

DRAFT MINUTES
BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:30 PM, WEDNESDAY, JUNE 19, 2013
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

Members Present: Eric Luntta, Jim Cropley, Arlene Fiano, Tom Manning,
Adam Teller, Carl Preuss (Alternate)
Members Absent: Jeffrey Scala, Loren Otter, David Treadwell (Alternate)
Others Present: John D. Pagini, AICP, Director of Community Development;
Jim Rupert, Zoning Enforcement Officer; Karen Mills, Recording
Secretary; Milton Hathaway & Rosemary Hathaway, Hathaway
Sand and Gravel, 40 Quarry Rd.; Steve McLarty, Coastland
Enterprises; Jonathan Treat, 87 Bolton Center Road

Chairman Luntta called the Regular Meeting to order at 7:35 p.m. Carl Preuss was appointed for Loren Otter.

1. Approval of Minutes:

a. February 13, 2013 Special Meeting

Adam Teller made a motion to accept the February 13, 2013 Special Meeting Minutes with the following correction: strike this sentence in section 2a on p.2: "The Commission members aren't sure they want to encourage more industrial uses anyway when considering the future vision for the town." The motion was seconded by Eric Luntta and passed (5-0-1) with Jim Cropley abstaining.

b. May 8, 2013 Public Hearing

Adam Teller made a motion to accept the May 8, 2013 Public Hearing Minutes as written. The motion was seconded by Arlene Fiano and passed unanimously (6-0).

c. May 8, 2013 Special Meeting

Adam Teller made a motion to accept the May 8, 2013 Special Meeting Minutes as written. The motion was seconded by Jim Cropley and passed unanimously (6-0).

d. May 15, 2013 Public Hearing

Adam Teller made a motion to accept the May 15, 2013 Public Hearing Minutes with the following corrections: p1 change spelling of "potion" to "potential;" p2, 2nd paragraph change "accept the time extension" to "accept the

applicant's request for a time extension;" p2, 3rd paragraph after "questions that were presented to him yesterday," strike the rest of that sentence and the following sentence. After "Dr. Knoecklein said it is a matter of perviousness of the soil," add "and that a house is worse than a lawn;" p3 fix typo "zon9ng" to "zoning." The motion was seconded by Arlene Fiano and passed unanimously (5-0-1) with Tom Manning abstaining.

- e. May 15, 2013 Regular Meeting
Adam Teller made a motion to accept the May 15, 2013 Regular Meeting Minutes with the following corrections: p3 1st paragraph, change "except for the following" to "except for the following modifications." The motion was seconded by Jim Cropley and passed unanimously (5-0-1) with Tom Manning abstaining.
2. Residents' Forum (Public Comment)
Mr. Teller said he handed out to Commission Members a draft letter to First Selectman Robert Morra regarding the vacancy of the position of the Town Planner/Director of Community Development. Mr. Teller read the letter out loud to those present. He would like the Chairman to sign the letter and send it to Mr. Morra. He suggested that we could take that action under Correspondence tonight. A discussion ensued about how the town may be going about the process of replacing Mr. Pagini.
3. Report of the Zoning Enforcement Officer
Jim Rupert, ZEO, said he is working on the same issues as last month and doesn't have much to report. The 35 Rocco Rd. case will soon be going to court. No new permits have been issued since last month.
4. Report of the Director of P&CD
John Pagini, Director of P&CD, brought the Commission up to date on the Fire Protection Committee. Mr. Pagini is very impressed with the group and he thinks the discussions have been very productive. Mr. Pagini hopes to have a draft report by next Monday. Tom Manning, Jim Cropley and Jim Rupert also gave their input on how well the process is going. There is majority consensus on a lot of the issues. Mr. Pagini then discussed transition issues for the Commission once he leaves the P&CD position. Mr. Pagini plans to leave a report in order to help the Commission going forward. Mr. Pagini told the Commission what transpired in terms of his and the town's decision for his leaving the position. Mr. Pagini then said that this is honestly the best Commission he has ever worked with and he thanked all of the Commission members for their hard work. Mr. Luntta stated, and all Commission members agreed, that they believe John Pagini is basically irreplaceable.

5. Old Business: None

6. New Business:

a. Request of Milton and Rosemary Hathaway for discussion concerning possible amendments to Section 12 Excavation and Filling or Removal of Earth Products

Mr. Luntta reminded everyone that this is an informal discussion and that there will be no decision made tonight. Mr. Milton Hathaway stated that he wanted to come tonight and let the Commission know where he is in the process regarding his permit. He then read the letter that he handed out to Commission members. He invited Commission members to come and visit the site. Mr. Hathaway then presented the ongoing issues regarding his site and how he might request that the Bolton regulations be changed. Bolton has imposed conditions that no contractors are willing to deal with, so he has done no work on the site since the current permit was issued. Too much cost is involved. Steve McLarty, Coastland Enterprises, then spoke to the Commission about the issues and conditions in the approval (bonds, etc.) which are affecting Mr. Hathaway's business. Mr. McLarty and Mr. Hathaway then answered some questions from Commission members. A lengthy discussion ensued about the best way to go about addressing this issue. Jonathan Treat asked a question about permit durations in other towns and asked for a brief history of this issue. Lengthy discussion ensued. Mr. Treat hopes that the Commission and Mr. Hathaway can come to a solution which allows Mr. Hathaway's business to be successful. Mr. Treat thanked the Commission members for their hard work. Mr. Pagini then gave some advice on how he would suggest the Commission and Mr. Hathaway proceed going forward.

7. Other Business

Chairman Luntta invited Milton Hathaway, who is the Chairman of the Fire Protection Committee, to share his comments on the process. Mr. Hathaway gave his report. Mr. Luntta thanked Mr. Hathaway for being on the Committee.

8. Correspondence

- a. Letter from Jonathan Treat regarding permit renewals.
- b. Referral to Manchester from CRCOG

Mr. Teller referenced the letter he read to the Commission earlier in the meeting about the Director of P&CD position. Mr. Teller made a motion that the Commission direct the Chairman of the Bolton Planning and Zoning Commission to sign and send the letter dated June 19, 2013 regarding the process for selecting the next Director of Planning and Community Development to the First Selectman. The motion was seconded by Tom Manning. Discussion: Mr. Teller thanked Mr. Pagini for his work, expertise and the vast amount of information he has gotten to the Commission in a short amount of time, as

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well as his open mind on every issue that has come before the Commission. The Commission then voted and the motion passed unanimously (6-0).

9. Adjournment

A motion to adjourn was made by Jim Cropley and seconded by Tom Manning. The motion passed unanimously (6-0) and the meeting was adjourned at 9:31 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