

**MINUTES**  
**BOLTON PLANNING & ZONING COMMISSION**  
**PUBLIC HEARING RE: AMENDMENTS TO ZONING REGULATIONS**  
**7:45 PM, WEDNESDAY, SEPTEMBER 19, 2012**  
**BOLTON TOWN HALL, 222 BOLTON CENTER ROAD**

Members Present: Eric Luntta, Jim Cropley, Tom Manning, Jeffrey Scala,  
Adam Teller, Carl Preuss, (Alternate), David Treadwell (Alternate)

Members Absent: Loren Otter, Arlene Fiano

Others Present: John D. Pagini, AICP, Director of Community Development;  
Karen Mills, Recording Secretary

Chairman Eric Luntta called the Public Hearing to order at 8:53 p.m. Carl Preuss was appointed for Loren Otter, and David Treadwell was appointed for Arlene Fiano.

Mr. Luntta read the Legal Notice for the Public Hearing:

Notice of Public Hearing  
Bolton Planning & Zoning Commission

The Bolton Planning and Zoning Commission will hold a public hearing on Wednesday, September 19, 2012, at 7:45 PM in the Town Hall, 222 Bolton Center Road, concerning the following amendments to the Bolton Zoning and Subdivision Regulations as authorized by PA 12-182:

1. Amendments to Sections 16 A and 16B of the Bolton Zoning Regulations concerning financial guarantees for public Improvements and erosion and sedimentation control measures associated with site plans.
2. Amendments to Sections 14 and 15 of the Bolton Subdivision Regulations concerning financial guarantees and related amendments associated with public Improvements, erosion and sedimentation control measures, and the maintenance and acceptance of public improvements associated with subdivisions.

These amendments are complex, and are only generally described above. Interested parties may view the amendments in their entirety in the Land Use Office, Town Clerk's Office, and at <http://bolton.govoffice.com/> .

Dated at Bolton, CT, this 17th day of August, 2012.  
Eric Luntta, Chairman

Mr. John Pagini gave a Power Point presentation to review in detail changes to Sections 16 A and 16B of the Bolton Zoning Regulations concerning financial guarantees for public Improvements and erosion and sedimentation control measures associated with site plans. These amendments are required in order to come into compliance with the recently-passed Public Act 12-182. Some questions were posed to Mr. Pagini which he addressed, and a lengthy discussion ensued about the details.

Mr. John Pagini then reviewed changes to Sections 14 and 15 of the Bolton Subdivision Regulations concerning financial guarantees and related amendments associated with public Improvements, erosion and sedimentation control measures, and the maintenance and acceptance of public improvements associated with subdivisions. These amendments are also required in order to come into compliance with the recently-passed Public Act 12-182. A lengthy discussion ensued about the details.

Mr. Luntta suggested that we continue this Public Hearing to the Special Meeting workshop on October 10. Mr. Pagini entered the exhibits (see Appendix A).

Adam Teller made a motion at 8:53 p.m to continue the Public Hearing on October 10, 2012 at 7:30 at Bolton Town Hall, 222 Bolton Center Road concerning amendments to the Bolton Zoning and Subdivision Regulations as authorized by PA 12-182. The motion was seconded by Tom Manning and it passed unanimously (7-0).

Respectfully Submitted:

A handwritten signature in cursive script that reads "Karen Mills". The signature is written in black ink and is positioned above the typed name and title.

Karen Mills  
Planning & Zoning Board Clerk

Appendix A  
Exhibits  
Amendments to Sections 16A and 16B of the Zoning Regulations  
And Sections 14 and 15 of the Subdivision Regulations

1. Draft Amendments to Sections 16A and 16B of the Zoning Regulations and Sections 14 and 15 of the Subdivision Regulations
2. August 17, 2012 referral form to Capital Region Council of Governments
3. August 17, 2012 referral cover letter to Lynn PikeDeSanto, AICP, CRCOG
4. August 20, 2012 referral form to Windham Region Council of Governments
5. August 20, 2012 referral cover letter to Jana Butts, AICP, WINCOG
6. Notice of Public Hearing dated August 17, 2012
7. Affidavit of Publication, Dated August 24, 2012
8. August 20, 2012 referral letters to the town clerks of the Towns of Coventry, Glastonbury, Hebron, Vernon, Andover, and Manchester
9. August 17, 2012 letter to Susan DePold, Town Clerk, filing amendment for review in Town Clerk's office
10. August 5, 2012 opinion letter from Richard L. Barger, Town Attorney, to John Pagini
11. August 15, 2012 opinion letter from Richard L. Barger, Town Attorney, to John Pagini
12. September 18, 2012 opinion letter from Richard L. Barger, Town Attorney, to John Pagini
13. Certified mailing receipts and return receipts
14. September 5, 2012 report on Referral No. 12-08-21-BN from Catherine Holt, Chairman, WINCOG RPC to PZC
15. September 13, 2012 report on Referral Z-2012-69 From Sandra Bobowski, Karl Profe, CRCOG RPC, and Lynn Pike DiSanto, AICP, CRCOG
16. Power Point Presentation by John Pagini, AICP on September 19, 2012