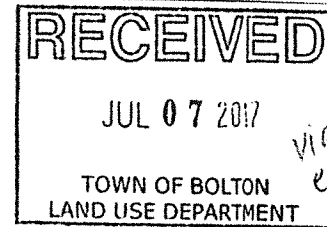


BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
7:30 PM, WEDNESDAY, JULY 12, 2017
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

RECEIVED
JUL 07 2017
Town Clerk of Bolton

1. Call To Order
2. PUBLIC HEARINGS (begin at 7:45pm)
 - a. *APPLICATION*: Zoning Regulation Amendments to Section 2 Definitions and Section 11F. for Rear Lots (currently known as Irregular Lots), Bolton PZC
3. Approval of Minutes:
June 14, 2017 Regular Meeting Minutes
4. Residents' Forum (Public Comment for items *NOT* on the agenda)
5. Report of the Zoning Enforcement Officer
6. Old Business
 - a. *DISCUSSION/POSSIBLE DECISION*: Application for Zoning Regulation Amendments to Section 2 Definitions and Section 11F. for Rear Lots (currently known as Irregular Lots), Bolton PZC
 - b. Other
7. New Business
 - a. *APPLICATION/POSSIBLE DECISION*: Site Plan Review for Home Occupation, Tattoo Studio, 822 Hop River Road, Kelly Green
 - b. Other
8. *DISCUSSION*: Plan of Conservation & Development Implementation
9. Correspondence
10. Adjournment



July 7, 2017

TO: BOLTON PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2017-79: Proposed zoning regulation amendment to add "Rear Lot" to Section 2 Definitions and amend Section 11F. Irregular Lots.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

Questions concerning this referral should be directed to Lynne Pike DiSanto.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. The public hearing date has been scheduled for 7/12/2017.

DISTRIBUTION: Planner: Andover, Glastonbury, Hebron, Manchester, Vernon, Coventry

Respectfully submitted,

Karl Robert Profe, Chairman
Regional Planning Commission

Jennifer Bartiss-Earley, Vice Chairman
Regional Planning Commission

A handwritten signature in black ink, appearing to read "Lynne Pike DiSanto".

Lynne Pike DiSanto, AICP
Principal Planner and Policy Analyst

Bolton Planning & Zoning Commission
Notice of Public Hearing

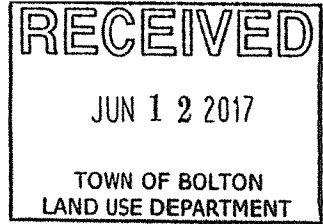
The Bolton Planning & Zoning Commission will hold a Public Hearing on Wednesday, July 12, 2017 at 7:45pm in the Town Hall Meeting Room, 222 Bolton Center Rd, Bolton, CT, on amending the Zoning Regulations to add "Rear Lot" to Section 2 Definitions and amend Section 11F. Irregular Lots.

Said proposal is on file in the Bolton Land Use Office or on the website at www.bolton.govoffice.com. All interested parties may attend and testify or may submit written testimony.

Dated at Bolton, CT, this 19th day of June, 2017.

Eric Luntta
P&Z Chairman

To be published in the *Hartford Courant* on June 30, 2017 and July 7, 2017



Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

BOLTON PLANNING AND ZONING COMMISSION APPLICATION FOR AMENDMENT TO ZONING REGULATIONS OR CHANGE OF ZONE

1. Type of Application:

Amendment to Zoning Regulations

Change of Zone

2. Applicant(s) BOLTON PLANNING & ZONING COMMISSION

Address 222 BOLTON CENTER ROAD, BOLTON, CT Zip 06043

Phone # _____ Fax # _____ E-mail _____

3. Owner(s) of subject property (if Change of Zone; append list if necessary) N/A

Address _____ Zip _____

Phone # _____ Fax # _____ E-mail _____

4. Official Contact / Representative regarding this Application: _____

Address _____ Zip _____

Phone # _____ Fax # _____ E-mail _____

5. Location of Subject Property / Properties (if Change of Zone; append extra sheet if necessary): N/A

Street Address(es): _____

Bolton Assessor's Map # _____; Block # _____; Lot # _____.

Bolton Land Records: Vol. _____; Page: _____

6. Current Zoning District (if Change of Zone): N/A

7. Proposed Zoning District (if Change of Zone): N/A

8. Describe Amendment to Zoning Regulations or Change of Zone; provide reason for amendment; demonstrate consistency with Bolton Plan of Conservation & Development (attach additional sheets if necessary): _____

- ADD TO ZONING REGULATIONS SECTION 2 DEFINITIONS - REAR LOT (attached)
- REMOVE CURRENT SECTION 11F. IRREGULAR LOTS AND REPLACE WITH SECTION 11F. REAR LOTS (attached)

9. Application Requirements:

a. Amendment to Zoning Regulations

i. Application Fee: \$ _____

ii. Six (6) copies of Amendment language with additions / deletions in the context of the existing Regulations

b. Change of Zone

i. Application Fee: \$ _____

ii. Written evidence of Applicant's legal interest in the subject property (ies) (deed, purchase agreement, etc.)

iii. List of property owners located within 500 feet of property(ies) to be rezoned, as listed in the most current Bolton Assessor's Records

iv. Stamped mailing envelopes addressed to owners of property located within 500 feet of property(ies) to be rezoned, as listed in the most current Bolton Assessor's Records (the applicant is responsible for the cost of certified mailings)

v. Six (6) sets of a Class "D" or higher boundary survey of the subject property(ies), prepared by a CT Licensed Surveyor depicting the proposed Change of Zone at a scale not smaller than 1"=100', and depicting properties, names of property owners, and road ROWs within 500 feet.

vi. A list of all hazardous, or potentially hazardous, materials anticipated as part of the proposed use of the property.

vii. A written statement of intended use of the property

10. Applicant's Endorsement:

I am a willful participant and fully familiar with the contents of this application.

