which you can drop on

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any parcel that's big enough. Mr. Pagini said he thought this would be exactly the solution here. The Floating Zone covers a zone change and special permit at the same time. Mr. Loda thinks this is a great idea. Mr. Pagini thinks that this is a great use that fits in with the vision for the Town. Mr. Loda says that they would probably plan one major event/year with 400+ reenactors. Discussion ensued about parking and other issues. Mr. Pagini suggested that Mr. Loda put together a strategy roadmap of the plan which the Commission can then use to help in deciding how to best change the Regulations. Mr. Pagini mentioned that the Commission might want to revisit the idea of an Agricultural Business Zone such as the one Coventry has.

2. Discussion and possible action concerning enactment of solar regulations.

Mr. Pagini provided Commission members with a handout from the Enfield Zoning Regulations addressing solar energy systems. It is a balancing act to both control solar and encourage it. Mr. Pagini briefly went over the Enfield Regulations. Some discussion ensued. The Commission agreed that this is a great starting point. Mr. Teller made a motion to set a Public Hearing regarding establishing a new section 3D1 of the Bolton Zoning Regulations concerning Small-Scale Solar Energy Systems, for August 21, 2013 at 7:30 p.m. at the Bolton Town Hall, 222 Bolton Center Road, Bolton, CT. Mr. Luntta seconded the motion and it passed unanimously (5-0).

3. Adjournment

A motion to adjourn was made by Adam Teller and seconded by Jim Cropley. The motion passed unanimously (5-0) and the meeting was adjourned at 9:32 p.m.

Respectfully Submitted:



Karen Mills
Planning & Zoning Board Clerk