

**BOLTON PLANNING & ZONING COMMISSION
SPECIAL MEETING
7:00 PM, Wednesday, April 29, 2015
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD**

Minutes & Motions

Members Present: Chairman Eric Luntta, Jeffrey Scala, Adam Teller, Thomas Manning (by telephone), Nancy Silverstein (alternate seated for James Cropley)

Members Excused: Carl Preuss, James Cropley, Arlene Fiano, Christopher Davey (alternate), Neal Kerr (alternate)

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

Others Present: Glenn Chalder, Planimetrics

1. Call to Order: The meeting was called to order at 7:09 p.m. by Chairman Eric Luntta.

2. Public Participation: No members of the public present.

3. DISCUSSION: Plan of Conservation and Development

G. Chalder noted that the PZC is now six months out from the POCD adoption time frame and the state discretionary grant deadline is December 2015. He suggested that they get more public feedback before summer vacation. The PZC discussed booklet #6, "**Possible Infrastructure Strategies for Bolton.**"

Community Facilities

The PZC discussed the state of public use buildings. While some improvement projects were to be on the 2015 referendum, they thought the proposals were likely to need more work and would not be ready for vote by then.

Notch Road Municipal Center was discussed under "General Government" due to its current use and potential for future use as a town government facility. It currently houses the Finance Department and registrars as well as the Senior Center. E. Luntta said it is deteriorating due to lack of maintenance, not only age. Options for the building are its sale, demolition, or renovation. If renovated, it is a potential location for consolidating all town government functions. Town Hall is another option for such consolidation, if it is expanded.

E. Luntta said that \$80,000 had been spent between two separate studies on expanding the library, but both times it failed. While the PZC supported it, there is concern that residents do not. They agreed that the Indian Notch Park beach was acceptable, but other facilities need attention. The school and Herrick Park fields are inadequate to the point of being dangerous.

Transportation

G. Chalder reported 3 areas lacking connectivity in Bolton: the northwest corner, the southwest corner, and the southeast corner. The SE corner is not an issue as it is Gay City Park. Connectivity is desirable for traffic, road care, including snow removal, and public safety access (ambulances, firetrucks). There has been resistance to greater connectivity in town due to residents' affinity for cul-de-sacs.

The PZC discussed the CT transit system and potential bus to UConn. The PZC is strongly interested in aligning with those initiatives and discussed ways to connect town transportation and development to them. They will seek to be involved if it comes through 384, possibly with a stop in Bolton.

A pick up and drop off route to the commuter lot was considered for the future. The lot is being used to capacity and its expansion is being explored. There is also potential for multiunit housing by the lot.

The PZC discussed bike accessibility. Besides the bike path on 44, the PZC was also interested in Route 85 as an attraction. It could encourage bikers to come into Bolton and make use of the greenways under development. PZC agreed to pursue Bronze designation as a bike-friendly town as an additional way to acquaint people with the town and possibly see some economic advantage as well.

Utilities

The PZC discussed public water services, sewage and septic systems, and wired and wireless services. The need for more consistent cell phone coverage may be addressed by adding a cell tower. A town line crew was considered, but would not be worthwhile as the town would be solely liable for the lines after switching from CL&P. Buried utilities would not be feasible either, due to expense (upwards of a million per mile).

The PZC discussed drive-throughs, which are currently not allowed, and agreed to continue that policy.

The PZC discussed the time frame for the draft plan and public feedback meeting, agreeing to hold a meeting in May to present and solicit feedback on the current draft POCD.

4. Adjournment: J. Scala MOVED to adjourn. A. Teller SECONDED. The motion passed unanimously and the meeting adjourned at 8:47 p.m.

Respectfully submitted,

Sarah Benitez, Recording Secretary

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