

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
7:30 PM, WEDNESDAY, JANUARY 11, 2017
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

RECEIVED
JAN 06 2017
Town Clerk of Bolton

1. Call To Order
2. *DISCUSSION*: Plan of Conservation & Development Implementation
 - a. POCD Discussion With Inland Wetlands
3. Approval of Minutes:
November 16, 2016 Regular Meeting Minutes
4. Report of the Zoning Enforcement Officer
5. Old Business
 - a. Other
6. New Business
 - a. *CGS Sec 8-25.(a) REQUEST*: Extension of Time to File Mylars With the Town Clerk, Paggioli Subdivision (application #PL-16-5)
 - b. *APPROVAL* of Official Revised Zoning Map
 - c. 2016 Annual Appointment to CRCOG Regional Planning Commission
 - d. *DISCUSSION*: Irregular Lot Regulations
 - e. Other
7. Correspondence
8. Adjournment

2. Become a part of any future bus services between Hartford and the University of Connecticut campus in Storrs.	BOS	Town
6. Continue to install cisterns and dry hydrants to meet fire suppression needs.	BOS	PZC PW
9. For wireless services, advocate for the least obtrusive location / installation.	BOS	PZC
10. Advocate for high-speed internet service and high-speed wireless service in Bolton.	BOS	EDC
6. Establish a Plan Implementation Committee made up of representatives of various boards to prioritize, coordinate, and refine implementation of the Plan.	BOS Or PZC	
10. Investigate establishing a multi-town entity to monitor and manage water quality in all three Bolton lakes (Upper, Middle, Lower).	CC	BOS
5. Consider preparing a Natural Resources Inventory.	CC	IWC
5. Create an inventory of the Town's scenic views so steps can be taken to preserve them in the future.	CC	
2. Promote water conservation.	CC	Town
3. Promote waste reduction / recycling / composting.	CC	Town
4. Educate residents about sustainability concepts.	CC	Town
1. Promote business and economic development.	EDC	PZC BOS
3. Recognize that nonbusiness land uses can also be economic development.	EDC	BOS PZC
4. Utilize town staff, on a part-time basis, to carry out economic development initiatives identified by the BOS, the PZC, and the EDC.	EDC	BOS PZC
6. Examine ways to take advantage of Bolton's favorable location midway between UCONN and Hartford.	EDC	Town
8. Renovate / reuse the Heritage Farm buildings.	HFC	BOS
1. Protect water quality.	IWC	CC PZC
2. Manage stormwater runoff to maintain the water cycle and reduce the impacts of flooding.	IWC	PZC
3. Protect wetlands and watercourses.	IWC	CC PZC
5. Educate homeowners about protecting water quality.	IWC	CC
6. Educate design professionals and homeowners about LID tools and techniques.	IWC	CC
7. Seek to restore natural edges (as opposed to "manicured" edges) to watercourses and waterbodies.	IWC	PZC CC
1. Convert managed open space into dedicated open space by acquiring land, easements, or development rights.	OSAP	BLT CC PZC

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:30 PM, Wednesday, November 16, 2016
Bolton Town Hall, 222 Bolton Center Road

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 Town Clerk of Bolton

Minutes & Motions

Members Present: Carl Preuss, James Cropley, Jeffrey Scala, Chairman Eric Luntta, Adam Teller, Nancy Silverstein (alternate).

Members Excused: Neal Kerr, Thomas Robbins (alternate), Christopher Davey (alternate).

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

Others Present: Andrew Bushnell, Kyle and Ashley Paggioli, Dorien Famiglietti, Amanda Olmstead, Richard Mihok.

1. **Call to Order:** Chairman Eric Luntta called the meeting to order at 7:34 p.m. N. Silverstein was seated for N. Kerr. E. Luntta took the agenda out of order, beginning with #3.