Signature  FOR THE PZC Date 06.12.2017

11. Owner's Endorsement (for change of zone, only, and if separate from Applicant:

I am a willful participant and fully familiar with the contents of this application.

Signature _____ Date _____

For Town Use Only

Fee Paid N/A Check # _____

Date application received by Planning and Zoning Commission June 14, 2017

Date of public hearing July 12, 2017

Petition Received? Yes _____ No Date (If Yes) _____

Date of Planning and Zoning Commission action _____

Date of newspaper publication of Planning and Zoning Commission action _____

Summary of Planning and Zoning Commission action _____

Revised June 2, 2009

Zoning Regulation Amendment
Rear Lots
FOR PUBLIC HEARING ON 07/12/17

SECTION 2 – DEFINITIONS

Rear Lot – A lot in an R-1 Zone which contains less frontage and more acreage than normally required in that zone and complies with Section 11.F of these Regulations.

Section 11 – DIMENSIONAL REQUIREMENTS

F. Rear Lots

1. Purpose: Irregular or Rear Lots, sometimes known as “flag lots”, are unconventional and pose a number of potential problems compared to standard lots. They are difficult to find and access in an emergency; increase the density of neighborhoods, and can reduce the level of privacy that homeowners have come to expect in abutting established backyards and side yards. To limit their use to only the most appropriate locations, and ensure that they are both safe and have minimal impact on their neighboring properties, review is required by the Commission.

The following provisions are intended for use when, after laying out lots within a subdivision in accordance with the dimensional requirements of these Regulations, some “leftover” land remains. Accordingly, these provisions are meant as a last resort in the design of a lot, and as such are to be employed sparingly, and not as a common design technique.

Applications under this Section shall be considered as special situations, each requiring individual justification by the applicant. The burden of proof shall be on the applicant to demonstrate no adverse effects on surrounding properties.

2. Rear Lots shall be permitted only in the R-1 zone in subdivisions of five (5) lots or more. Rear Lots are not permitted in an Open Space Conservation Subdivision. A Rear Lot shall not be created by a first or free cut. The incidence of Rear Lots shall not exceed one (1) lot for every five (5) lots contained within a subdivision, as it is originally divided, and any Resubdivision thereof. Rear Lots shall comply with all requirements of this Section 11F.

3. An access strip/frontage for a Rear Lot shall:
 - a. Be at least 50 feet wide at its narrowest point including frontage exiting to a public street.
 - b. Be owned in fee as part of a single parcel comprising the Rear Lot.
 - c. Contain only one (1) driveway.
 - d. Provide access for one (1) lot only.
 - e. Be separated by a minimum distance of 1,000 feet from any other Rear Lot access as measured along any public street.

4. Rear Lots shall:
 - a. Contain at least a minimum lot area of four (4) acres, exclusive of any access strip area. In computing such lot area, the access strip extending from the front lot line to the public roadway shall not be counted towards satisfying the lot area requirement.
 - b. The front, side and rear yard setbacks shall be a consistent perimeter of 85 feet from the property lines.
 - c. The design of the rear lot shall be such that a rectangle of 200 feet by 400 feet can be placed within the building lines of the rear lot.
 - d. No more than one (1) rear lot shall be permitted abutting any other lot.

5. Driveways serving Rear Lots shall:
 - a. Not exceed 500 feet in length.
 - b. Be located in the center of the 50-foot strip.
 - c. Be a minimum of 12 feet wide plus three-foot shoulders clear of all obstructions on each side and comply with Town Driveway Specifications.
 - d. Meet the Town Driveway Specifications.
 - e. Be fully capable of providing unrestricted access at any time for emergency vehicles such as fire trucks, etc.

6. It is not the intention to allow the creation of lots behind other existing properties which would change the characteristics of the neighborhood. The Commission may require a landscape buffer where necessary within the lot and along the access way to ensure that any new development will be in harmony with the surrounding areas and protect existing homes.

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:30 PM, Wednesday, June 14, 2017
Bolton Town Hall, 222 Bolton Center Road

RECEIVED
JUN 22 2017
Town Clerk of Bolton

Minutes & Motions

Members Present: Members Chairman Eric Luntta, Carl Preuss, Thomas Robbins (alternate), James Cropley, Arlene Fiano, Adam Teller, Neal Kerr, and Christopher Davey (alternate, 7:45) were present.

Members Excused: Jeffrey Scala and Nancy Silverstein.

Staff Present: Patrice Carson, AICP, Director of Community Development, Sarah Benitez, Recording Secretary.

