

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
7:30 PM, WEDNESDAY, February 13, 2019
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

RECEIVED
FEB 08 2019

Town Clerk of Bolton

1. Call To Order
2. Approval of Minutes: January 9, 2019 Regular Meeting Minutes
3. Residents' Forum (Public Comment for items *NOT* on the agenda)
4. Staff Reports
5. Old Business
 - a. Other
6. New Business
 - a. Site Plan Review Application for Home Occupation, Gun Transfers/Gun Smithing, Hop River Road, Jeremiah Gramberg (#PL-19-1)
 - b. Informal Discussion: Expansion and Uses in Neighborhood Business Zone
 - c. Other
7. Correspondence
8. *Public Forum*: Discussion/Review of Possible Amendments to the Zoning Regulations (time permitting) – Section 2 & 3
9. Adjournment

BOLTON PLANNING & ZONING COMMISSION
Regular Meeting
7:30 p.m., Wednesday, January 9, 2019
Bolton Town Hall, 222 Bolton Center Road
Minutes & Motions

RECEIVED

JAN 16 2019

Town Clerk of Bolton

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

Members Excused: Neal Kerr, James Cropley

Staff Present: Patrice Carson, AICP, Director of Community Development, Jim Rupert, Zoning Enforcement Officer, Yvonne Filip, Recording Secretary

1. Call to Order: Chairman A. Teller called the meeting to order at 7:30 p.m. R. Fournier was seated for N. Kerr; M. Manning was seated for J. Cropley.

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

Corrections:

Members excused section – add “arrived” before 7:36 p.m.

Item 3A, 6th paragraph – change “can” to “could” in the last sentence.

Item 5 – change “Kenney” to Keeney”.

A. Fiano moved to approve the regular meeting minutes of December 12, 2018 as corrected; **B.**

Davies seconded. Vote: 7-0-0. Motion passed.

Additional correction after vote:

Item 5, sentence beginning with A. Teller – change “19” to “65”.

A. Fiano moved to approve the additional correction to the regular meeting minutes of December 12, 2018; **B. Davies seconded.** Vote: 7-0-0. Motion passed.

3. Public Hearings (begin at 7:45 p.m.)

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

Steve Rockefeller, President of Able Coil and Electronics Co., was present along with Andrew Bushnell, Bushnell Associates.

A. Bushnell detailed the issues that have been addressed since the last meeting. A landscaping plan was presented. A waiver is being requested for the landscaping islands in the parking lot. From the DEEP Natural Diversity Database they will have to be aware of the Eastern Box Turtles during construction; should they venture around the silt fence the workers will have to move them back. A 12’ fire lane has been added to the front of the building. Adjustments were made to the storm water features based on the new test hole findings. A guard rail will be placed at the back of the parking lot where there is a steep drop off. A. Bushnell was in contact with the Town Engineer while revising the plans.

P. Carson and J. Rupert have reviewed the plans prior to the January 4, 2019 revision and found no issues. The BLRWPCA has not met, but they did want the opportunity for conditions after their review. The draft motion contains these. The plans dated January 4, 2019 were reviewed by the Town Engineer; he provided a memo, dated January 8, 2019, with his findings.

B. Davies moved to close the public hearing at 8:08 p.m.; **A. Fiano seconded**. Vote: 7-0-0. Motion passed.

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

5. Staff Reports:

J. Rupert reported that there was not a lot of enforcement during December. There is to be a consultation on 01-22-2019 regarding moving forward with the court case at 65 Shoddy Mill Road. The case will likely go to court in April or May.

J. Rupert indicated the following administrative permits were issued:

- Eight LP tanks
- One for a front porch
- Two for solar
- Two for generators
- One for a shed
- One for a pool

6. Old Business:

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

Members commented that this is the kind of development that they like to see with improvement being made to an existing site. The proposed design of the building is also an improvement.

A. Teller moved to approve Able Coil & Electronics Co.'s Special Permit for light manufacturing and office space at 837 Boston Turnpike, application #PL-18-6, in accordance with the plans submitted as "Plan Prepared For Howard Road Realty, LLC, 837 Boston Turnpike, Bolton, CT" (2 sheets) dated: 11/7/2018, revised through 1/4/2019, Landscaping Plan (1 sheet) dated: 1/3/2019, and Conceptual Building Elevations (4 sheets), which is conditioned on the following modifications:

1. The approval letter shall be placed on the mylars to be recorded in the Office of the Town Clerk.
2. This approval is subject to compliance with any comments or requirements of the Health District, Bolton Lakes Regional Water Pollution Control Authority, Fire Marshal, and the Town Engineer.
3. All appropriate seals and signatures of the design professionals for this plan shall be placed on the plans before recording.
4. An Erosion & Sedimentation Bond in the amount of \$17,640.00 (this amount includes a 20% contingency) shall be filed prior to the commencement of work on the site.

5. A Site Improvement Bond in the amount of \$78,125.42 shall be filed prior to the commencement of work on the site. Should items covered by this Bond not be constructed during 2019, an appropriate escalation factor shall be reviewed by the Town Engineer and applied if warranted.
6. A copy of the referral to the CTDOT for work proposed within the CTDOT right of way shall be submitted to the Building Department
7. Comply with conditions imposed by the BLRWPCA:
 - a. Obtain and pay the benefit assessment for up to two additional EDUs for subject property
 - b. Obtain necessary permits and pay associated fees
 - c. Install a second duplex grinder pump if determined necessary by the BLRWPCA
 - d. Install a water meter on the building to enable the BLRWPCA to monitor water usage
8. The location of the proposed stormwater basin shall be staked in the field prior to construction.
9. An as-built survey of the completed stormwater basin shall be submitted to the Town for review.
10. Elevation designs are in compliance with Section 16A.3.x. – Buildings and Structures: Architectural and Design Requirements and Section 16B.4.1. – Architectural Character, Historic Preservation, Site Design.

