

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
7:30 PM, WEDNESDAY, May 9, 2018
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

RECEIVED

MAY 02 2018

Town Clerk of Bolton

1. Call To Order
2. Approval of Minutes:
April 11, 2018 Regular Meeting Minutes
3. Residents' Forum (Public Comment for items *NOT* on the agenda)
4. Staff Reports
5. Old Business
 - a. General Discussion/Review of Possible Amendments to the Zoning Regulations
 - b. Other
6. New Business
 - a. *SITE PLAN APPLICATION*: Remodel/Update Fuel Station/Convenience Store, 1135 Boston Turnpike (Valero Station), Boston Turnpike Enterprises, LLC
 - b. Other
7. Correspondence
8. Adjournment

BOLTON PLANNING & ZONING COMMISSION**Regular Meeting****7:30PM, Wednesday, April 11, 2018****Bolton Town Hall, 222 Bolton Center Road****Minutes & Motions**

Members Present: Chairman Adam Teller, Christopher Davey, Arlene Fiano, Rodney Fournier (alternate), Marilee Manning (alternate), Thomas Manning (alternate)

Members Excused: James Cropley, Benjamin Davies, Neal Kerr, Thomas Robbins

Staff Present: Patrice Carson, AICP, Director of Community Development, Yvonne Filip, Recording Secretary

R. Fornier was seated for J. Cropley; M. Manning was seated for B. Davies, T. Manning was seated for T. Robbins.

1. Call to Order: Chairman A. Teller called the meeting to order at 7:36 p.m.

2. Approval of Minutes:

A. Fiano moved to approve the minutes of the February 14, 2018 regular meeting with the following minor corrections:

Page 2, second paragraph, item 6 – enter a space between “Dillon” and “approving”.

Page 4, third paragraph – change “Davies” to “Davey”.

M. Manning seconded. Vote 6-0-0 Unanimously Approved

3. Residents’ Forum: None

4. Staff Reports:

The Commission reviewed the Report from Bolton ZEO.

Re: 1159 Boston Turnpike, formerly the office of Attorney Dave Ruth, has been sold to the animal dentistry office that is currently in the Notch Plaza. C. Davey asked if the possible use of an x-ray machine raises any concern. P. Carson does not believe so since there was no such concern with the human dentist’s office.

Re: dumping at 15 Stony Road, M. Manning asked if there were any hazardous materials. P. Carson does not know what items were dumped or if a citation was given by the State Trooper who responded to the complaint.

5. Old Business:

a. Other: None

6. New Business:

a. General Discussion/Review of Possible Amendments to the Zoning Regulations

P. Carson provided the document entitled "Suggested Amendments to the Bolton Zoning Regulations" (April 11, 2018) that included suggested edits. As the PZC started going through the highlighted changes C. Davey had a number of other suggestions or questions. P. Carson noted these concerns that she will discuss with the Building Official/ZEO. Additional concerns or questions from C. Davey on sections of the regulations not discussed at the meeting will be sent via email to P. Carson for review.

b. Other: None

7. Correspondence:

The quarterly newsletter of the CT Federation of Planning and Zoning Agencies was provided to the Commission.

P. Carson reminded the PZC that the Town's 300th Anniversary Committee is starting to meet.

R. Fournier commented that he is on the Energy Committee that is looking into a location to install a solar array for the Town's energy use. The roofs of the schools will not work nor will the Town Hall. They are looking into using parking canopies at the Fire House or at Notch Road.

P. Carson replied in the affirmative when M. Manning asked if all of the solar applications are for residences.

8. Adjournment:

A. Fiano moved to adjourn at 9:08 p.m. **R. Fournier seconded.** Vote 6-0-0 Unanimously Approved

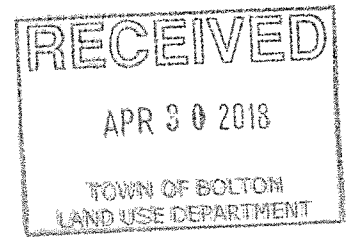
Respectfully Submitted,

Yvonne B. Filip

Yvonne B. Filip, Planning & Zoning Commission Recording Secretary

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

PL 4/30/18
CK # 1033
\$ 435.00
PL-18-2



Original
Town of Bolton

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

1. Application Title: Fuel Station Update/Remodel

2. 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*

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

3. Street Address of subject property 1135 Boston Turnpike

4. Deed Reference (Bolton Land Records) Volume 163 Page 821

5. Assessor's Records Reference: Map # 06; Block # _____ Parcel / Lot # 24

6. Current zone(s) of subject property BMUZ Acreage: 1.1450 Ac.

7. In Aquifer Protection District? Yes _____ No X

8. In FEMA Flood Area? Yes _____ No X

9. Wetlands Application Required? Yes X No _____

10. Applicant(s) Boston Turnpike Enterprises, LLC

Address 530 Silas Deane Highway #209 Wethersfield CT Zip 06109

Phone # 860-436-6145 Fax # 860-436-6144 E-mail choudrypetroleum@att.net

11. Owner(s) of subject property same

Address _____ Zip _____

Phone # _____ Fax # _____ E-mail _____

12. Official Contact / Representative regarding this Application: Saleem Mehar

Address 530 Silas Deane Highway #209 Wethersfield CT Zip 06109

Phone # 860-796-3739 Fax # 860-436-6144 E-mail choudrypetroleum@att.net

13. Project Engineer: Nafis & Young Engineers, Inc.
 Address 1355 Middletown Ave, Northford, CT Zip 06472
 Phone # 203-484-2773 Fax # 203 484 7343 E-mail nyeng@nafisandyoung.com
14. Project Architect: Thompson/Edwards, LLC Architects
 Address 85 Willow St. #13, New Haven CT Zip 06511
 Phone # 203-773-1950 Fax # _____ E-mail _____
15. Other Experts Retained by Applicant: _____

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

Fuel Station / Convenience Store

17. Square footage of new / expanded space: 33 S.F. # of new parking spaces 12

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

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 *Reddy* Date 4/30/2018

21. Owner's Endorsement:

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

Signature *Reddy* Date 4/30/2018

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.

For Town Use Only

Base Fee Paid _____ Check # _____

Date application received by Inland Wetlands Commission (if applicable) _____

Date of Inland Wetlands Commission action (if applicable) _____

Date application received by Planning and Zoning Commission _____

Date of public hearing (if required) _____

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 March 11, 2009

**THE FULL SET OF
PLANS WILL BE AT
THE TABLE AT
THE TIME OF THE
MEETNG**