Others Present: First Selectman Robert Morra, Selectman Sandra Pierog, Administrative Officer Joyce Stille, several members of the public.

1. **Call to Order:** Chairman Eric Luntta called the meeting to order at 7:30 p.m. T. Robbins was seated for J. Scala.
2. **Approval of Minutes:**
May 10, 2017 Regular Meeting Minutes: J. Cropley moved to approve with the correction of "Christopher" to "Carl" and the deletion of "Neal...Cropley" in attendance. A. Fiano seconded. Vote 7:0:0.
3. **Residents' Forum (Public Comment for items *NOT* on the agenda):** No comments.
4. **Report of the Zoning Enforcement Officer:** A written report was received. Enforcement activity continues at a route 44 package store and the construction business in a residential zone on Clark Road. Several administrative zoning permit applications have come in.
5. **Old Business:** None.
6. **New Business:**
 - a. **8-24 Referral: Purchase of Open Space Land, Stangeland Property, Brandy Street**
R. Morra reported the Board of Selectman has reached an agreement to purchase a 53.5 acre property adjacent to the historic Bailey Road and Bolton High School, using funds already available in the Open Space Preservation, Acquisition, and Conservation Fund. Under C.G.S. 8-24, the purchase must be referred to the PZC for recommendation. The town must also approve the purchase at a town meeting.

Richard Treat, 8 Lyman Road, spoke on behalf of the Bolton Land Trust in favor of the purchase. The Land Trust voted to support the purchase for purposes of open space because

1) it is a significant component of a large, continuous piece of forest land 2) it is a high-traffic wildlife habitat, and 3) it has excellent potential for use both as preserved forest and for human recreation, including the possibility of an additional link to a trail system incorporating Heritage Farm.

The PZC discussed the value of the purchase and its alignment with the town's stated interest and goals regarding open space in the POCD. A. Teller moved that the PZC recommend to the town the purchase of the 53.4 acre piece of property known as the Stangeland property for open space purposes, with the comment that the purchase is consistent with the POCD, and, specifically, the open space plan which supports land acquisition and use for recreational and athletic purposes, and is therefore a good and wise purchase. J. Cropley seconded. Vote 7:0:0.

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

W. Hibbard requested to move the landscape buffer previously approved for between #11 and #15 Williams Road (which would be on the divide between zones) to be located between #15 and #17 Williams Road (which would be within the residential zone). They are all owned by the same person, and the house previously at #15 has been removed, leaving an effectively empty lot. The buffer would therefore seem to be best placed after the empty lot to give it the appearance of being unified with the Simoniz area and to separate it and the Simoniz area from the residences on Williams Road. P. Carson added that this was a good case to have a buffer within a zone rather than between zones as per regulation.

A. Teller moved to approve the application for modification of site plan by Simoniz, Inc., according to the plan dated June 3, 2015 and revised to May 9, 2017, with the comment that the entire parcel #15 should be considered part of the Simoniz site and used in a way consistent with buffering between zones. J. Cropley seconded. Vote 7:0:0.

c. Informal Discussion: Concept Plan for Office Space, 1100 Boston Turnpike, Tim Coon, JR Russo

JR Russo and T. Coon presented their updated concept plan with the support of Dr. Christina Elias, a dentist in town who hopes to open an office building with them. Dr. Elias expressed her wish to have an updated office space in accordance with the demand and need of her practice and expressed support for north-facing windows and a design that made the most of the site's natural beauty. JR Russo and T. Coon said the wetlands which have formed as a result of halted construction are to be filled and recreated in another area. They wish the site to be attractive as possible but also visible from the street to maintain marketability. This site is to be formed as the first cut of the parcel, which they plan to later also subdivide to create 2 additional sites, for an eventual total of 3. The architects have put together a traditional New England style building for the office concept. The PZC, JR Russo, T. Coon, and Dr. Elias discussed use of the office, design choices, and parking.

d. **APPLICATION: Zoning Regulation Amendments to Section 2 Definitions and Section 11F for Rear Lots (currently known as irregular Lots), Bolton PZC**

The PZC reviewed the zoning amendments and made some small corrections. N. Kerr was again of the opinion that the regulation was too restrictive. A. Teller moved to accept the application with changes to the draft as discussed at this meeting and to set the public hearing for July 12, 7:45 p.m., at the Town Hall, 222 Bolton Center Road. E. Luntta seconded. Vote 6:1:0, N. Kerr against.

e. **APPROVAL of Official Revised Zoning Map**

The PZC reviewed the map. A. Teller moved to accept the Town of Bolton Zoning Map created by CRCOG as the official Zoning Map of Bolton. E. Luntta seconded. Vote 7:0:0.

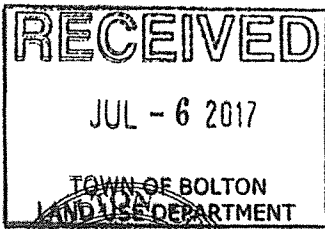
7. **Correspondence:** None.

8. **Adjournment:** J. Cropley moved, seconded by A. Fiano. Vote 7:0:0. Meeting adjourned at 9:27 pm.

