

MINUTES
BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:30 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, Peter Henry, Holmes & Henry
Assoc.; Dick Halloran; Barbara Gay Halloran

Chairman Eric Luntta called the Regular Meeting to order at 7:36 p.m. Mr. Luntta pointed out that tonight's is a revised agenda with New Business extended to include item 5f. Carl Preuss was appointed for Loren Otter, and David Treadwell was appointed for Arlene Fiano.

1. Approval of Minutes:

a. August 8, 2012 Special Meeting Minutes

Adam Teller moved to accept the August 8, 2012 Special Meeting Minutes as written. The motion was seconded by Jim Cropley and passed unanimously (7-0).

b. August 15, 2012 Public Hearing Minutes

Jim Cropley moved to accept the August 15, 2012 Public Hearing Meeting Minutes as amended with the following corrections on page 1: change "Jim Price" to "Jim Preuss;" change "File Marshall" to "Fire Marshall." The motion was seconded by Carl Preuss and passed (4-0-3). Tom Manning, David Treadwell (Alternate) and Jeffrey Scala abstained as they were absent. For the record, Adam Teller listened to the tape of this public hearing although he was absent.

c. August 15, 2012 Regular Meeting Minutes

Jim Cropley moved to accept the August 15, 2012 Regular Meeting Minutes as amended with the following corrections: p.1 -- change "Jim Price" to "Jim Preuss;" change "File Marshall" to "Fire Marshall;" and strike the following sentence from p. 3 as Adam Teller was not in attendance: "Adam Teller said he felt comfortable setting the Public Hearing given that the Town Attorney's feedback has gone into the draft." The motion was seconded by Carl Preuss and passed (4-0-3). Tom Manning, David Treadwell (Alternate) and Jeffrey Scala

abstained as they were absent. For the record, Adam Teller listened to the tape of this public hearing although he was absent.

2. Residents' Forum (Public Comment)

None.

3. Report of the Zoning Enforcement Officer

Although Jim Rupert, ZEO was not in attendance, he supplied a written report to the Commission which was reviewed. The addresses covered in the report were 284 West Street, 33 Lakeside Circle, Bolton Motors, 92 Tolland Road, and 35 Rocco Road. A small discussion ensued about the variances at 284 West Street and 33 Lakeside Circle. John Pagini told the Commission what he knew about these applications; he was not familiar with the details of the ZBA application. Mr. Pagini suggested that perhaps Mr. Rupert could explain the variances in more detail in future reports, and/or add a copy of the Zoning Board Meeting Minutes. The Commission asked for a more detailed follow-up report to be added to the packet for the next meeting. More discussion ensued about these variances near the lake, stressing the need to be careful about granting variances in this densely-built area. A short discussion followed about the millings at Bolton Motors.

A motion was made by Adam Teller to suspend the Regular Meeting at 8:00 p.m. and resume the Public Hearing on the Halloran application. It was seconded by Eric Luntta and passed unanimously (7-0).

The Regular Meeting was reconvened at 9:33 p.m.

4. Old Business

- a. Application of Barbara Gay Halloran for a one lot resubdivision at 21 Webster Lane in Bolton and Andover (Assessor's Map # 24, Lot 69). Mr. Luntta mentioned that the Public Hearing was closed, and that consensus needs to be reached on what we want to do in terms of the fee in lieu. He believes it is a 2-lot subdivision and that whether both lots should be taxed at 10% is something not all Commission members agree upon. Discussion ensued about how Commission members feel about this issue and about the percentage of the fee. A lengthy discussion followed about the Open Space Committee's recommendation. Some Commission members supported fee in lieu on the "developed" lot, and others did not. No consensus could be reached.

Adam Teller made a motion to table the decision on the Halloran application until the Special Meeting of October 10, 2012. Carl Preuss seconded the motion. Adam Teller stressed that the reason this item needs to be tabled is because we only have 4

members who can vote on this until other members listen to the tape of the Public Hearing, and if voted on tonight, the result may likely end in a tie or not pass. The motion passed (6-0-1) with Tom Manning abstaining.

5. New Business

- a. Application of the Bolton Planning and Zoning Commission in connection with amendments to Section 16 A and 16B of the Bolton Zoning Regulations concerning Financial Guarantees for Public Improvements Associated with site plans, as authorized by Public Act 12-182.

Adam Teller made a motion to table the Application of the Bolton Planning and Zoning Commission in connection with amendments to Sections 16A and 16B of the Bolton Zoning Regulations, until the Special Meeting on October 10, 2012. The motion was seconded by Eric Luntta and it passed unanimously (7-0).

- b. Application of the Bolton Planning and Zoning Commission in connection with amendments to Sections 14 and 15 of the Bolton Subdivision Regulations concerning Financial Guarantees for public Improvements, Maintenance of Public Improvements, and Erosion and Sedimentation Control Concerning Financial Guarantees for Public Improvements Associated with Subdivisions, as authorized by Public Act 12-182.

