

BOLTON PLANNING & ZONING COMMISSION
Regular Meeting
7:30 p.m., Wednesday, October 10, 2018
Bolton Town Hall, 222 Bolton Center Road
Minutes & Motions

Members Present: Chairman Adam Teller, James Copley, Christopher Davey, Arlene Fiano, Thomas Robbins and Alternates Marilee Manning, Thomas Manning, and Rodney Fournier

Members Excused: Neal Kerr, Benjamin Davies

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

1. Call to Order:

Chairman A. Teller called the meeting to order at 7:33 p.m.

R. Fournier was seated for B. Davies. T. Manning was seated for N. Kerr.

2. Approval of Minutes: September 12, 2018 Regular Meeting Minutes

Corrections:

Item 6a, 6th sentence – end the sentence after “area”.

Item 6a, last sentence – add “for a fire department training area” after “proposal”.

Item 6b, second sentence – change to read “The addition of a mansard roof to the current canopy would be unsafe per engineers as it would be unable to carry the added weight, i.e. snow load with a mansard.”.

A. Fiano moved to approve the minutes of the September 12, 2018, regular meeting as corrected; **J. Copley seconded**. Vote 6-0-1 (C. Davey abstained). Approved.

3. Residents’ Forum (Public Comment for items NOT on the agenda): No public comment

4. Staff Reports: There were none

5. Old Business:

a. General Discussion/Review of Possible Amendments to the Zoning Regulations (time permitting)

P. Carson suggested that the sign section of the definitions be left alone. This section was recently redone by a subcommittee specifically formed to review. Some duplications were pointed out by C. Davey; P. Carson will make these corrections. Also discussed was the use of capital letters versus lower case being used throughout the definitions. Capitalization here generally means that the word is defined in the document; lower case indicates the common meaning of the word. A. Teller suggested that words should be capitalized in the permitted and prohibited uses listing otherwise, if the word is not a proper noun it should not be. T. Manning indicated that words are italicized in the building code which is helpful to him because he knows the word is defined in the code. Some members find the capitalization distracting. Perhaps italics would not be as distracting. P. Carson will look into this.

It was decided to remove the reference on page 2-13 referring to section 7.3.c. Instead it will be in the regulations under 7.A.3.3 under Open Space requirements with the addition of a paragraph. P. Carson will research why 'single ownership' is part of the street right-of-way definition.

Page 2-14 re: watercourse - take out the section. Refer to CT General Statutes as amended.

P. Carson will prepare a red-lined copy of the changes discussed and a final copy so the PZC can review and compare both. She will try to have this available for the November meeting.

b. Other: There was none

6. New Business

a. Other

The budget and the 2019 meeting dates will be on the agenda for the November meeting.

7. Correspondence: There was none

8. Adjournment:

A. Teller moved to adjourn the meeting at 9:00 p.m. **J. Cropley seconded.** Vote 7-0-0. 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.