Respectfully submitted,

Sarah Benitez

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



Pd 7/6/17
CK# 126 - \$125.00
CK# 127 - \$60.00
\$185.00



Town of Bolton PL-17-2

222 BOLTON CENTER ROAD • BOLTON, CT 06043

BOLTON PLANNING AND ZONING COMMISSION

APPLICATION FOR SPECIAL PERMIT, SITE PLAN REVIEW OR MODIFICATION OF A PREVIOUSLY APPROVED APPLICATION

- Application Title: STABLE STUDIO
- Check all that apply:
 - Special Permit Application Modification of an Approved Special Permit Application*
 - Site Plan Review Application Modification of an Approved Site Plan Review Application*
 - Minor Modification by Commission or Land Use staff

* The Commission may require a new application if the proposed modification significantly alters the previously approved application.

- Street Address of subject property 822 HOP RIVER ROAD
- Deed Reference (Bolton Land Records) Volume 167 Page 363
- Assessor's Records Reference: Map # 12; Block # 51 Parcel / Lot #
- Current zone(s) of subject property R-1 Acreage: 4.27
- In Aquifer Protection District? Yes No
- In FEMA Flood Area? Yes No
- Wetlands Application Required? Yes No
- Applicant(s) KELLY GREEN
 - Address 822 HOP RIVER ROAD, BOLTON, CT Zip 06043
 - Phone # 860-989-1246 Fax # E-mail
- Owner(s) of subject property KELLY GREEN + MATTHEW SIPALA
 - Address 822 HOP RIVER ROAD BOLTON, CT Zip 06043
 - Phone # 860-989-1246 Fax # E-mail
 - 860-652-5712
- Official Contact / Representative regarding this Application: KELLY GREEN
 - Address 822 HOP RIVER ROAD, BOLTON, CT Zip 06043

Phone # 800-989-1246 Fax # _____ E-mail barnstablestudio@gmail.com

13. Project Engineer: _____

Address _____ Zip _____

Phone # _____ Fax # _____ E-mail _____

14. Project Architect: _____

Address _____ Zip _____

Phone # _____ Fax # _____ E-mail _____

15. Other Experts Retained by Applicant: _____

Siteplan = CHARLIE DUTCH # 800-537-3465 email = dutchassociates@sbcglobal.net

16. Briefly describe the proposed use of the subject property. Provide greater detail in Project Narrative.

CURRENT BARN WILL BE CHANGED INTO A TATTOO STUDIO.
ONLY PARTIAL FIRST FLOOR WILL BE FOR THE BUSINESS.

17. Square footage of new / expanded space: 830 sqft # of new parking spaces 4 (includes 1 handicap)

18. List the Section(s) of the Zoning Regulations under which application is made: _____

HOME OCCUPATION SECTION 6A-8

19. Provide all the applicable items for a complete application including a completed Checklist for Site Plan Review and Special Permit Applications. A completed checklist must be provided to comprise a complete application.

20. Applicant's Endorsement:

I am a willful participant and fully familiar with the contents of this application.

Signature [Signature] Date 7/3/17

21. Owner's Endorsement:

I am a willful participant and fully familiar with the contents of this application.

Signature [Signature] Date 7/3/17

NOTE: If there are any material changes to this application, the Applicant shall immediately notify the Town Staff in writing.

Applicants may be subject to Supplemental Review fees to defray the cost of Professional Review Services such as engineering or legal reviews.

proposed buisness idea

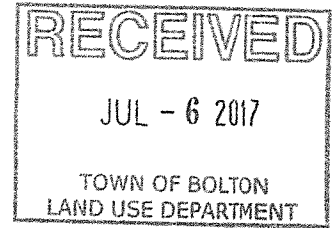
822 Hopriver Road

Bolton, CT

Kelly Green

860-989-1246

barnstablestudio@gmail.com



Main Objective:

Convert unused 1900's barn into a clean, professional work environment, suitable for the sole purpose of being used for a small, quiet, off the beaten path tattoo studio. Preserving the aesthetics of the barn, while converting the interior into work space.

general buisness lay-out

Estimated Hours:

Monday-Saturday 10am-7pm

Shop Information:

There will be space available for 3 professional artists, which includes myself. The studio will be a quiet, appointment based studio, with low foot traffic. Plenty of parking spots will be available (at least 8) and it will be made handicap accessible. I would like to include a sign into the design that is small and discrete, which will follow the guidelines under home buisnesses in Bolton. There will be no need for this to be a "flashy" buisness as the artists working here will all be well established in the industry.

Curb Appeal

The barn will stay the same as far as exterior looks are concerned. For example; The existing sliding barn door in front will remain, while a new business reglated door will be directly framed in behind. Minor changes such as paint, roof, etc. will be updated to maintain the aesthetics of the building.

