

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:30 PM, Wednesday, January 11, 2017
Bolton Town Hall, 222 Bolton Center Road

Minutes & Motions

Members Present: Thomas Robbins (alternate), Carl Preuss, James Cropley, Jeffrey Scala, Chairman Eric Luntta, Arlene Fiano, Adam Teller, Christopher Davey (alternate).

Members Excused: Nancy Silverstein (alternate), Neal Kerr.

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

Others Present: Jim Loersch and representatives from the Inland Wetlands Commission.

1. Call to Order: Chairman Eric Luntta called the meeting to order at 7:34 p.m. Christopher Davey was seated for Neal Kerr.

2. DISCUSSION: Plan of Conservation & Development Implementation

a. POCD Discussion with Inland Wetlands

Jim Loersch, Ross Lally, and Barbara Kelly expressed concern that some of the POCD tasks identified to be led by the IWC were actually out of its jurisdiction and therefore they would not be able to accomplish them. After some discussion with the PZC, it was determined that they were not calling for the IWC to operate beyond statutory limits, only that the IWC is in a unique position to offer input and influence due to their collective knowledge and expertise. The IWC members present were happy to provide help where possible and appropriate, and agreed to keep the channel open for communication between the two groups.

3. Approval of Minutes:

November 16, 2016 Regular Meeting Minutes

The following amendments were made: A. Fiano noted as excused. "Attorney" inserted before "Dorien Famiglietti." In 2a, capitalization of "Mountain" and "Road." Also in 2a, second sentence, the typo "hat" was corrected to "that." In 2a, third sentence was changed to read "The front parcel would be conveyed to Kyle's father Tom *for no consideration* for farming use..." (change in italics). In 2a, second paragraph, "a copy of the deed..." was changed to "a copy of the deed *conveying the lot...*" and the typo "PCZ" corrected to "PZC." In 4b, second paragraph, first sentence, "...setback lines to become permanent upon subdivision" was changed to "setback lines to *be shown on the subdivision plan.*" In 5e and 5f, "Other:" was inserted before "Discussion" in the headings. J. Cropley moved to approve with these amendments. J. Scala seconded. Vote 5:0:2, A. Fiano and C. Davey abstaining due to absence at that meeting.

4. Report of the Zoning Enforcement Officer: Jim Rupert reported four recent applications and said enforcement actions have been slower than usual. There were two written complaints, one of noise due to a construction business operating out of a residential location, and another of stored vehicles at a house behind Bolton Mobil. J. Rupert and P. Carson are looking at some applications that will be coming to the PZC soon.

5. Old Business:

a. **Other:** None.

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)**

A letter from Attorney D. Famiglietti was received requesting an extension of 180 days for filing mylars with the Town Clerk. The mylars have been sent by town staff to the attorney's office. The current filing period ends on February 8. The statute allows for extensions in 90 day increments. C. Preuss moved to grant a 90-day extension for filing mylars for the Paggioli Subdivision Application, 2-Lots, 51 Birch Mountain Road, the 90 days to begin February 8, 2017. E. Luntta seconded. Vote 6:0:1, A. Teller abstaining.

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

A. Fiano found an error in the map. No action taken.

c. **2017 Annual Appointment to CROCOG Regional Planning Commission**

A. Teller moved that the PZC appoint C. Davey as CROCOG representative and E. Luntta as alternate. A. Fiano seconded. Vote 7:0:0.

d. **DISCUSSION: Irregular Lot Regulations**

P. Carson gave out copies of a letter received from William Anderson. No other comments were received by P. Carson or J. Rupert. The PZC discussed the issues of rear back lots and irregular lots. They considered restrictions such as a maximum percentage of a lot, minimum distances between irregular lots, and minimum acreage. The PZC as a whole was not willing to prohibit them completely. E. Luntta thought it would put hardship on large property owners. A. Teller thought it would be difficult considering that rear lots have already been allowed (though not outright, by special permit and in subdivisions). P. Carson suggested minimum frontage or depth restrictions. Additional suggestions included increased area, some type of consistent perimeter, minimum distances between access points to irregular lots as well as between lots themselves, and noting in the purpose of the regulation that such lots are intended to be rare.

e. **Other:** None.

7. Correspondence: Letter received from W. Anderson regarding irregular lot restrictions.

8. Adjournment: J. Scala moved to adjourn. J. Cropley seconded. Vote 7:0:0. Meeting adjourned at 9:50 pm.

Respectfully submitted,

Sarah Benitez

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