

BOLTON PLANNING & ZONING COMMISSION
Regular Meeting
7:30PM, Wednesday, May 9, 2018
Bolton Town Hall, 222 Bolton Center Road
Minutes & Motions

Members Present: Chairman Adam Teller, Christopher Davey, Arlene Fiano, Marilee Manning (alternate), Thomas Manning (alternate), James Cropley, Thomas Robbins, Neal Kerr, Benjamin Davies

Members Excused: Rodney Fournier (alternate)

Staff Present: Patrice Carson, AICP, Director of Community Development, Yvonne Filip, Recording Secretary, Jim Rupert, Building Official/ZEO

1. Call to Order: Chairman A. Teller called the meeting to order at 7:32 p.m.

2. Approval of Minutes:

C. Davey moved to approve the minutes of the April 11, 2018 regular meeting. **A. Fiano seconded.** Vote 4-0-3 (Davies, Kerr, Robbins) Approved

3. Residents' Forum: None

4. Staff Reports:

J. Rupert reported:

Re: dumping at 15 Stony Road - police did not issue a citation. Owner indicated he had accumulated the material when he owned the property and continued using the area for dumping after the State took it over. The wife of the owner came to the Town Hall to report that they have started to remove the material from the site. She asked that they be allowed wait until the site dries out before continuing. J. Rupert asked for this information in writing.

Re: 65 Shoddy Mill Road – a cease and desist order was issued for the grading work, unregistered motor vehicles; it has become a general junk yard. No action has been taken by the owner. This matter will be referred to the Town Attorney.

Re: 10 Bolton Center Road – action was taken for the junk yard like conditions. The owner visited J. Rupert to indicate the cleanup is taking place and will continue, but it will take some time.

The busy permit season has arrived with permits being issued for pools, sheds, decks, additions, and new houses.

Re: 1135 Boston Turnpike – has achieved compliance. The owner was told the PZC would not act on a new application with zoning violations on the property.

A. Teller had consent from the Members to hear the New Business before Old Business.

5. Old Business:

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

P. Carson and J. Rupert listened to the recording of the previous meeting for the specific questions/comments from the PZC. Proposed language, additions, or deletions were discussed with the Commission. Consistency in language throughout the zoning regulations is recommended.

Items discussed:

Preface on page III, number 4.

Preface on page III, number 5 (fence).

Page 2-1 Accessory building or structure.

Page 2-1 Access way (Recommendation is to remove this.)

Page 2-2 Awning (The definition used in the Building Code is clearer. Remove from this location)

Page 2-2 Bed & Breakfast (Change to 'a dwelling in which a portion is occupied by the owner'.)

Page 2-2 Buildable area (A buildable area calculation is found in 3.A.10. P. Carson and J. Rupert suggest this appear in Section 11 also.)

Page 2-2 Building Line (J. Rupert indicated that yards, setbacks, and building lines are used interchangeably. A suggestion was to be consistent with what language is used. A. Teller requested that this be left in this place and flag it when it is used later in the regulations.)

Page 2-3 Canopy (A. Teller suggested retaining the definition of structural canopy.)

b. Other: None

6. New Business

a. Site Plan Application: Remodel/Update Fuel Station/Convenience Store, 1135 Boston Turnpike (Valero Station), Boston Turnpike Enterprises, LLC

The PZC is receiving this application this evening and deciding whether this should go to public hearing. The applicant, Saleem Mehar, has been meeting with Staff regarding this project. The footprint of the store will generally remain as is. One fuel dispenser is being added and the canopy enlarged. The tanks are to be replaced. The signage will remain as is. Reviews from the Town Engineer and other Staff are not yet available.

P. Carson feels a public hearing is not required. This property is in a commercial zone and staying much the same. J. Rupert indicated the PZC may want to look at the buffer on the residential side of the property as the current fencing is not in great shape.

C. Davey questioned the 12 new parking spaces indicated on the application. J. Rupert reported that this is in relation to the pavement being torn up, replaced, and parking spaces being repainted. There are a couple of spaces in front of the store and on the eastern side, some of which encroach on the adjacent property. Staff will review and send to applicant and address those before the next meeting.

J. Cropley moved to receive the application with the determination that a public hearing is not necessary. **T. Robbins seconded.** Vote 6-0-0 Unanimously Approved

b. Other: None

7. Correspondence: None

8. Adjournment:

A. Teller adjourned the meeting at 8:57 p.m.

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.