Rough Sign Idea

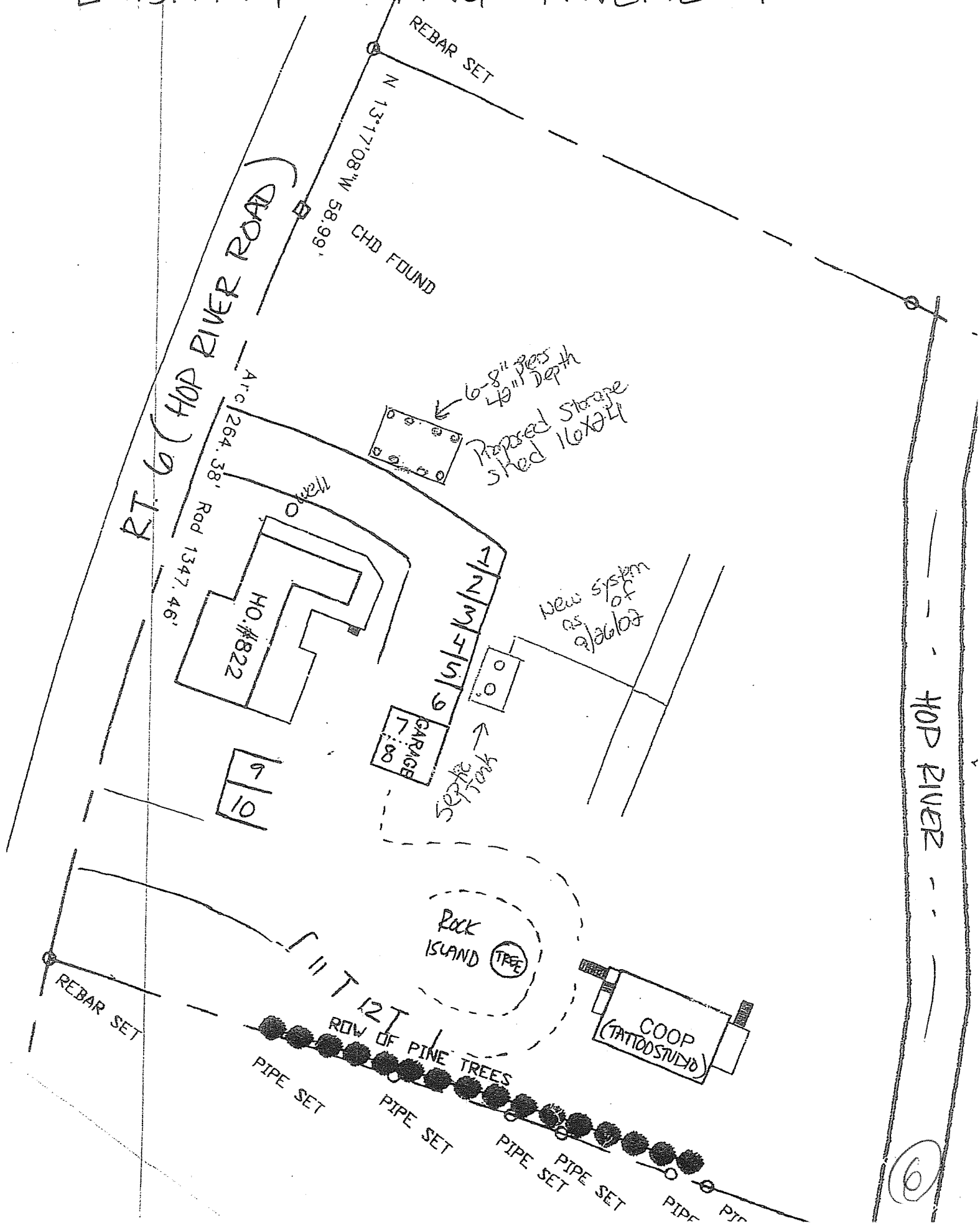
*Stable
Studio*

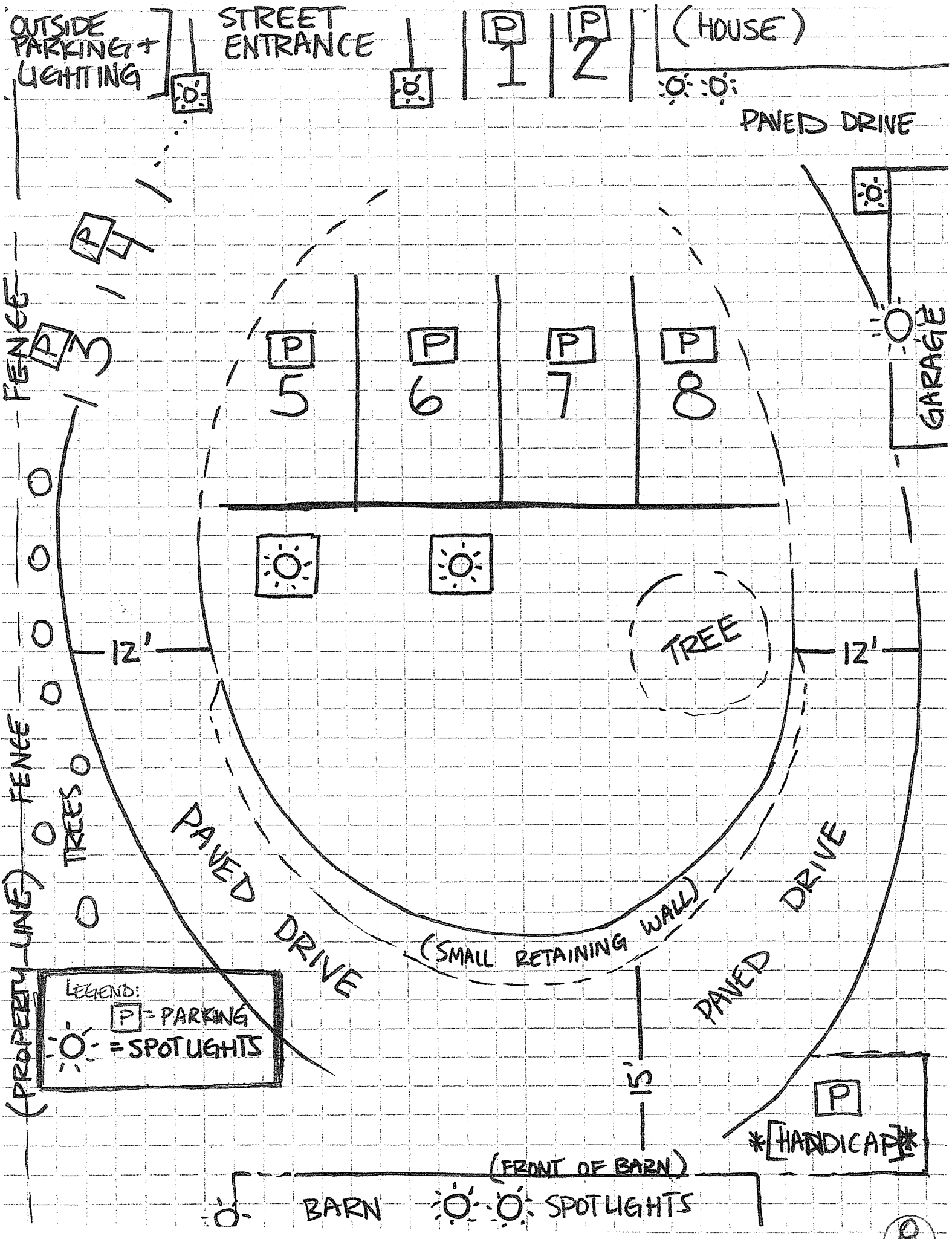
822

Hoprivier Road

The sign will conform to the guidelines. No larger than 3 sqft and will be placed no less than 20 ft from road.

★ EXISTING PARKING + PAVEMENT ★





OUTSIDE PARKING + LIGHTING

STREET ENTRANCE

(HOUSE)

PAVED DRIVE

GARAGE

TREE

12'

12'

(PROPERTY LINE) FENCE

PAVED DRIVE

(SMALL RETAINING WALL)

PAVED DRIVE

LEGEND:
 [P] = PARKING
 ☀ = SPOTLIGHTS

15'

(FRONT OF BARN)

[P] HANDICAP

BARN

☀ ☀ SPOTLIGHTS

Date: 6/17/17

To Whom it may concern,

I Steven D'Amico, of 836 Hop River Road in Bolton, CT. Have been made aware that Kelly Green resident of 822 Hop River Road is proposing a residential buisness to reside in the backyard barn. I am aware of the minor additions to lighting that is being proposed. I am also aware that the type of buisness is to be a small tattoo studio, that may consist of two additional employees. I have no objections to any of the propesed ideas. If there shall be any other concerns that need to be addressed towards myself and or residencecy, please do not hesitate to contact me.

Sincerly ,

Print name: Steven M D'Amico

Signature: [Handwritten Signature]

contact information:
(860) 716-7633

10

Date: 6/6/17

To Whom it may concern,

I Darrin Gilbert, of 792 Hop River Road in Bolton, CT. Have been made aware that Kelly Green resident of 822 Hop River Road is proposing a residential buisness to reside in the backyard barn. I am aware of the minor additions to lighting that is being proposed. I am also aware that the type of buisness is to be a small tattoo studio, that may consist of two additional employees. I have no objections to any of the propesed ideas. If there shall be any other concerns that need to be addressed towards myself and or residencecy, please do not hesitate to contact me.

