

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:00 PM, Wednesday, April 8, 2015
Bolton Town Hall, 222 Bolton Center Road

Minutes & Motions

Members Present: Carl Preuss, James Cropley, Jeffrey Scala, Chairman Eric Luntta, Arlene Fiano, Christopher Davey (alternate seated for Adam Teller), and Neal Kerr (alternate seated for Thomas Manning), Adam Teller (7:37)

Members Excused: Thomas Manning, Nancy Silverstein

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

Others Present: Glenn Chalder, Planimetrics

1. Call to Order: Chairman Eric Luntta called the meeting to order at 7:10 p.m.

2. Vote on Minutes:

February 11, 2015 – J. Scala moved to approve. N. Kerr seconded. The motion passed 7:0:1, J. Cropley abstaining.

February 25, 2015 – J. Scala moved to approve. J. Cropley seconded. The motion passed 7:0:1, N. Kerr abstaining.

March 25, 2015 – J. Cropley moved to approve. C. Preuss seconded. The motion passed 7:0:1, J. Scala abstaining.

3. Public Comment: No members of the public present.

4. Discussion: Plan of Conservation and Development

Bolton Crossroads Concept (BCC)

G. Chalder brought up the BCC and the land swap necessary for it, asking if the PZC wanted it in the POCD. He proposed two sections near the Notch to swap for DOT land, and realigning Howard Road and Vernon Road with an intersection. The PZC was in favor of exploring the BCC. A. Fiano noted that Bolton Ice Palace and Munson's are in the area, and the BCC would benefit them as well as take advantage of two of Bolton's most well-known businesses. A. Teller said it is also the best option traffic-wise. Discussion followed on framing the BCC and PZC interest in the POCD, benefits of the BCC, and supporting material such as the Route 6 Corridor study. G. Chalder suggested reviewing business distinctions and zoning to see what would be desirable with the BCC in mind.

Residential

The PZC discussed and clarified residential zoning. The PZC has never had a multifamily development proposal. A. Fiano suggested rezoning areas to guide or promote a certain pattern of residential development. The PZC distinguished between two-family, which they felt acceptable, and multi-family, which was more objectionable as well as less likely to be supported by the land. However, while generic multi-family is unwanted, the PZC is open to the possibility of senior housing on Route

6 if the land can support it. G. Chalder proposed that the PZC change some R2 zones to R1, and then apply transitional style or mixed use zoning along Route 44 to support multi-family such as senior housing. The PZC accepts two-family in R1 zones but will look to reduce it in other areas, with the exception of elderly housing.

The PZC discussed using maximum density rather than minimum lot size to regulate residential housing. A. Fiano raised the possibility of removing minimum lot size entirely, using only maximum density. G. Chalder said it can have nice results due to greater flexibility. Discussion followed on lot subdivision and land value.

R3 is primarily used by Lower Bolton Lake, where the sensitive watershed is a concern. To protect it, G. Chalder proposed rezoning any area in Bolton that drains to the Lake as R3. He suggested density limitations to prevent future development that would stress the Lake. The PZC thought the POCD should advocate for protection of the watershed. Discussion followed. Overlapping regulations may be an issue, as relevant groups include the PZC, the Wetlands Commission and Friends of Bolton Lakes. Maximum density regulations could be helpful here as well.

5. **Zoning Enforcement Officer Report:** The ZOE was unable to attend. A written report was received.
6. **Old Business:** The next regular meeting will cover the updated priority list and chicken regulations.
7. **New Business:** The next meeting will be on April 29th at 7 p.m., since the public hearing on the budget is scheduled for the 22nd.
8. **Correspondence:** A letter was received regarding the purchase of reference materials. An invitation to participate in a survey about healthy community development was also received.
9. **Adjournment:** J. Scala moved to adjourn. J. Cropley seconded. The meeting was adjourned at 9:31 p.m.

Respectfully submitted,

Sarah Benitez

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