

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
7:30 p.m. Wednesday, November 14, 2018
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

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

Members Excused: Benjamin Davies, Neal Kerr

Staff Present: Patrice Carson, AICP, Consulting Director of Community Development and Leslie Brand, Recording Secretary

1. Call to Order:

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

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

2. Approval of Minutes: October 10, 2018 Regular Meeting Minutes

J. Cropley moved to approve the minutes of October 10, 2018 as presented. R. Fournier seconded. Motion passed 7:0:0.

3. Resident's Forum (Public Comment for items NOT on the agenda): No public comment

4. Staff Reports

P. Carson reported for Jim Rupert. Enforcement continue the same as noted in his previous report. J. Rupert will provide a formal report in December.

A. Teller had consent from the commission members to hear New Business first.

5. Old Business

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

Page 2-1, Section 2. Change "Webster's Dictionary" to "use the definition in the most current edition of the Merriam-Webster Collegiate Dictionary."

Page 2-3, Daycare Center. The specification of "Related or unrelated children" may be unnecessary. Discussion ensued regarding the wording of adult day care center as it may apply to family members that are cared for in a private home. This could be a problem if someone receives government funds to care for an adult in their home. This is very open to interpretation. P. Carson will follow up to see if it is part of a statute.

Page 2-5, Definition of Farm Stand. The intent is that farm stand means that most of what is sold is grown on the site. It is a very specialized situation that allows sales in a residential zone. Discussion ensued regarding how to define "value-added". A. Teller suggested that the 10% of value-added farm goods should be removed from the definitions. The 10% rule would only be enforced if there was a complaint. C. Davies questioned the "home made" regulation. Is it the same as "value-added" product? The regulations limit "homemade" to products made from fruits and vegetables. C. Davey suggested removing the word "homemade" from the definition.

Page 2-6 Floor Area. Substitute the second definition for the first.

Page 2-7 Junk Yard. Section C. A. Teller questioned how would “parts” be defined? P. Carson noted that J. Rupert may have used this definition for enforcement. A. Teller suggested removing the portion about the sum total of parts equaling two motor vehicles. A. Teller also noted that the definition of non-commercial storage in #5 is questionable.

Page 2-14 Definition of Public Streets. Public streets are those maintained by the Town or State. Frontage is not allowed to be created on private roads or right of ways. Discussion ensued.

C. Davey will forward all editing changes to P. Carson to be included. A. Teller suggested putting definitions in a working draft. P. Carson clarified that the process will continue section by section. P. Carson and J. Rupert will look at this before the December meeting and present suggestions to Section 3 at the next meeting. A. Teller suggested that the public be invited to participate in a discussion on the zoning regulations. Upcoming agendas will include a Public Forum and will include the section being discussed.

b. Other: There was none

6. New Business

a. Special Permit Application: Light Manufacturing of Precision Wound Coils & Transformers, 837 Boston Turnpike, Able Coil and Electronics Co. (#PL-18-6)

P. Carson stated the staff had questions regarding general building design, drainage and parking. P. Carson also noted that there is no wetlands permit required. This is not a new building. Steven Rockefeller, owner and president of Able Coil and Electronics Co. presented his proposal. Able Coil wishes to expand their operations into the former Barrels, Boxes, and More facility at 837 Boston Turnpike. They will be doing light manufacturing in the General Business zone. Changes include expanding the current space by adding a second level. Currently there are forty employees. Natural facades are planned to soften the look of the building as it currently does not present well. The full design is not complete and Mr. Rockefeller is open to design suggestions. The majority of visibility from Route 44 is screened by foliage. A. Teller noted that the design looks suitable for the buildings use and the commission will not force excessive design changes. Additional parking will be added in the front of the building. There is currently parking in front of the building for two to four cars. The commission prefers that there be no parking in front of the building but it cannot really be helped in some cases. Sixty-five (65) parking spaces are planned to allow for expansion and room for snow removal. J. Cropley moved to accept the Special Permit Application for Light Manufacturing of Precision Wound Coils & Transformers, 837 Boston Turnpike, Able Coil and Electronics Co. (#PL-18-6) and to set the public hearing date for December 12, 2018 at 7:45 p.m. C. Davey seconded. Motion passed 7:0:0.

b. Discussion/Decision: Schedule of 2019 Regular Meeting Dates

The schedule of 2019 meeting dates was distributed. Meetings will be held on the second Wednesday of every month. J. Cropley moved to accept the regular meeting schedule as presented in the November 15, 2018, letter to the Town Clerk and forward the dates to the Town Clerk. M. Manning seconded. Motion passed 7:0:0.

c. Discussion/Possible Decision: FY 2019/20 Budget

The budget letter and spreadsheet for FY 2019-2020 from Joyce Stille was presented. A. Teller noted that no changes were needed from FY2018-2019. Funds are available for professional and training classes. A. Teller noted that funds may be needed at some point for an outside source to look at the regulations but probably not until next year. Additional funds could be requested from the BOS but may not be available. The option would be to wait and budget for it next year. J. Cropley moved to accept the budget of \$6,580.00 for FY 2019-2020 as presented and submit it as the Commission's budget request for 2019-2020. A. Fiano seconded. Motion passed 7:0:0

d. Other

Election of officers will be added to the December 12, 2018 agenda.

7. Correspondence

Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter-Fall Edition

8. Adjournment

J. Cropley moved to adjourn at 9:16 p.m. A. Fiano seconded. Motion passed 7:0:0.

Respectfully submitted,

Leslie J. Brand

Leslie Brand, Recording Secretary

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