

**MINUTES**  
**BOLTON PLANNING & ZONING COMMISSION**  
**SPECIAL MEETING**  
**7:30 PM, WEDNESDAY, FEBRUARY 13, 2013**  
**BOLTON TOWN HALL, 222 BOLTON CENTER ROAD**

Members Present: Eric Luntta, Jeffrey Scala, Arlene Fiano, Adam Teller,  
Tom Manning, Carl Preuss (Alternate)  
Members Absent: Loren Otter, Jim Cropley, David Treadwell (Alternate)  
Others Present: John D. Pagini, AICP, Director of Community Development;  
Karen Mills, Recording Secretary; Richard Treat

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

1. Reports

a. Special Permit bonding

John Pagini, AICP, Director of Community Development spoke to the Commission about recent opinions that have come up in the planning community about special permit bonding, and he has sent an email to the town attorney concerning this issue. Mr. Pagini handed out draft changes for amendments to Bolton Zoning Regulations Chapter 16A.4.i.

b. Model Solar Regulations (CRCOG Sustainable Knowledge Corridor Initiative)

Mr. Pagini suggested that we wait to see what CRCOG comes up with before we reinvent the wheel. The Commission members agreed.

c. Conflicting Language within Section 15G re: parking between front property line and front yard setback; conflict with Section 15Q

Mr. Pagini reviewed the conflicting language and a short discussion ensued. Adam Teller said he thought he remembered that the Commission had agreed that parking should not be allowed in the front. Mr. Luntta concurred. Mr. Pagini said this came up because of a site plan for a residential home being converted to a restaurant. The Commission agrees that this needs to be addressed as a priority.

d. Actions by OPM concerning Bolton's draft 2013 – 2018 State Policy Plan comments

Mr. Pagini said that any towns that tried to put a priority development area where there was previously a conservation area was denied by the state. He directed the Commission to review the map that was handed out showing which zoning change areas in Bolton were not approved by OPM. A short discussion ensued. It was decided to communicate with the Board of Selectmen to offer the support of the Commission in appealing to our legislators to have these OPM decisions reversed.

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222 Bolton Center Road  
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2. Workshop

- a. Analysis of Business and Mixed Use Zones concerning accommodation of industrial uses.  
Mr. Pagini prepared a power point presentation entitled “Business & Industrial Zone Workshop: Our Shrinking/Disappearing Industrially Zoned Land,” and he went through it in detail with the Commission members. He stressed that we don’t need to make any decisions tonight but that he wanted to start the conversation. Thomas Manning arrived at 8:03 p.m. Discussion ensued about floating zones and other ways to try to accommodate industrial uses in Bolton. There was a consensus among the Commission to drop this issue at this time and focus on other more pressing concerns. Arlene Fiano left the meeting at 9:35 p.m.
- b. Meeting with OPM re: Determination of Consistency with State Policies Plan in connection with IHZ Program application
  - i. Proposed amendment to IHOZ map  
Mr. Pagini briefly updated the Commission members on this issue and reviewed the proposed amendment to the map. Discussion ensued about Cider Mill Village. The Commission decided to draw the line at the sewer service area on the Cider Mill Village parcel for now.
  - ii. Proposed revisions to IHOZ / GMUIZ / RMUZ regulation drafts concerning as-of-right approvals of IHZ housing applications  
Mr. Pagini briefly updated the Commission members on this issue.

3. Adjournment

A motion to adjourn was made by Adam Teller and seconded by Jeffrey Scala. The motion passed unanimously (5-0) and the meeting was adjourned at 9:45 p.m.

Respectfully Submitted:



Karen Mills  
Planning & Zoning Board Clerk