Sincerly ,

Print name: Darrin Gilbert

Signature: Darrin Gilbert

contact information:

860-803-3875



Service Agreement

ACCOUNT NO. _____

15 Mullen Road
 Enfield, CT 06082
 Phone (860) 746-3200 Fax: (860) 741-5927
 Toll Free: (800) 998-2984

- | | |
|---|---|
| <input checked="" type="checkbox"/> New Account | <input type="checkbox"/> Additional Equipment |
| <input type="checkbox"/> Renewal | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Service Change | <input type="checkbox"/> Roll Off |
| | <input type="checkbox"/> Other |

BILLING INFORMATION

Customer Name STABLE STUDIO
 Address 822 NOD RIVER ROAD
 City, State, Zip BOLTON CT
 Contact Kelly Green Phone 989-1246

SERVICE INFORMATION

Customer Name STABLE STUDIO
 Address 822 NOD RIVER ROAD
 City, State, Zip BOLTON CT
 Contact Kelly Green Phone 989-1246

SERVICE SPECIFICATIONS

Qty	Size	Description	Schedule	Price (per Month)
-----	------	-------------	----------	-------------------

1	2yd	msw	5/1/1w	\$1000
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USA
 HAULING & RECYCLING INC.
 15 Mullen Road, Enfield, CT 06082

Ralph Mosher
 Account Representative
 ralph@usarecycle.com

(860) 746-3200
 (800) 998-2984
 (860) 463-0313 CELL
 (860) 741-5927 FAX

Special Instructions:
 Contract Effective Date: 7-4-18

Contract Term: Five (5) Years

If it is determined that the weight of Customer's "Solid Waste Materials" exceeds 100 lbs. per cubic yard, the collection, processing, and disposal charges shall be increased to correspond to the determined cubic yard weight.