2. **PUBLIC HEARINGS**

P. Carson read the notice of public hearing. The hearing began at 7:45 p.m.

A. Teller recused himself from the commission at 7:45 p.m.

- a. **CONTINUATION: Subdivision Application, Paggioli Subdivision, 2-Lots, 51 Birch mountain road, Kyle & Ashley Paggioli**

D. Famiglietti, representing Kyle and Ashley Paggioli, presented a revised plan dated 11/08/16 with additional frontage along the front of the lot they were seeking to create. This created two conforming lots that met lot requirements. The front parcel would be conveyed to Kyle's father Tom for farming use, and as he was next of kin there would be no dedicated open space or fee in lieu.

A. Bushnell, engineer, said they had made some changes according to recommendations from the town engineer regarding the footing outlet outside the rain garden. He provided updated plans as of 11/16/16 to that effect.

P. Carson said that all town requirements had been met. She asked that a copy of the deed be provided to staff. No other comments from the PCZ or staff. No comments from public.

J. Scala moved to close the public hearing, seconded by J. Cropley. Vote 5:0:0. The hearing closed at 7:50 p.m.

The PZC moved to item #4.

3. **Approval of Minutes:**

October 19, 2016 Regular Meeting – A. Teller moved to approve with the following amendments: capitalize "Teller" in paragraph 2 of item #4, and strike the fifth sentence in paragraph 3 of item #4.

J. Scala seconded. Vote 6:0:0.

Continuing to take the agenda out of order, the PZC moved to #5.

4. Old Business:

a. DISCUSSION/POSSIBLE DECISION: Subdivision Application, Paggioli Subdivision, 2-lots, 51 Birch Mountain Road, Kyle & Ashley Paggioli

J. Scala said he did not like the method used, but the application met the regulatory requirements.

J. Scala MOVED to approve Kyle and Ashley Paggioli's 1-lot subdivision, application #PL-16-5, in accordance with the plans known as "Subdivision Plan Prepared For Kyle Paggioli & Ashley Paggioli, 51 Birch Mountain Road, Bolton, CT", dated: 7/27/2016, revised: through 11/16/2016, 2 sheets, which is conditional on the following:

1. Any deeds and/or easements regarding this property must be presented to the Town for approval by the Town Attorney prior to the sale of any lot.
2. The subdivision approval letter shall be placed on the mylars to be recorded in the Office of the Town Clerk.
3. This approval is subject to compliance with any comments or requirements of the Health District and/or the Town Engineer.
4. All appropriate seals and signatures of the design professionals for this plan shall be on the plans and mylars.
5. This application is exempt from the Open Space Requirement because Lot 2 will be given to Thomas Paggioli (Kyle's father) for no consideration which qualifies for exemption under CT General Statutes.

The Bolton Planning and Zoning Commission finds with these conditions the plan meets the requirements of the Bolton Subdivision Regulations.

J. Cropley SECONDED. Vote 5:0:0.

A. Teller rejoined the Commission at 7:56 p.m.

b. DISCUSSION/POSSIBLE DECISION: Subdivision Application, 1-Lot, 1225 Boston Turnpike, Boston Turnpike Associates LLC

Richard Mihok presented a brief explanation of the land history behind the application. The property along Route 44 was divided between two brothers by court action in 1995. Now the owners want to combine those two front lots into one, including the majority of the buildings. Two hundred feet of frontage would be added to the back lot, and lot A1 would receive an additional 25 feet of frontage as well. The back lots are for agricultural use only. There were a couple of easements to be extinguished which previously were put in to access the back lot. With the back lot receiving the 200 feet of frontage the easements were no longer necessary. Setbacks were not detailed on the map, but would remain as they are, due to the buildings' location predating the setback requirements.

P. Carson would like setback lines to become permanent upon subdivision. A. Teller also wanted to be clear for the record that the setbacks were nonconforming prior to the application, rather than changing from conforming to nonconforming. P. Carson stated there was a remaining assessment by the sewer authority on record with the Selectmen's Office. A. Olmstead, 137 Washburn Avenue, Coventry, applicant, said that all fees should have been paid up front. She will check with the Selectmen's Office.

The PZC discussed the plans and conditions of approval. Regarding the open space requirement, A. Teller noted that the application would collapse two existing lots, not create a new one, and the proposed lot configuration aligned with current use. The creation of a new lot is the usual starting point for open space or a fee in lieu.

