

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

**MINUTES**  
**BOLTON PLANNING & ZONING COMMISSION**  
**PUBLIC HEARING RE: AMENDMENTS TO SECTION 15Q**  
**OF THE BOLTON ZONING REGULATIONS**  
**7:45 PM, WEDNESDAY, JANUARY 16, 2013**  
**BOLTON TOWN HALL, 222 BOLTON CENTER ROAD**

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

Members Absent: Loren Otter

Others Present: John D. Pagini, AICP, Director of Community Development;  
Karen Mills, Recording Secretary; Ray Walker, Fire Marshal; Matthew L.  
Hannon & Katie L. Hannon (33 Lakeside Circle); Attorney Stephen Penny,  
Representing Matthew and Katie Hannon; Richard Treat (8 Lyman Rd); Bob  
Crawford, owner of Bolton Ice Palace; Bob Croteau, manager of Bolton Ice  
Palace, and others.

Chairman Luntta called the Public Hearing to order at 8:02 p.m. and read the notice:

The Bolton Planning and Zoning Commission will hold a public hearing on Wednesday, January 16, 2013, at 7:45 PM, 222 Bolton Center Road, on an application of the Commission to amend Section 15Q of the Bolton Zoning Regulations which authorizes the Commission to reduce required parking should an applicant employ TDM measures associated with a site plan or special permit.

Interested parties may attend the hearing and provide written and oral testimony. Copies of the amendment may be obtained on the Town's website at <http://www.bolton.govoffice.com/>, in the office of the Town Clerk, Town Hall, or in the Land Use Office. Dated at Bolton, CT this 15<sup>th</sup> day of November, 2012

Mr. Pagini, Director of Community Development, reminded Commission Members about details pertaining to the Proposed Amendment to Section 15Q and he reviewed the draft amendment. Mr. Luntta asked the Commission members if they have any comments. Mr. Teller asked about the enforcement and how that would work. Mr. Pagini explained and a short discussion ensued. Commission members are concerned not about the original applicant, but once the property changes hands the new owner may not be as diligent. Mr. Luntta opened the discussion up to the public. There were no comments. Mr. Pagini read through the exhibits (see Appendix A).

**Adjournment**

Jeffrey Scala made a motion to close the Public Hearing at 8:14 p.m. Jim Cropley seconded the motion, and it passed unanimously (7-0).

Respectfully Submitted:



Karen Mills, Planning & Zoning Board Clerk

**Appendix "A"**

**Amendment to Section 15 (Parking) and Section 2 (Definitions) of the Bolton Zoning Regulations  
by adding a new subsection 15Q entitled "Transportation Demand Management".**

1. Referral to WINCOG dated December 3, 2012
2. Referral to CRCOG dated December 3, 2012
3. Referral to Bolton Town Clerk dated December 3, 2012
4. Referral to Town Clerks of Bolton, Manchester, and Glastonbury dated December 3, 2012
5. Report of CRCOG RPC dated December 21, 2012
6. Certified mail receipts
7. January 11, 2013 correspondence from Attorney Richard L. Barber