

**MINUTES**  
**BOLTON PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**7:30 PM, WEDNESDAY, MARCH 20, 2013**  
**BOLTON TOWN HALL, 222 BOLTON CENTER ROAD**

Members Present: Eric Luntta, Arlene Fiano, Tom Manning, Jim Cropley,  
Jeffrey Scala, Adam Teller  
Members Absent: Loren Otter, Carl Preuss (Alternate), David Treadwell (Alternate)  
Others Present: John D. Pagini, AICP, Director of Community Development;  
Jim Rupert, Zoning Enforcement Officer; Karen Mills, Recording Secretary;  
Raymond Walker, Jr., Fire Marshal; Bob Croteau, Facilities Manager of Bolton  
Ice Palace

Chairman Eric Luntta called the Regular Meeting to order at 7:32 p.m.

1. Approval of Minutes:
  - a. February 13, 2013 Special Meeting  
Arlene Fiano stated for the record that she listened to the tapes of this meeting except for the last 10 minutes. Jeffrey Scala made a motion to table the approval of the minutes of the February 13, 2013 Special Meeting. Adam Teller seconded the motion and it passed unanimously (6-0).
  - b. February 20, 2013 Public Hearing  
Arlene Fiano stated for the record that she listened to the tapes. Adam Teller made a motion to approve the minutes of the February 20, 2013 Public Hearing as written. The motion was seconded by Jeffrey Scala and it passed (4-0-2) with Jim Cropley and Tom Manning abstaining.
  - c. February 20, 2013 Regular Meeting  
Arlene Fiano stated for the record that she listened to the tapes. Jeffrey Scala made a motion to approve the minutes of the February 20, 2013 Regular Meeting with the following addition at the end of item 3. Report of the Zoning Enforcement Officer: "A cease and desist order was issued at 11 Hebron Rd concerning the greenhouse." The motion was seconded by Eric Luntta and it passed (4-0-2) with Jim Cropley and Tom Manning abstaining.
2. Residents' Forum (Public Comment)  
None
3. Report of the Zoning Enforcement Officer  
Mr. Rupert, ZEO, presented the Commission with a written report, which he went through in detail. The following properties were included in the report: Amazing Hardwood Floors has moved into the space formerly occupied by Reilly Real Estate in England's Plaza; Subway at 299

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Boston Tpke; fire pond at 1239 Boston Tpke; storage structure at 39 Llynwood Rd; enforcement activity at 35 Rocco Rd; chickens at 15 Box Mountain Rd; Ansaldi gravel pit on Boston Tpke; chickens at 92 Tolland Rd; driveway widths at High Ridge Farm subdivision. A short discussion ensued about impervious surfaces. Mr. Pagini mentioned that he and Jim met with Munson's about their desire to expand. There will most likely be a lot line adjustment. Also, Mr. Pagini and Jim Rupert met with the LeBrunns, who want to open a small daycare center at 4 Tolland Rd. A traffic study may need to be done. Mr. Pagini suggested that the Commission add a Director's Report to future agendas, as he has covered items that were not on the ZEO's Report.

4. Old Business

- a. Application of the Commission to amend Section 15Q of the Bolton Zoning Regulations which authorizes the Commission to reduce required parking should an applicant employ TDM measures associated with a site plan or special permit. (Hearing closed on January 16, 2013). Mr. Pagini reviewed the proposed amendments, which were handed out to Commission Members. Adam Teller spoke at length about changes he thinks are needed to paragraphs 6.A, B and C. Jeffrey Scala made a motion to table the Application of the Commission to amend Section 15Q of the Bolton Zoning Regulations due to further changes needed. Jim Cropley seconded the motion and it passed unanimously (6-0).
- b. Proposed amendments to Section 3B3 re: flea markets  
Mr. Teller has prepared draft changes to these amendments. Discussion ensued about whether to make these changes now or to bring this discussion to the Public Hearing. There was a lengthy discussion about changes needed to the draft. Jeffrey Scala made a motion to set the Public Hearing on the Application for Amendments to Zoning Regulations of Bolton Ice Palace LLC for May 8, 2013 at the Bolton Town Hall, 222 Bolton Center Road, Bolton CT at 7:45 p.m. The motion was seconded by Adam Teller and it passed unanimously (6-0).
- c. Request for legal opinion: Fire Protection Regulations Advisory Committee  
Mr. Pagini explained to the Commission the need to clarify that this Committee will be under the auspices of the Town of Bolton, and is not considered a subcommittee of the Selectmen or the PZC. Mr. Pagini said that he thinks this item should not be acted on by the PZC. Lengthy discussion ensued.
- d. Town Counsel Opinion re: Sperry's Glen bonding release requests  
Mr. Pagini reviewed what is going on with this issue. The town attorney emphasized in a letter shared with the Commission that we have the right to hold the bond until the improvements are done. Mr. Pagini said that the issue is basically back to square one.

5. New Business

- a. Discuss the cancellation of the April Planning & Zoning meetings  
Mr. Pagini said that he won't be able to attend either meeting in April. Mr. Luntta said his suggestion is to cancel the Special Meeting but still hold the Regular Meeting in order to be

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able to approve minutes and accept applications. Adam Teller made a motion to cancel the April 10, 2013 Planning & Zoning Commission Special Meeting. The motion was seconded by Jeffrey Scala and after discussion it passed unanimously (6-0).

Arlene Fiano mentioned that the Bolton Center Study/ Vibrant Community Initiative is holding a meeting on April 3, 2013 and she thinks that PZC members should attend. They are planning on presenting four options and are looking for feedback. Mr. Rupert said there will be a power point available on the town website soon. Mr. Pagini asked if they had discussed outreach. Mr. Rupert said that there will be a notice in area newspapers and information on the website.

6. Workshop

a. PZC Goals for Calendar Year 2013

Commission members reviewed in detail the proposed goals as handed out in table form by Mr. Pagini and discussed them. Some changes were made to priority levels.

7. Correspondence

- Email 3/12/13 from Mary Ellen Kowalewski re: CRCOG municipal appointments  
Tom Manning said that he will continue and that we don't need an alternate
- CRCOG letter 2/21/13 re: Coventry
- CRCOG letter 2/21/13 re: Vernon

8. Adjournment

A motion to adjourn was made by Jeffrey Scala and seconded by Adam Teller. The motion passed unanimously (6-0) and the meeting was adjourned at 10:16 p.m.

Respectfully Submitted:



Karen Mills

Planning & Zoning Board Clerk