

MINUTES
BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:30 PM, WEDNESDAY, JULY 18, 2012
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

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

Members Absent: Loren Otter, Arlene Fiano, Adam Teller

Others Present: John D. Pagini, AICP, Director of Community Development;
Jim Rupert, Zoning Enforcement Officer; Karen Mills,
Recording Secretary

Chairman Luntta called the meeting to order at 7:40 p.m. Carl Preuss was appointed for Loren Otter; David Treadwell was appointed for Adam Teller.

1. Approval of Minutes:

a. June 13, 2012 Public Hearing Minutes

A motion was made by Jim Cropley to approve the minutes of the June 13, 2012 Public Hearing with the following corrections: page 7, add “(7-0)” after unanimously; and page 8, add “(7-0)” after unanimously. The motion was seconded by Tom Manning and was approved (5-0-1) with Jeffrey Scala abstaining.

b. June 13, 2012 Special Meeting Minutes

A motion was made by Jim Cropley to approve the minutes of the June 13, 2012 Special Meeting as written. The motion was seconded by David Treadwell and was approved (5-0-1) with Jeffrey Scala abstaining.

c. June 20, 2012 Public Hearing Minutes

A motion was made by Eric Luntta to approve the minutes of the June 20, 2012 Public Hearing with the following corrections: Page 1: change “Bill Hathaway” to “Milton Hathaway;” page 3: change “Bill Hathaway” to “Milton Hathaway;” page 5, add space between the words “with multiple” in the 5th paragraph. The motion was seconded by David Treadwell and was approved unanimously (5-0-1) with Jim Cropley abstaining.

d. June 20, 2012 Regular Meeting Minutes

A motion was made by Jeffrey Scala to approve the minutes of the June 20, 2012 Regular Meeting as written. The motion was seconded by Tom Manning and was approved (5-0-1) with Jim Cropley abstaining.

e. June 25, 2012 Special Meeting Minutes

A motion was made by Jim Cropley to approve the minutes of the June 25, 2012 Special Meeting with the following correction: page 1, before #1, add the sentence: "The record will reflect that Jeffrey Scala listened to the tape of the June 13, 2012 Public Hearing prior to the June 20th and June 25th meetings." The motion was seconded by Jeffrey Scala and was approved (5-0-1) with Jim Cropley abstaining.

2. Residents' Forum (Public Comment)

None

3. Report of the Zoning Enforcement Officer

Jim Rupert, ZEO, reviewed his written report that was handed out to the Commission members. He spoke about the 35 Rocco Road issue. The town attorney and the town leadership are in discussions about how to proceed. He then briefly reviewed issues at 14 Riga Lane, 208 Hebron Road, 8 School Road, 61 Vernon Road, and 365 West Street. A short discussion ensued about storage of road millings at 365 West Street. It was mentioned by Commission members that there is a very large pile of millings near Bolton Motors, which is in the Aquifer Protection Area. Jim said he will look into this. Mr. Pagini said that he will follow up with his contact at DEP about this issue. Mr. Rupert then continued reviewing his report with mention of a lot on Tolland Road, 18 Brandy Street, and the intersection of Tolland & High Meadow Roads concerning the sewer project. A short discussion ensued about this issue. Mr. Pagini said he believes that the Sewer Authority should be enforcing their rules.

4. New Business

a. Status of Priorities for 2011

Mr. Pagini supplied handouts to the Commission in table form about the Action Items and their status. He first reviewed the Administrative/Procedural items. Mr. Scala suggested that the task of creating an office filing system for land use applications might be a great community service project for High School students. The Commission agreed that this is a great idea, and it will be pursued. Mr. Pagini then went on to review in detail the action items concerning Planning and Regulation changes. Some discussion ensued among Mr. Pagini and Commission members about various issues.

b. Establishment of Priorities for 2012

Mr. Pagini supplied handouts to the Commission in table form about proposed Action Items for 2012. Mr. Pagini stressed that this is a draft, and he welcomes input from Commission members to fine-tune priorities. Mr. Pagini and the

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Commission then went through each item and discussions ensued about the priorities. Mr. Pagini reviewed Public Act 12-182: An Act Concerning Bonds and Other Surety for Approved Site Plans and Subdivisions and there was discussion about how these amendments will impact the Commission.

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

Tabled until next workshop session. Mr. Pagini encouraged Commission members review the materials, which he will go over in detail during the workshop.

5. Old Business

None.

6. Other Business

None.

7. Correspondence

a. Report from URS on Hathaway Sand and Gravel

b. CT Federation of Planning and Zoning Agencies Quarterly Newsletter

8. Adjournment

A motion to adjourn was made by Jim Cropley and seconded by Jeffrey Scala. The motion passed unanimously (6-0) and the meeting was adjourned at 9:46 p.m.

Respectfully Submitted:



Karen Mills

Planning & Zoning Board Clerk