

BOLTON PLANNING & ZONING COMMISSION
SPECIAL MEETING
May 27, 2015
Town Hall

Community Meeting Minutes & Motions

Members Present: Chairman Eric Luntta, Carl Preuss, James Cropley, Arlene Fiano, Adam Teller, Nancy Silverstein (alternate), Christopher Davey (alternate seated for Jeffrey Scala), Neal Kerr (alternate seated for Thomas Manning), Jeffrey Scala (7:25 pm), Thomas Manning (by phone, 7:27 pm)

Staff Present: Patrice Carson, AICP, Director of Community Development, Joyce Stille, Administrative Officer, and Sarah Benitez, Recording Secretary

Others Present: Glenn Chalder, Planimetrics, and members of the public

1. Call to Order: Chairman Eric Luntta called the meeting to order at 7:06 pm.

2. Community Meeting: Plan of Conservation and Development: Workshop with Planimetrics

The Chairman welcomed the audience and explained that the purpose of the meeting was to hear comments on the draft POCD. He then introduced Glenn Chalder of Planimetrics, who presented an overview of the draft. The full document is available online. The PZC will be taking comments for about a week. Comments may be sent to Patrice Carson, at patrice.carson@boltonct.org.

G. Chalder spoke on the general areas covered in the POCD with the aid of a slideshow. Additional notes included that Bolton's tricentennial is coming up in 2020, and that town's population is aging. He also explained the POCD is on a schedule ahead of the December deadline for state discretionary grants.

Public Comments:

Robert Morra, 15 Tinker Pond asked several questions for clarification. They were answered as follows:

- Booklet #4, Water Resources
 - Item #5 aims to clarify what manual sections should be referenced
 - Item #8 phrase "technical measures" for conservation refers to the PZC's recommendations to expand the R3 district to the watershed, and then improve R3 regulation in those areas
 - In item #9, encouragement of natural water edges is not meant to be regulatory, but advisory like the rest of the POCD document.
- The Bolton Center Study mention of "appropriate" design refers to structures, not landscapes. There are town planting regulations in place but the POCD does not add any as it aims to provide guidelines, not regulations.
- The PZC recommends that the town garage site, which may run out of room in the future, be monitored and managed accordingly.

R. Morra strongly supported measures against invasive species. He also noted that he is wary of too much design restriction and prefers to allow for flexibility and creativity. The PZC agreed and again referred to the non-regulatory nature of the POCD.

Mike McDonald, 18 Deer Run Road, spoke on state regulations for water filtration and discharge. He recommended the PZC pay particular attention to the town's specific soil geology rather than going solely by state regulations. G. Chalder said the PZC will be careful to refer to specific, appropriate state regulations only and that the PZC should also clarify and encourage the appropriate filtration method for residential and commercial guidance.

Carol Cavalieri, 74 South Road, asked several questions as follows:

- If POCD enforcement fell under the state, and if so, what specific measures the state would take to mandate the POCD in action. G. Chalder stressed that the POCD was not a regulatory document, and they were only referencing state regulation because it is beneficial for the POCD to be compatible with state recommendations wherever applicable.
- How the meeting fit into the finalization schedule and what other opportunities for public involvement there would be. The Chairman said that this was the only meeting to solicit feedback to incorporate into the draft POCD. There will also be a final Public Hearing at least 90 days before the adoption of the POCD.
- How specific the POCD was in detailing plans for residential and commercial development. A. Teller said that as an advisory document, the POCD outlines guidelines and goals to pursue. The PZC will use it as a guide to help organize and address items over the coming year.

Morris Silverstein, 16 Mt. Sumner Drive, asked about private property owner rights. He was concerned that private property would be given designations by the PZC that would restrict the owners' rights. The PZC explained that they and POCD were not creating any additional regulations or restrictions, only reporting what is already in place per the state. There is no mandatory action required by the POCD. The aim is to inform property owners and better equip them to make decisions with early knowledge of the state regulations that they will have to follow anyway.

E. Luntta thanked the audience and referred them again to the town website for reviewing the POCD. He encouraged comments and attendance at the upcoming Public Hearing.

3. Adjournment: E. Luntta moved to adjourn. A. Teller seconded. The meeting was adjourned at 8:07 pm.

Respectfully submitted,

Sarah Benitez, Recording Secretary

PLEASE SEE MINUTES OF SUBSEQUENT MEETINGS FOR APPROVAL OF THESE MINUTES AND ANY CORRECTIONS HERETO.