A MOTION was made by Mr. Teller to approve Boston Turnpike Associates LLC's 1-lot subdivision, application #PL-16-8, in accordance with the plans submitted as "Subdivision Plan Prepared For Boston Turnpike Associates, LLC, AMGN, LLC and Giglio & Olmstead", dated: 10-12-16, no revisions, 1 sheet, which is conditioned on the following:

1. The plan shows the Zone as GB which is incorrect and shall be corrected to RMUZ.
2. All required setback lines shall be shown on the plan for Lot 1.
3. The remaining Sewer Assessment Fee for Lot 1, if any, must be paid in full upon sale of Lot 1.
4. The subdivision approval letter shall be placed on the mylars to be recorded in the Office of the Town Clerk.
5. This approval is subject to compliance with any comments or requirements of the Health District and the Town Engineer.
6. All appropriate seals and signatures of the design professionals for this plan shall be placed on the plans before recording.
7. The Commission waives the Open Space Requirement due to the fact that the property that is Lot 1 is almost-completely developed and the other 2 parcels that were part of the court action contain 50-plus acres which currently remain in agriculture and any future development of the rear 50 acres will require PZC approval and an open space dedication/fee will likely be taken at that point.
8. The cross easements over Lot 1 in favor of Lot 3 and over Lot 3 in favor of Lot 2 are to be extinguished and a note added to the plan to that effect.
9. Note #4 on the plan shall be stricken before recording.

The Planning and Zoning Commission finds with these conditions the plan meets the requirements of the Bolton Subdivision Regulations.

J. Cropley seconded. Vote 5:0:1, J. Scala abstaining.

5. New Business:

a. APPLICATION: Modification of Site Plan Approval, Landscaping Plan, 201 Boston Turnpike (Simoniz), William Hibbard

P. Carson said the application was withdrawn and the applicant had gone back to the original plan which is covered by the originally issued permit. The applicant had wanted to change the landscaping screening which provided a separation between lot zones. She still wanted to know whether the PZC preferred such a request to be handled, whether brought to them via application or to be reviewed by staff. The PZC agreed that they would want to know at the point of eliminating a buffer between zones.

The PZC moved to #2 Public Hearings as it was now 7:45 p.m.

b. DISCUSSION/POSSIBLE DECISION: Schedule of 2017 Regular Meeting Dates

E. Luntta moved to accept the November 17, 2016 proposal of dates as follows:

January 11	July 12
February 8	August 9
March 8	September 13
April 12	October 11
May 10	November 8
June 14	December 13

All meetings to begin at 7:30 p.m., Town Hall, 222 Bolton Center Road. J.Cropley seconded. Vote 6:0:0.

c. DISCUSSION/POSSIBLE DECISION: FY 2016/17 Budget:

The PZC reviewed the budget draft. J. Cropley moved to approve the budget draft for submittal to the Board of Selectmen as submitted this night, November 16, 2016, for a total of \$6,580. Vote 6:0:0.

d. Election of Officers:

N. Silverstein nominated E. Luntta for Chairman. E. Luntta accepted.
J. Cropley nominated J. Scala for Vice Chair/Secretary. J. Scala accepted.

Vote in favor of E. Luntta as Chairman 6:0:0.

Vote in favor of J. Scala as Vice Chair/Secretary 6:0:0.

e. Discussion: December 2016 Meeting Date Review

P. Carson will be absent from the December 14, 2016 meeting. J. Rupert may be absent. P. Carson said she was not aware of anything coming up that was necessary to cover at that date. The PZC agreed to wait to decide to cancel the meeting.

f. Discussion: Method of Meeting Frontage Requirement in Paggioli Application:

The PZC agreed to review the regulations and consider a way to prevent such a method from being used. Regulation regarding rear lots will also be under consideration. P. Carson will research and collect other towns' regulations for the PZC to review.

8. Correspondence: A public informational meeting was held tonight on the trail connector from the commuter lot to Quarry Road. It will not go forward for another 3 to 5 years most likely. They are looking for feedback. Steve Cassano and Bill O'Neil are the contacts. A notice of signage change was received from Vernon.

