

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:30 PM, Wednesday, May 11, 2016
Bolton Town Hall, 222 Bolton Center Road

Minutes & Motions

Members Present: Carl Preuss, James Cropley, Jeffrey Scala, Chairman Eric Luntta, Arlene Fiano, Adam Teller, Nancy Silverstein (alternate seated for Neal Kerr), Christopher Davey (8:10 pm)

Members Excused: Neal Kerr

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

Others Present: First Selectman Robert Morra, Selectman Sandra Pierog, Pam Sawyer, others

- 1. Call to Order:** Chairman Eric Luntta called the meeting to order at 7:33 p.m. Nancy Silverstein was seated for Neal Kerr.

- 2. Approval of Minutes:**

March 23, 2015 – J. Scala moved to approve with amendments as follows: Date corrected from March 32 to March 23. Christopher Davey was seated for Carl Preuss. Votes were 9:0:0, not 7:0:0. In item #5, heading changed from “Resolution of Board of Finance” to “Discussion/Decision on Facility Improvements at Bolton Center School” as in the agenda and “8.24 Town Meeting” to “8-24 Referral to PZC”. J. Cropley seconded. Vote 6:0:1, C. Pruess abstaining due to absence at that meeting.

- 3. Discussion of Possible Extension of Natural Gas Line:**

First Selectman Robert Morra reported CNG is proposing to run a natural gas line up Route 85, to the town center, servicing municipal buildings and the library. It would extend down Notch Road to the Notch Road Municipal Center, the town garage, CVC, and the fire station, and down Route 6. It would extend along Route 44 from the commuter lot to the Manchester town line. The total would be 7 miles of gas line. The cost to the town would be around \$216,000 financed over a 5 year period with no interest. The BOS did a rough analysis of two years of municipal heating bills and estimates that in the first year there would be a savings of \$48,000. The town would be responsible for the cost of the changeover, which they are working to estimate. It will help that most of the buildings are newer. The town would have to pay to tie in and tie in a major supplier (Syndec). It would be taxable, bringing in about \$150,000 over 5 years, averaging about \$30,000/year (not accounting for mill rate changes).

The PZC discussed whether an 8-24 referral was needed at this time, and agreed by consensus that it was not.

- 4. Residents' Forum (Public Comment for items NOT on the agenda):** J. Stille distributed a response from the town attorney on the constitutionality of the Ethics Committee Ordinance. J. Stewart, Energy Commission, distributed information on natural gas truck accidents.
- 5. Report of the Zoning Enforcement Officer:** J. Rupert reported a site plan modification was approved for Simoniz to relocate a flammable storage closet. The review included the Fire Marshal and Fire Chief. A vet office in England's Plaza was approved. An application has been received for an acupuncturist's office in Neal Kerr's building. It is to be a second office as the primary location is in West Hartford. A site plan review application was received for a gun transfers / gunsmithing home business. There has been interest in the parcel vacated by Lyndale's stand. Discussion continues on a potential UHaul site. Work continues to bring business into signage compliance.
- 6. Report of the Bolton Commission Representatives' Meeting:** J. Cropley and J. Scala gave updates. There is interest in land along Route 44 for recreational uses, a gas line going in either Coventry or Andover, and work at Simoniz is nearly done.
- 7. Old Business:**
- a. **Discussion: Plan of Conservation & Development Implementation:** The PZC continued to discuss POCD implementation.
 - b. **Review/Discussion: 2015 – 2016 Priorities List:** The PZC reviewed the priorities list.
- 8. New Business:**
- A. Teller moved to advance items 8a and 8b to precede item 7. J. Scala seconded. Vote 8:0:0.
- a. **Site Plan Review Application for Home Occupation, Gun Transfers/Gun Smithing, Loomis Road, Alex Spears**
- Alex Spears reviewed the details of his application for a gun smithing and transfers side business, which will offer repairs and managing ownership transfers according to federal laws. He will be operating under a Federal Firearms License (FFL). The business will be very low traffic, appointment only, have no signs, with a separate door entry. There will be no stocking of firearms or test firing on site. Firearms will be locked up, in a safe, and out of sight. There is a security system, locks and bolts throughout the house, and an alarm system. The state trooper will be notified as part of the FFL process. The ATF will inspect the site at random at any point in three years.
- A. Teller asked if staff were satisfied with the narrative. P. Carson and J. Rupert said they were.
- A. Teller moved to approve the Site Plan Review Application for Home Occupation, Gun Transfers / Gun Smithing, Loomis Road, by Alex Spears based on the narrative and submitted application. J. Cropley seconded. Vote 8:0:0.

b. Discussion: CGS 8-7d(f) Referral of Application of CNG Global LLC for a Gas Infusion Station, Route 6 (Christmas Tree Farm) in Andover – Parcel Assessor #1D, Map #33, Block 43, Lot #1

This is an automatic referral to the PZC by state statute because truck traffic will go through town to the station. Trucks would be carrying fuel from Pennsylvania to Andover, adding fuel to the line to maintain pressure, and leaving empty. Activity will be 24/7, 7 months a year, with 12 trips per hour (5 trucks in and 5 out, plus 2 staff) at peak demand times for 5-6 years. P. Carson noted the PZC has no right to approve or deny but can send comments to Andover's Public Hearing, especially regarding the safety of the volume of trucks in a difficult area.

Discussion centered on the added stress of trucks coming through the Notch, as well as the possibility of, dangers of, emergency response to, and responsibility for any accidents. If an accident were to occur with a leak, the gas would vaporize and/or burn off, the area would be evacuated, and there would be a denial of access zone around it.

J. Rupert said trucks are built robustly to guard against leaks, so while possible, a leak is unlikely. Drivers have to be specially trained. N. Silverstein said the Fire Chief suggested a provision for training those who would have to respond to a leaking truck accident. J. Cropley wanted to know if Bolton would be responsible for the cost of building capability to deal with an accident. A. Teller noted a no access zone at the Notch would cut off half the town from the other and be a major traffic disruption. C. Preuss agreed, adding access denial could go on for days before clean up was done. J. Cropley asked about an emergency notification system for evacuation. The Everbridge emergency notification system can notify everyone in a specified area.

R. Morra expressed concerns about traffic volume, flow, and safety and asked for that information to be sent to the town. C. Pruess could not see adding that level of truck volume to the Notch at peak traffic time, especially in winter. C. Davey asked if the project already received any necessary state or federal approvals. P. Carson did not know.

Pam Sawyer reported that CNG also approached Rocky Hill and Cromwell, and was turned down. This is the third town CNG is attempting to do it in. The application is the beginning of the process, before moving forward to seek approvals and so on.

A. Teller wanted to know if CNG had a contingency plan for an accident. He said that given 10 trucks per hour for 5-6 years, the statistical likelihood was that there would be at least one accident in that time. He also asked if they were doing anything for added security protection given the route was to become routine, in an area with no routine police presence and only volunteer fire personnel. E. Luntta wanted to know how far an evacuation zone would extend if in case of an accident at the station in Andover. C. Preuss said it would likely depend on wind direction.

Other opportunities to address the topic will be June 8th (next PZC meeting), June 13th (Inland Wetlands), June 20th (Public Hearing).

9. Correspondence: S. Pierog reported Bolton applied for and received a grant for a Road Safety Audit, to be done on the town center. It will happen by spring.

10. Adjournment: A. Teller moved to adjourn. J. Scala seconded. Meeting adjourned 9:27 p.m.

Respectfully submitted,

Sarah Benitez

Please see minutes of subsequent meetings for approval of these minutes and any corrections hereto.