This is a legally binding agreement between Contractor and Customer for the provision of solid waste and recycling collection, processing and disposal services. Contractor agrees to provide and Customer agrees to accept the above services and equipment. Pricing is subject to any taxes enforced or levied by any local, state or federal authority and the terms and conditions on the reverse side regarding adjustments in Agreement charges. Pricing does not include a fuel surcharge that may be charged and adjusted monthly.

Acceptance of Proposal: The prices, service specifications, and terms and conditions on the reverse side are hereby accepted. Contractor is authorized to do the work as specified. The undersigned individual executing this Agreement admits that he/she understands the terms and conditions of this Agreement and that he/she has the authority to sign the Agreement on behalf of the Customer.

Customer represents and warrants to Contractor that the execution, delivery and performance of this Agreement will not conflict with any contractual or business relationship between customer and any other contractor for waste collection, processing, disposal or recycling services and that Contractor and Customer are free to consummate the transactions contemplated by this Agreement without claims of breach of contract, tortious interference with a contractual relationship or expectation, or similar claims.

This Agreement shall be automatically renewed for consecutive terms of three (3) years each, unless either party provides notice of termination by certified mail, return receipt requested to the other at least ninety (90) days prior to the expiration of the then effective term.

The Company has advised the Customer of mandatory recycling and the Customer declines recycling services from the Company: _____ (Initial.)

I acknowledge that this contract contains an AUTOMATIC RENEWAL provision. _____ (Customer must initial.)

CUSTOMER

 Authorized Signature

 Print Name

 Title Date

CONTRACTOR

Ralph Mosher
 Representative Signature
Sales Rep
 Title Ralph Mosher Date 7-3-17

THE TERMS AND CONDITIONS ON THE REVERSE SIDE ARE PART OF THIS AGREEMENT.

13

lights outdoor dark sky

Departments

Amazon@Storrs

Browsing History

EN

Hello, Kelly

Account & Lists

Orders

Prime

0

Cart

Tools & Home Improvement

Best Sellers

Deals & Savings

Gift Ideas

Power & Hand Tools

Lighting & Ceiling Fans

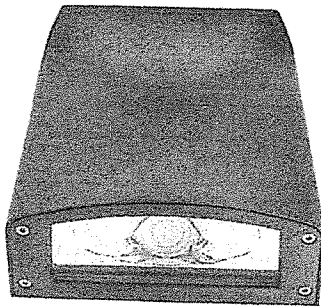
Kitchen & Bath Fixtures

Smart Home



Renovate for Summer

Shop now



Roll over image to zoom in

LEONLITE

LeonLite LED 30W Wall Pack 100-150W HID/MH Replacement UL listed DLC Qualified 3070 Lumens 5000K Daylight Dark Sky Outdoor Wall light for Residential, Commercial and Landscape Lighting

4 customer reviews

Price: \$147.00

Sale: \$84.73

You Save: \$62.27 (42%)

In Stock.

Sold by Torchstar and Fulfilled by Amazon. Gift-wrap available.

Service: **Get professional installation** Details

Without expert installation

Include installation
+ \$155.39

See more

- 80% less energy, 30W LED to replace up to 150W traditional HID and MH, with 50,000 hours of life time
 - Dusk-to-Dawn photocell inside, hands free operation, auto on when sun set down and off in daytime
 - Slim design aluminum housing and PHILIPS Lumileds COB LED chip as light source, cast out 5000K day light with CRI over 80
 - Adjustable cut off shield design, to conserve dark sky environment, wet location rated for outdoor lighting
 - AC 120V input range for both residential and commercial uses, UL-listed and DLC qualified
- > See more product details

Compare with similar items

New (1) from \$84.75

Report incorrect product information.

GREEN LIGHT DEPOT

Led wall pack, energy efficient lights

> [Shop now](#)

50 Watt LED Wall Pac...



Ad feedback

Share

Qty:

[Add to Cart](#)

[Buy now with 1-Click®](#)

Order within 6hr 39min to get it:

Fri +8.99 Sat Free

Ship to:

Kelly Green-Bolton - 06043

This is a gift

[Add to List](#)

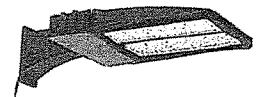
Add to your Dash Buttons

Have one to sell?

[Sell on Amazon](#)

HYPERIKON

Free Photocell Switch Included. Waterproof. DLC



150W LED Shoebox (150W Replacement) 18,000 lumen, UL & DLC...