9. Adjournment: J. Scala moved to adjourn. A. Teller seconded. Vote 6:0:0. Meeting adjourned at 8:56 pm.

Respectfully submitted,

Sarah Benitez

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

December 19, 2016

Stephen M. Bacon
Michael A. Bars
Christopher T. Bowen
William E. Breslau
Joseph P. Capossela
William J. Dakin
Dorian Reiser Famiglietti
Solomon Kerensky
Michael J. Kopsick
Douglas K. Manion
Kevin McCann
Justin L. Murphy
Allison Poirier
Meghan E. Smith
Stephen F. Sutton
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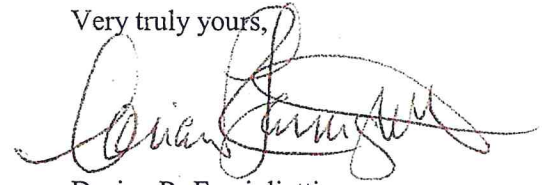
Re: Paggioli Subdivision – 51 Birch Mountain Road

Dear Patrice:

The purpose of this letter is to request, pursuant to Connecticut General Statute section 8-25(a), an extension of 180 days for the filing of the approved subdivision mylars with the Town Clerk. As you know, the statute permits the applicant to request two additional periods of 90 days for filing the plan. The applicant is requesting both additional periods at this time. In the alternative, if the Commission is uncomfortable granting both extensions at once, then the applicant requests a 90 day extension for filing the mylars and will return prior to the expiration of that time period to request the second 90 day extension.

If you have any questions regarding this letter, please do not hesitate to contact me. Thank you for your attention to this matter.

Very truly yours,



Dorian R. Famiglietti

cc: Andrew Bushnell
Kyle Paggioli

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DEC 21 2016

TOWN PLANNING & ZONING COMMISSION
BOLTON, CT

TO: Municipal Planners and Planning Directors

FROM: Mary Ellen Kowalewski, Director of Policy & Planning

SUBJECT: Appointments to CRCOG Regional Planning Commission

DATE: December 1, 2016

We are updating our Regional Planning Commission membership lists. Appointments are made on an annual basis for terms beginning in January and lasting through December of the upcoming year.

We request that your Planning Commission or Planning and Zoning Commission appoint a representative and alternate to serve on the RPC from the date of appointment through December 31, 2017. If your commission members are appointed by the Board of Selectmen or Town/City Council, the RPC appointments must also be approved by these bodies.

Your participation on the Regional Planning Commission ensures that the concerns of your municipality are reflected in regional plans and policies developed by the commission. Two of the main responsibilities of the RPC, as established under State Statutes, are to keep up-to-date a Plan of Conservation and Development for the Capitol Region, and to comment on zoning and subdivision proposals occurring along town lines.

Please make sure that the person appointed to the RPC is willing to attend our meetings on a regular basis, and if possible, please appoint an alternate who is willing to attend in the member's absence. The 2017 RPC Meeting Schedule is attached. Meetings will be held on the second or third Thursday of meeting months, as noted on the schedule. Meetings are held at the West Hartford Town Hall.

RPC meetings are used to keep planning and zoning officials informed on CRCOG projects and programs related to regional and local planning. In addition, workshop sessions on current planning and zoning topics are periodically held, and members are given time to share information on municipal planning issues.

We look forward to working with your town's RPC representative in the coming year. If you have any questions, please feel free to contact me at 860-522-2217 ext. 222 or mkowalewski@crcog.org.

cc. Regional Planning Commission members and alternates.

REGIONAL PLANNING COMMISSION
2017 MEETING SCHEDULE

Regular meetings of the Regional Planning Commission are held on the second or third Thursday of every other month.

7:00 PM at the
West Hartford Town Hall,
50 South Main Street,
West Hartford (*unless noted to the contrary*)

January 19, 2017

March 9, 2017

May 18, 2017

September 14, 2017

November 16, 2017