

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

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 CROG 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.