

**BOLTON PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**7:30 PM, Wednesday, April 12, 2017**  
**Bolton Town Hall, 222 Bolton Center Road**

**Minutes & Motions**

**Members Present:** Thomas Robbins (alternate), Christopher Preuss, Chairman Eric Luntta, Adam Teller, Nancy Silverstein (alternate), Christopher Davey (alternate).

**Members Excused:** Neal Kerr, Jeffrey Scala, Arlene Fiano, James Cropley.

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

**Others Present:** None.

1. **Call to Order:** Chairman Eric Luntta called the meeting to order at 7:34 p.m. Thomas Robbins was seated for Neal Kerr, Nancy Silverstein for Jeffrey Scala, and Christopher Davey for Arlene Fiano.
2. **Approval of Minutes:**  
**February 8, 2017 Regular Meeting Minutes:** C. Preuss moved to table as so few were present that attend that meeting. C. Davey seconded. Vote 6:0:0.
3. **Residents' Forum (Public Comment for items *NOT* on the agenda):** No members of the public present.
4. **Old Business:**
  - a. **Discussion: Irregular Lot Regulations**  
P. Carson provided a draft copy of the regulations. A. Teller distributed an additional draft copy with suggested edits. The PZC discussed language and specific limits on rear lots, such as only one per five lots approved in a subdivision and requiring a minimum acreage. P. Carson will bring another draft to the next meeting.
5. **New Business:**
  - a. **Other: APPROVAL of Official Revised Zoning Map:**  
No action taken.
6. **Correspondence:** A. Fiano sent in an announcement that a memorial and commemorative bench ceremony in memory of Jeff Heffman would be held at 1:00 p.m., April 22<sup>nd</sup>, at Heritage Farm.
7. **Adjournment:** N. Silverstein moved to adjourn. A. Teller seconded. Vote 6:0:0. Meeting adjourned at 9:00 pm.

Respectfully submitted,

Sarah Benitez

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