

MINUTES
BOLTON PLANNING & ZONING COMMISSION
PUBLIC HEARING
7:45 PM, WEDNESDAY, MAY 8, 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: Karen Mills, Recording Secretary; Michael Dietz, CT NEMO Program Director; Bob Croteau, Facilities Manager of Bolton Ice Palace; Donna Phillips, Bolton Heritage Farm Commission; Joe Boucher, Towne Engineering; Don Aubrey, Towne Engineering; Todd Penney, Town of Coventry; John Bolton, Andover

Chairman Luntta called the Public Hearing to order at 8:11 p.m. Carl Preuss was appointed for Loren Otter.

Chairman Luntta read the Public Hearing Notice: The Bolton Planning and Zoning Commission will hold a Public Hearing on May 8, 2013 at the Bolton Town Hall, 222 Bolton Center Road, Bolton, CT at 7:45 P.M. on an application of Bolton Ice Palace LLC for amendments to Sections 3B3 and 2 of the Zoning Regulations to allow flea markets in GB and I zones. 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 22nd day of April, 2013.

Mr. Pagini spoke about the amendments to Sections 3B3 and 2 of the Zoning Regulations in regards to Flea Markets. He explained in detail how staff, with the help of comments from Adam Teller, came up with 2 options for the proposed amendments, the main difference being whether to allow a flea market to be open while another business or businesses on the site are simultaneously open. Discussion ensued about the options. Bob Croteau, Bolton Ice Palace, clarified that there is no business during the morning in the summertime planned for his facility. There is a public skate at 2:45 p.m. and adult hockey in the evening. The proposed flea market would not overlap with these activities. He plans to stop the flea market at the end of July. Adam Teller said that he doesn't have a problem with it either way, but once it is written as a regulation, it will apply to all further applicants so the Commission needs to decide whether this will be more flexible or less. Perhaps the solution would be to adopt Option 2 for now, which is less flexible but is much less work for the Zoning Enforcement Officer, and then if it becomes a problem down the road, to revisit the issue. ZEO Jim Rupert stressed that these flea markets usually operate on weekends, and staff doesn't usually work on weekends. Mr. Rupert said that

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222 Bolton Center Road
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he thinks there should be an annual fee to renew the permit. Commission members agreed and Mr. Pagini made the change on the proposed amendment, and then Mr. Pagini and Commission members continued to discuss and make other small changes to proposed amendment (Option 2). Mr. Rupert mentioned the ordinance about vendor permits. In his conversations with Joyce Stille, she said that it would be easier to change the fee structure than the ordinance. The fee structure change would be decided by the Board of Selectmen. Mr. Rupert suggested that the applicant approach Joyce Stille, who would then bring the issue to the Board of Selectmen.

Jeffrey Scala made a motion to close the Public Hearing on an application of Bolton Ice Palace LLC for amendments to Sections 3B3 and 2 of the Zoning Regulations to allow flea markets in GB and I zones. The motion was seconded by Adam Teller and passed unanimously (7-0).

Respectfully Submitted:

A handwritten signature in cursive script that reads "Karen Mills". The signature is written in black ink and is positioned above the printed name and title.

Karen Mills
Planning & Zoning Board Clerk