

MINUTES
BOLTON PLANNING & ZONING COMMISSION
WORKSHOP & SPECIAL MEETING
7:00 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 Workshop/Special Meeting to order at 7:21 p.m. Carl Preuss arrived at 7:24 p.m. Adam Teller arrived at 7:30 p.m.

1. Presentation by Michael Dietz, CT NEMO Program Director concerning Low Impact Development (LID) techniques, especially bioretention and rain gardens. (see page 4)
Mr. Pagini introduced Micheal Dietz, saying that the Commission decided to invite Mr. Dietz to give a presentation tonight as Bolton has several sensitive watershed areas and Commission members wanted to learn more about these issues. Mr. Dietz then gave his presentation accompanied by a Power Point slideshow.

Tom Manning made a motion to suspend the Special Meeting at 8:09 p.m. to open the Public Hearing. Jim Cropley seconded the motion and it passed unanimously (7-0).

Mr. Luntta reopened the Special Meeting at 8:55 p.m. and appointed Carl Preuss for Loren Otter.

2. Old Business
 - a. 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. (Hearing closed on January 16, 2013)
Mr. Pagini reviewed 2 options for the proposed amendment that were handed out to Commission members. Option 1 goes directly to the Commission without Town Engineer or ZEO feedback. Option 2 includes recommendations from Town Staff before it comes to the Commission. Arlene Fiano said she thinks

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

Option 2 makes more sense. Mr. Teller agreed.

Adam Teller made the following motion: **MOVED**, that the Bolton Planning and Zoning Commission does hereby approve an amendment proposed by the Planning and Zoning Commission to add a new subsection 15Q entitled “Transportation Demand Management” to Section 15 (Parking), together with a definition of Transportation Demand Management to be inserted in Section 2, in accordance with a draft regulation dated and revised April 30, 2013 (identified as Option 2, with a correction submitted today), exhibits listed in Appendix A, testimony received on January 16, 2013, deliberations held on January 16, 2013, February 18, 2013, March 20, 2013, and May 8, 2013 (including the changes made on that date). The purpose of the amendment is to encourage the use of alternative transportation modes, to help mitigate the effects of greenhouse gases, which is recognized as a contributor of climate change, and to reduce impervious areas and associated runoff. This amendment is effective on May 20, 2013. Jeffrey Scala seconded the motion and it passed unanimously (7-0).

- b. 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. Request for legal opinion: Fire Protection Regulations Advisory Committee
Mr. Luntta stated that the Public Hearing has been closed and he thinks this is a good idea and adds a new business opportunity to the town. Adam Teller said he thinks it’s the kind of use that is appropriate for our rural town, and he likes that business owners can add flexibility to the use of their property.

Mr. Teller made the following motion: **MOVED**, that the Bolton Planning and Zoning Commission does hereby approve an amendment proposed by Bolton Ice Palace, LLC to add subsection 3B3e (and amending the numbering of subsequent subsections) entitled “Flea Markets.” and to add a definition of “Flea Market” in Section 2, such flea markets to be located exclusively in GB and I Zones in accordance with a draft regulation dated April 30, 2013, identified as Option 2 with a correction to the definition section on Transportation Demand Management exhibits listed in Appendix A, testimony received on May 8, 2013, deliberations held on May 8, 2013, and amendments to the draft made by the Commission on that date. The Commission finds that the proposed amendment is not inconsistent with the Bolton Plan of Conservation and Development, is compatible with other temporary uses allowed by the Commission under this section, with adequate performance measures. The purpose of the amendment is to add flea markets as an additional temporary use under limited circumstances and with performance measures on properties solely in GB and I Zones at off-peak use times. This

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

amendment is effective on May 20, 2013. Eric Luntta seconded the motion, and it passed unanimously (7-0).

The Commission wished Bob Croteau the best of luck with the Flea Market. Mr. Croteau thanked the Commission.

3. Adjournment

A motion to adjourn was made by Jeffrey Scala and seconded by Adam Teller. The motion passed unanimously (7-0) and the meeting was adjourned at 9:13 p.m.

Respectfully Submitted:

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

Karen Mills
Planning & Zoning Board Clerk



Michael Dietz, CT NEMO Program Director

Mike is a water resources educator, with primary responsibilities for running the [CT NEMO Program](#). Mike's position is jointly held between the Center for Land Use Education and Research (CLEAR) and the [Connecticut Sea Grant College Program](#) at the Avery Point campus. In addition to assuming the leadership of the NEMO Program, Mike will contribute to Sea Grant's sustainable coastal community development program.

He received both his Masters and Ph.D. from the University of Connecticut, focusing on stormwater and low impact development (LID) techniques. Upon his graduation, he worked with the Connecticut NEMO program from 2005 to 2007 on projects related to LID. He left Connecticut in 2007 to take a position at Utah State University as an assistant professor and extension specialist in sustainable living, where he continued to work on stormwater monitoring and LID, in addition to green building, energy conservation, and water harvesting. He was director of Utah House, a demonstration house for green building techniques.

Low Impact Development (LID) is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. (Source: US EPA)

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

Appendix A

Exhibits

Application of Bolton Ice Palace, LLC for amendments to Section 2 (Definitions), and Section 3B3 (Seasonal or Temporary Commercial Uses) to add Flea markets as a use permitted by the ZEO

- 1. Letter from Robert Croteau, Bolton Ice Palace, to John Pagini, dated received January 29, 2013**
- 2. Application of Bolton Ice Palace, LLC, dated received 3/19/13**
- 3. May 8, 2013 Report by John Pagini re: amendments to allow flea markets**