

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:30 PM, Wednesday, June 10, 2015
Bolton Town Hall, 222 Bolton Center Road

Minutes & Motions

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

Members Excused: Arlene Fiano, James Cropley, Thomas Manning, Jeffrey Scala

Staff Present: Patrice Carson, AICP, Director of Community Development, Jim Rupert, Zoning Enforcement Officer, Sarah Benitez, Recording Secretary

Others Present: Ted Moran, Milton Hathaway, Kim Briggs, Len Jacobs, William Anderson, Mary Terhune, Richard Treat

1. Call to Order: Chairman Eric Luntta called the meeting to order at 7:31 p.m.

2. Vote on Minutes:

May 13, 2015 – A. Teller MOVED to APPROVE with the following amendments: The removal of “Kerr” in item #1, the correction of “Linwood” to “Llynwood” in item #3, and the replacement of “hearing” with “information session” in item #7. C. Davey SECONDED. MOTION CARRIED 6:0:0.

May 27, 2015 – A. Teller MOVED to APPROVE with the following amendments: In the first sentence under Public Comments, “They were answered” will be replaced with “G. Chalder answered.” E. Luntta SECONDED. MOTION CARRIED unanimously.

3. Residents’ Forum: No comments.

4. Report of the Zoning Enforcement Officer: J. Rupert reported that the new restaurant “Our Place” opened. The process went very well and the results of the final inspection were 100% complete. The foreclosed homes in the Llynwood area were found to be maintained to an acceptable, though minimal, standard. One did have some debris, which will be addressed after contact with the BOS. Contact has been unsuccessful regarding 17 Plymouth and a notice of violation has been issued. Simoniz had some plot line changes in plans. The Planning & Zoning filing project is complete, resulting in a searchable online database. Permits have been issued for the barn at 4 Tolland Road to move forward. The Hop River Road property purchase will need lot line changes and may pursue an addition.

5. Old Business:

A. Teller MOVED to advance item **#6(a-d)** to follow **#4**. C. Davey SECONDED. MOTION CARRIED 6:0:0.

a. *DISCUSSION: Regulations for the Keeping of Poultry:*

P. Carson distributed copies of the draft regulation 6A.10 with corrections. Discussion followed on language regarding poultry and livestock. It was decided that all references to “seven (7) head of poultry” will be changed to “ten (10) head of poultry”, and that “...and streets” will be removed from 6A.10C.

A. Teller MOVED to schedule the proposed amendments to B regulation 6A – Livestock and Poultry for public hearing on August 12, 2015 at 7:45 p.m. as Hearing #2 at Town Hall, 222 Bolton Center Road. E. Luntta SECONDED. MOTION CARRIED unanimously.

b. *DISCUSSION: Other Zoning Regulation Questions / Discrepancies:* None.

6. New Business:

a. *APPLICATION: Zoning Regulation Amendments to allow Drive-thru Regulations on a case-by-case basis, Ted & Joyce Moran*

Milton Hathaway spoke in representation of Ted & Joyce Moran, 199 Hop River Road. He gave a general summary of their aim, to consider other towns’ approach to guide new regulation. Several members of the PZC noted a lack of information on the application, such as the specific regulation section to be changed, and which business zones would be affected. They explained that, if accepted, the exact language of the application was what would be proposed for public hearing. M. Hathaway and the represented wished to withdraw their application without prejudice and seek the input of staff for re-submittal.

A. Teller MOVED to accept the withdrawal and credit the application fee towards the application intended. N. Silverstein SECONDED. MOTION CARRIED unanimously.

b. *APPLICATION: Modification of Special Permit and Site Plan for Expansion of Building (21,928 sf), 201 Boston Turnpike / 11 Williams road, Simoniz USA, Inc.*

Len Jacobs spoke in representation of Simoniz, requesting the approval of an addition onto the current building to improve operations. He voiced appreciation for the help of staff regarding the application and requested a public hearing for the next meeting.

A. Teller MOVED to ACCEPT the application and schedule a public hearing for Wednesday, July 8, at 7:45 p.m. at Town Hall, 222 Bolton Center Road. E. Luntta SECONDED. MOTION CARRIED 6:0:0.

c. *Re-SUBDIVISION APPLICATION: 1-Lot, 61 French Road, William Anderson / Nancy Varca*

A. Teller removed himself from the commission.

Mr. Anderson approved the correction of “1 lot” to “2 lots” on the original application with his initials. He proposed the August 12 meeting for a public hearing date.

E. Luntta MOVED to ACCEPT the application and set a public hearing for August 12 at 7:45 p.m. at Town Hall, 222 Bolton Center Road. C. Preuss SECONDED. MOTION CARRIED 5:0:0.

A. Teller rejoined the commission.

d. BOND RELEASE: E & S Bond Work Completed, 180 West Street, Parreira

A. Teller MOVED to release E & S Control Bond for Our Place Restaurant, 180 West Street. N. Kerr SECONDED. MOTION CARRIED unanimously.

7. **Plan of Conservation and Development Discussion:** P. Carson distributed copies of the POCD draft. She received only two comments after the informational session.
8. **Correspondence:** None.
9. **Adjournment:** A. Teller moved to adjourn. C. Davey seconded. The meeting adjourned at 9:14 p.m.

Respectfully submitted,

Sarah Benitez, Recording Secretary

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