

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

DRAFT MINUTES

**BOLTON PLANNING & ZONING COMMISSION
PUBLIC HEARING**

7:30 PM, WEDNESDAY, MARCH 13, 2013

BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

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

Members Absent: Loren Otter, David Treadwell (Alternate)

Others Present: Jim Rupert, Zoning Enforcement Officer; Karen Mills, Recording
Secretary; Bob Morra, Bob Niel, Joyce Stille, Jim Florence, Bob
Lessard, Ray Walker, Leslie Shea

Chairman Luntta called the meeting to order at 7:38 p.m. Carl Preuss was appointed for Loren Otter.

Chairman Luntta read the Public Hearing Notice: The Bolton Planning & Zoning Commission will hold a continued public hearing on March 13, 2013, at 7:45 PM, at the Bolton Town Hall Meeting Room, 222 Bolton Center Road, on a request of Matthew and Katie Hannon for an exception to a prohibition against placement of a building or structure to be located at 33 Lakeside Circle within 50 feet of a lake, pond, marsh, or watercourse as set down in Section BZR, 3A.7. All interested parties may attend and testify or may submit written testimony. The full request package may be viewed in the Bolton Land Use Office, Town Hall. Dated at Bolton, CT, this 5th day of February, 2013

Mr. Luntta mentioned that the applicants are not in attendance, and he then read a letter from Attorney Stephen Penny, who is representing Matthew and Katie Hannon, requesting a postponement of the Public Hearing (see Exhibit A). A short discussion followed and the Commission decided to postpone the Public Hearing to the Regular Meeting on May 15, 2013.

Mr. Teller made a motion to postpone the Public Hearing on a request of Matthew and Katie Hannon for an exception to a prohibition against placement of a building or structure to be located at 33 Lakeside Circle within 50 feet of a lake, pond, marsh, or watercourse as set down in Section BZR, 3A.7 until May 15, 2013 at 7:45 p.m. at the Bolton Town Hall Meeting Room, 222 Bolton Center Road. The motion was seconded by Jeffrey Scala and passed unanimously (7-0).

Respectfully Submitted:



Karen Mills
Planning & Zoning Board Clerk

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

Exhibit A



Penny, Buticello
& O'Brien PC
ATTORNEYS AT LAW

March 13, 2013

Eric M. Luntta, Chairman
Planning and Zoning Commission
Town of Bolton
222 Bolton Center Road
Bolton, CT 06043

Stephen T. Penny

Mary M. Buticello

Kevin M. O'Brien

William E. O'Brien

Re: **Matthew and Katie Hannon**
33 Lakeside Circle, Bolton, CT

Dear Chairman Luntta:

As you are, of course, aware, this office represents the above-referenced property owners, who have an application pending before the Planning and Zoning Commission requesting permission to construct a replacement residence on their property at 33 Lakeside Circle within the 50-foot setback from Bolton Lake required by Section 3A.7 of the Bolton Zoning Regulations. Please be advised that my clients have no objection to the public hearing on their application being continued to a special meeting of the commission on April 24, 2013, or if necessary, to one of the commission's meetings on May 15 or 22, 2013.

Very truly yours,

Stephen T. Penny

STP/laa

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