\$244.95

Ad feedback

14

14



SERVICE AGREEMENT

Account/Site #

Service Address

Customer: Stable studio
 Address 1: 822 Hop River Road
 Address 2: _____
 City/State/Zip: Bolton, CT 06043
 Phone #: (860) 989-1246
 E-Mail: barnstablestudio@gmail.com
 Sales Rep: Jenise Calhoun

Billing Address

Name: Stable studio
 Address 1: 822 Hop River Road
 Address 2: _____
 City/State/Zip: Bolton, CT 06043
 Phone #: _____
 Fax #: (000) 000-0000
 Generator ID #: _____



Steri-SafeSM
OSHA
Compliance
Solutions

The **online resources**
 and **support** you
 need to satisfy OSHA
 requirements and
 create a safe,
 healthful workplace.



MEDICAL WASTE SERVICES

Trusted handling of Biohazardous Waste/Sharps from collection through treatment to final documented disposal. Service frequency options to meet state-specific regulations.
Manifest & Shipping Paper Archive for convenient storage and retrieval of RMW records.
Biohazardous Waste Training on state-specific regulations and proper waste segregation and handling.
DOT Training as required by Department of Transportation every 3 years and within 90 days of hire.



COMPLIANCE PORTAL 24x7 on MyStericycle.com

Online Training Center streamlines training delivery, attendance tracking, and reporting. Modules include Quiz, Answer Key, and Certificate of Completion.

- Award-winning Bloodborne Pathogens Training:** Provides employee education necessary to comply with OSHA's annual training requirement 1910.1030(g).
- Hazard Communication/GHS Awareness Training:** Education on the revised 29 CFR 1910.1200 standard.

Safety Data Sheet Management: Online system, over 5 million safety data sheets.
Safety Meeting Library: Multi-media training covering 22+ infection control, risk reduction, and hazard communication topics.
Automated Safety Plan Builder: Makes it easy to complete 4 site and state-specific OSHA plans.
Workplace Posters & Labels: OSHA Labor, Hazard Communication Safety, RMW, Sharps and Waste Packaging Posters; workplace safety labels.
Ongoing Awareness, Regulatory Updates: Bi-monthly *Safety Matters* newsletter; unlimited access to live and recorded webinars.
10% Discount On Healthcare Products: Steri-SafeSM Compliance Solutions customers enjoy 10% savings on sharps containers, and the infection control and safety products we offer.

Monthly Service Fee \$

\$40.00

OSHA Program Level: Steri-Safe OSHA

Billing Schedule: Monthly

Contract Effective Date: 7-1-2017

*Additional Waste Services (Not available in all areas)

CATEGORY	FREQUENCY(STOPS/YR)	\$/EA ADD'L STOP	MAX YEARLY CONTAINERS	\$/EA ADD'L CONTAINER
RMW	2	\$75.00	8	Current container rate plus 10%

*Customer certifies that they will properly classify and segregate special waste streams and that they will not co-mingle those waste streams with any other.

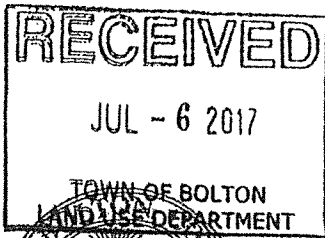
Any additional services or products selected by Customer shall be billed separately according to current Stericycle pricing. During the Original Term of the Agreement, Stericycle will not increase the Monthly Service Fee listed above by more than 5% annually.

By signing below I acknowledge that I am Customer's authorized officer or agent and that I have the authority to bind Customer to this Agreement. Customer agrees to be bound by the terms and conditions that appear on the second page hereof and comply with Stericycle's Waste Acceptance Policy, both of which are integral parts of this Agreement.

CUSTOMER: X
STERICYCLE: X

Name	Title	Date
Name Jenise Calhoun	Title	Date

Handwritten initials and number 15



Pl 7/6/17
CK# 126 - \$125.00
CK# 127 - \$60.00
\$185.00



Town of Bolton PL-17-2

222 BOLTON CENTER ROAD • BOLTON, CT 06043

BOLTON PLANNING AND ZONING APPLICATION FOR SPECIAL PERMIT MODIFICATION OF A PREVIOUSLY

There is a map
That is too large
to email. IT
will be at the
Table at the
meeting

- Application Title: STABLE STUDIO
- Check all that apply:
 - Special Permit Application Modification
 - Site Plan Review Application Modification
 - Minor Modification by Commission or Land Use

* The Commission may require a new application if the proposed modification significantly alters the previously approved application.

- Street Address of subject property 822 HOP RIVER ROAD
- Deed Reference (Bolton Land Records) Volume 167 Page 363
- Assessor's Records Reference: Map # 12; Block # 51 Parcel / Lot #
- Current zone(s) of subject property R-1 Acreage: 4.27
- In Aquifer Protection District? Yes No
- In FEMA Flood Area? Yes No
- Wetlands Application Required? Yes No
- Applicant(s) KELLY GREEN
Address 822 HOP RIVER ROAD, BOLTON, CT Zip 06043
Phone # 860-989-1246 Fax # E-mail
- Owner(s) of subject property KELLY GREEN + MATTHEW SIPALA
Address 822 HOP RIVER ROAD BOLTON, CT Zip 06043
Phone # 860-989-1246 Fax # 860-652-5712 E-mail
- Official Contact / Representative regarding this Application: KELLY GREEN
Address 822 HOP RIVER ROAD, BOLTON, CT Zip 06043