

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:30 PM, Wednesday, May 10, 2017
Bolton Town Hall, 222 Bolton Center Road

Minutes & Motions

Members Present: James Copley, Thomas Robbins (alternate), Christopher Preuss, Jeffrey Scala, Chairman Eric Luntta, Arlene Fiano, Adam Teller, Neal Kerr.

Members Excused: Christopher Davey (alternate), Nancy Silverstein.

Neal Kerr, Jeffrey Scala, Arlene Fiano, James Copley.

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

Others Present: Resident Kelly Green.

1. Call to Order: Chairman Eric Luntta called the meeting to order at 7:30 p.m.

2. Approval of Minutes:

February 8, 2017 Regular Meeting Minutes: A. Teller moved to approve. J. Scala seconded. Vote 4:0:3, J. Copley, T. Robbins, and E. Luntta abstaining due to absence at that meeting.

April 12, 2017 Regular Meeting Minutes: A. Teller moved to approve. C. Preuss seconded. In item 6, "Heffman" should be spelled "Hoffman." T. Robbins was seated for J. Scala to vote. Vote 4:0:3, J. Copley, A. Fiano, and N. Kerr abstaining.

3. Residents' Forum (Public Comment for items *NOT* on the agenda): No comments.

J. Scala moved to take the agenda out of turn and address item 6b following 3. C. Preuss seconded. By consensus the PZC moved to 6b.

4. Report of the Zoning Officer: A written report was received. J. Rupert has sent violation notices to two package stores in town and is gathering documentation for enforcement regarding the residence behind Bolton Mobil. A new site plan review will be coming to the PZC soon.

5. Old Business:

a. Discussion: Irregular Lot Regulations

P. Carson provided an updated draft copy of the regulations. The PZC discussed language and organization. N. Kerr thought the regulation draft too restrictive. The PZC agreed to lower the required 5 acres to 4 acres. P. Carson will finalize the language and send it out to the PZC before the June meeting, at which she will have the application for public hearing.

6. New Business:

a. CGS Sec 8-25. (a) REQUEST: Second Extension of Time to File Mylars with the Town Clerk, Paggioli Subdivision (application #PL-16-15)

C. Preuss moved to grant a second 90-day extension for filing mylars with the town clerk for the Paggioli Subdivision Application, 2-Lots, 51 Birch Mountain Road. A. Fiano seconded. A. Teller recused himself. T. Robbins was seated for A. Teller to vote. Vote 7:0:0. A. Teller rejoined the Commission.

b. Informal discussion with Kelly Green concerning a tattoo studio at 822 Hop River Road

Kelly Green, 822, Hop River Road, explained her plan to convert the inside of the barn in the back of her property into a tattoo studio as a home business. She would keep the exterior appearance as is. A door would have to be added inside the original cross door to comply with regulations for business use. P. Carson had a question as to the PZC's interpretation of the 10-foot maximum for distance from the ground to the top of the eaves. The ground slopes down towards the back of the barn, but in the front the distance probably meets the requirement. The PZC goes by the average. There will be additional septic which may require grading that would bring the barn to meet the 10-foot maximum anyway. K. Green said her operating hours would be roughly 10 a.m. to 7 p.m. Monday through Saturday, by appointment only, and may be even less than that. The sign will be small, without the word "tattoo." She wants to keep it quiet, calm, and close to home. There will be no flammable chemicals in use. It will be a disposable studio, with everything used besides the machine being thrown away. Needles will go into biohazard bins, one per artist, and be collected. There will be no dumpster. She will have no more than two non-resident, additional employees at most, per regulation. There is ample parking space. E. Luntta advised her to speak with J. Rupert to plan for appropriate lighting for safety as it will be dark during business hours during winter. There is a lamppost by the garage that could be used. A. Teller recommended getting written verification from the neighbor that they have been notified of her plans. Sanitarian Holly Hood will determine any necessary well changes.

Here the PZC returned to agenda item 4.

7. DISCUSSION: Plan of Conservation and Development:

8. Adjournment: J. Cropley moved to adjourn. A. Fiano seconded. Vote 7:0:0. Meeting adjourned at 9:33 pm.

Respectfully submitted,

Sarah Benitez

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