

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:30 PM, Wednesday, September 14, 2016
Bolton Town Hall, 222 Bolton Center Road

Minutes & Motions

Members Present: Thomas Robbins (alternate seated for James Cropley), Carl Preuss, Jeffrey Scala, Chairman Eric Luntta, Arlene Fiano, Adam Teller, Nancy Silverstein (alternate), Neal Kerr.

Members Excused: James Cropley, Christopher Davey (alternate).

Staff Present: Patrice Carson, AICP, Director of Community Development, Sarah Benitez, Recording Secretary

Others Present: Larry Pesce, Natalia Miner, Tim Sadler, Andrew Bushnell, Kyle Paggioli

1. Call to Order: Chairman Eric Luntta called the meeting to order at 7:32 p.m. Thomas Robbins was seated for James Cropley. E. Luntta moved to take the agenda out of order, beginning with item #3. J. Scala seconded. Vote 7:0:0.

2. PUBLIC HEARINGS

P. Carson read the notice of public hearing.

a. CONTINUATION: ReSubdivision Application, Pond's Edge, 3-Lots, 60 Loomis Road, Lawrence Pesce

Tim Sadler, Natalia Miner, and engineer Andrew Bushnell were present with Larry Pesce. Registration of the pond dam has been submitted to DEEP. The applicants requested that the PZC move forward with the application contingent on approval of the registration. The map is still being reviewed. The easements are not done yet, but the plan is that T. Sadler will own the spill way, both T. Sadler and N. Miner will own banks, and L. Pesce will have water rights to draw water for the farm and maintain the water level and dam. The easement will also include the Fire Department's ability to draw water from the dry hydrant. J. Scala clarified some specifications of the spill way with A. Bushnell. A. Teller moved to continue the public hearing to October 19, 2016, at 7:45 PM at the Town Hall, 222 Bolton Center Road, Bolton. J. Scala seconded. Vote 7:0:0.

b. SUBDIVISION APPLICATION: Paggioli Sbddivision, 2-Lots, 51 Birch mountain road, Kyle & Ashley Paggioli

A letter was received from the Paggiolis' attorney asked that the hearing be opened at this meeting and continued to the next special or regular meeting, as they were still in the process of giving notice to abutters. E. Luntta moved to continue the public hearing to October 19, at 7:45 PM, at the Town Hall, 222 Bolton Center Road, Bolton. J. Scala seconded. Vote 6:0:1, A. Teller abstaining.

The PZC returned to the regular agenda with item #5.

3. Approval of Minutes:

August 17, 2016 Special Meeting – C. Preuss moved to approve the minutes with the following amendments. In item #4, “vacant parcel lake side Route 44” was changed to “vacant parcel on the lake side of Route 44” and “Simonize” was corrected to “Simoniz.” A. Teller seconded. Vote 7:0:0.

E. Luntta moved to go on to item #4. J. Scala seconded. Vote 7:0:0.

4. Report of the Zoning Enforcement Officer: Zoning Enforcement Officer Jim Rupert was not present but left a written report. Two additions and a free standing garage are pending permit approval. Work continues to bring the drainage ordinance violation into compliance at 60 Villa Louisa. A violation notice was issued to the taco stand The Local on 6 at 310 Hop River Road, for being in operation longer than its approved six month period in a calendar year.

The PZC moved to item #2 to open the public hearings as it was now 7:45 pm.

5. Old Business:

a. DISCUSSION/POSSIBLE DECISION: ReSubdivision Application, Pond’s Edge, 3-Lots, 60 Loomis Road, Lawrence Pesce

Action deferred.

b. DISCUSSION/POSSIBLE DECISION: Subdivision Application, Paggioli Subdivision, 2-lots, 51 Birch Mountain Road, Kyle & Ashley Paggioli

Action deferred.

6. New Business:

a. SPECIAL PERMIT APPLICATION: Nursery/Landscaping/Contracting Business, 235 Hop River Road, Daniel Sandstrom, D&S Yardworks, LLC

C. Preuss recused himself for this item. A. Teller moved to set a public hearing date for October 19, at 7:45 PM, at the Town Hall, 222 Bolton Center Road, Bolton. J. Scala seconded. Vote 6:0:0.

C. Pruess rejoined the commission.

7. DISCUSSION: Plan of Conservation & Development Implementation: No new information.

8. Correspondence: The PZC was invited to an Economic Development Training on September 22. A referral was received from the Zoning Board of Appeals of an application from 275 Lake Street for a yard variance to allow a shed less than 10 feet high and 1 foot from the side of the property.

9. Adjournment: J. Scala moved to adjourn. A. Teller seconded. Meeting adjourned at 8:25 pm.

Respectfully submitted,

Sarah Benitez

Please see minutes of subsequent meetings for approval of these minutes and any corrections hereto.