Adam Teller made a motion to table the Application of the Bolton Planning and Zoning Commission in connection with amendments to Sections 14 and 15 of the Bolton Subdivision Regulations, until the Special Meeting on October 10, 2012. The motion was seconded by Eric Luntta and it passed unanimously (7-0).

- c. Request of Strawberry Ridge Development Group, LLC, for release of the Maintenance Bond in the amount of \$32,400.00 in connection with public improvements at the Strawberry Ridge Subdivision, Cocconi Road.

Mr. Pagini stated that he has received recommendations from Lance Dimock and Joseph Dillon to release this bond, and directed the Commission to a draft motion for members to consider. Adam Teller made the following motion:

MOVED, that the Bolton Planning & Zoning Commission does hereby recommend to the Board of Selectmen the release of a Maintenance Bond in the amount of \$32,400.00 in connection with the Strawberry Ridge Subdivision (Strawberry Ridge Development Group, LLC) in accordance with a recommendation of Town Engineer Joseph M. Dillon, PE, in a letter to Eric Luntta dated August 31, 2012, and an email from Lance Dimock to John Pagini dated September 6, 2012.

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We recommend the following motion:

MOVED, that the Bolton Board of Selectmen does hereby authorize the release of the Maintenance Bond in the amount of \$32,400.00 in connection with the Strawberry Ridge Subdivision (Strawberry Ridge Development Group, LLC) in accordance with a recommendation of Town Engineer Joseph M. Dillon, PE, in a letter to Eric Luntta dated August 31, 2012; an e-mail from Lance Dimock to John Pagini dated September 6, 2012; and a recommendation of the Bolton Planning & Zoning Commission made at its Regular Meeting of September 19, 2012. Jeffrey Scala seconded the motion and it passed unanimously (7-0).

- d. Setting of Public Hearing on amendments to the Bolton POCD: Route 6 Hop River Master Plan and Route 6 Safety Study (suggested Public Hearing Date: December 19, 2012). Mr. Pagini said we have been waiting for the Route 6 Hop River Traffic Study to be completed. That has been done. All feedback from OPM suggests that these kinds of studies and their inclusion in the local POCD will help us qualify for future priority funding. He recommended a hearing for December 19, 2012. Adam Teller made a motion to set a Public Hearing on December 19, 2012 at 7:45 p.m. at Bolton Town Hall, 222 Bolton Center Rd, Bolton, CT concerning amendments to the Bolton POCD: Route 6 Hop River Master Plan and Route 6 Safety Study. The motion was seconded by Tom Manning and passed unanimously (7-0).
- e. Setting of Public Hearing on amendments to the Bolton Subdivision Regulations (Section 6.11), and Zoning Regulations (Sections 16A.2, 16A.2, 16B.3, and 19C) concerning digital submission requirements (suggested public hearing date: October 17, 2012). Mr. Pagini explained the reasons for these amendments. Adam Teller made a motion to set a Public Hearing on October 17, 2012 at 7:45 p.m. at Bolton Town Hall, 222 Bolton Center Rd, Bolton, CT on amendments to the Bolton Subdivision Regulations (Section 6.11), and Zoning Regulations (Sections 16A.2, 16A.2, 16B.3, and 19C) concerning digital submission requirements. The motion was seconded by Eric Luntta and motion passed unanimously (7-0).
- f. Setting of Public Hearing on amendments to the Bolton Zoning Regulations (Section 3A.9, Erosion and Sedimentation Control) concerning financial guarantees (suggested public hearing date: November 14, 2012) Adam Teller made a motion to set a Public Hearing on November 14, 2012 at 7:45 p.m. at Bolton Town Hall, 222 Bolton Center Rd, Bolton, CT on amendments to the Bolton Zoning Regulations (Section 3A.9, Erosion and

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Sedimentation Control) concerning financial guarantees. The motion was seconded by Jim Cropley and passed unanimously (7-0).

6. Other Business

Mr. Luntta read a letter from the Selectman's Office regarding a grant from the CT Trust for Historic Preservation. They want to form a subcommittee for this, and they want someone from the PZC Commission to sit on that committee. It was decided to put this item on the agenda for October 17th.

7. Correspondence

Mr. Pagini distributed copies of the CT Planning newsletter article featuring Bolton's action on the Draft State Policy Plan.

8. Adjournment

A motion to adjourn was made by Adam Teller and seconded by Jeffrey Scala. The motion passed unanimously (7-0) and the meeting was adjourned at 10:31 p.m.

Respectfully Submitted:

A handwritten signature in cursive script that reads "Karen Mills".

Karen Mills
Planning & Zoning Board Clerk