The PZC grants Waivers requested by the Applicant for:

1. Landscaping islands in the parking areas
2. 10 parking spaces above the maximum requirement for shift overlap and future expansion.

The Planning and Zoning Commission finds with these conditions and modifications the plan meets the requirements of the Bolton Zoning Regulations. **C. Davey seconded.** Vote: 7-0-0. Motion passed.

b. Other: There was none

7. New Business

a. 2019 Annual Appointment to CRCOG Regional Planning Commission

A. Teller reported a consensus of the PZC to move to item 7 on the agenda prior to the Public Hearing.

P. Carson reminded the Commission that currently T. Manning is the representative and C. Davey is the alternate. Four meetings per year, each typically lasting 1.5 hours, are held at the West Hartford Town Hall on a Thursday. T. Manning is willing to continue, but he will miss the March meeting. C. Davey indicated he has too many conflicts and will refrain from seeking the alternate position this year.

A. Teller moved to appoint T. Manning as the representative of the Bolton PZC to the CRCOG Regional Planning Commission; **C. Davey seconded.** Vote: 7-0-0. Motion passed.

C. Davey moved to appoint B. Davies as the alternate representative of the Bolton PZC to the CRCOG Regional Planning Commission; **A. Teller seconded.** Vote: 7-0-0. Motion passed.

b. Other: There was none

8. Correspondence: There was none

9. Public Forum: Discussion/Review of Possible Amendments to the Zoning Regulations (time permitting) – Section 2 & 3

Page 3-3

P. Carson asked if a reference to 9B2b should be included here. Discussion ensued regarding a portion of the language included (“Notwithstanding the requirements of”). A. Teller thinks including this could result in an appeal of a ZEO decision against an applicant. The discussion ended with A. Teller asking that this phrase be removed and the remaining language be revisited at a later date.

10. Adjournment:

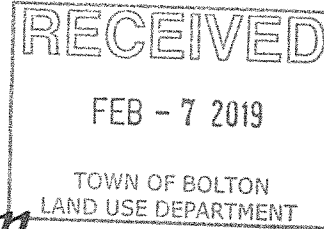
A. Teller adjourned the meeting at 8:59 p.m.

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.



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: Home Business 874 Hopriver Rd.

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 874 Hopriver Rd, Bolton, CT 06043

4. Deed Reference (Bolton Land Records) Volume 1121 Page 235

5. Assessor's Records Reference: Map # 12 ; Block # _____ Parcel / Lot # 418

6. Current zone(s) of subject property R Acreage: 0.87

7. In Aquifer Protection District? Yes _____ No

8. In FEMA Flood Area? Yes _____ No

9. Wetlands Application Required? Yes _____ No

10. Applicant(s) Jeremiah Gramberg

Address 874 Hopriver Rd, Bolton, CT 06043 Zip 06043

Phone # 203-530-0382 Fax # _____ E-mail jggramberg@gmail.com

11. Owner(s) of subject property Jeremiah Gramberg

Address 874 Hopriver Rd, Bolton, CT 06043 Zip 06043

Phone # 203-530-0382 Fax # _____ E-mail jggramberg@gmail.com

12. Official Contact / Representative regarding this Application: Jeremiah Gramberg

Address 874 Hopriver Rd, Bolton, CT 06043 Zip _____

Phone # 203-530-0382 Fax # _____ E-mail jggramberg@gmail.com

13. Project Engineer: _____
Address _____ Zip _____
Phone # _____ Fax # _____ E-mail _____

14. Project Architect: _____
Address _____ Zip _____
Phone # _____ 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.
Home based gunsmith shop.

17. Square footage of new / expanded space: N/A # of new parking spaces _____

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 [Signature] Date 02/06/19

21. Owner's Endorsement:
I am a willful participant and fully familiar with the contents of this application.
Signature [Signature] Date 02/06/19

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

Home Business 874 Hopriver Rd

Letter of intent

My intention is to start a home business named Gramberg Firearms. This business will primarily start with firearm transfers, gunsmithing, and an on-line store. There is a future intent to add manufacturing ability of custom built-to-order firearms and components from start to completion. This business will have all associated tools needed to complete projects including a lathe, drill-mill, drill-press, and other various hand tools. Doing this type of business will require a Federal Firearms License (FFL) which would be attached to this business and its location. The business will follow all regulations and procedures with the Federal government and the State of Connecticut to maintain and operate an FFL. I also have an Associate of Science degree in Firearms Technology. I have been trained to be a more knowledgeable and safe businessman with respect to the firearms industry. The business will be located in a portion of the residence basement and would not exceed 30% of the total square footage of the living area of the residence. The basement has its own entrance from the driveway to provide separate access to the business.

This business will be a side (part-time) business/hobby since I work full-time as a service technician for a door company out of Wallingford. There will eventually be a visible sign over 20 feet from the road that will not be larger than three square feet, per the current town guidelines. The sign will not be internally lit. I will be the only employee (owner) of the business. Business hours will be by appointment only and parking is sufficient for the two maximum customer vehicles at any given time. Customer firearms are to be locked in a safe in an automatically locked office with motion detectors. Firearms will only be removed to be actively worked on or for transactions like buying, selling, transferring, and appraising. There will not be a marked business vehicle currently. A passenger vehicle may be marked at a later date, however, it will not be a vehicle solely for the business. The business does not require, nor will it maintain any notable quantities of hazardous material.

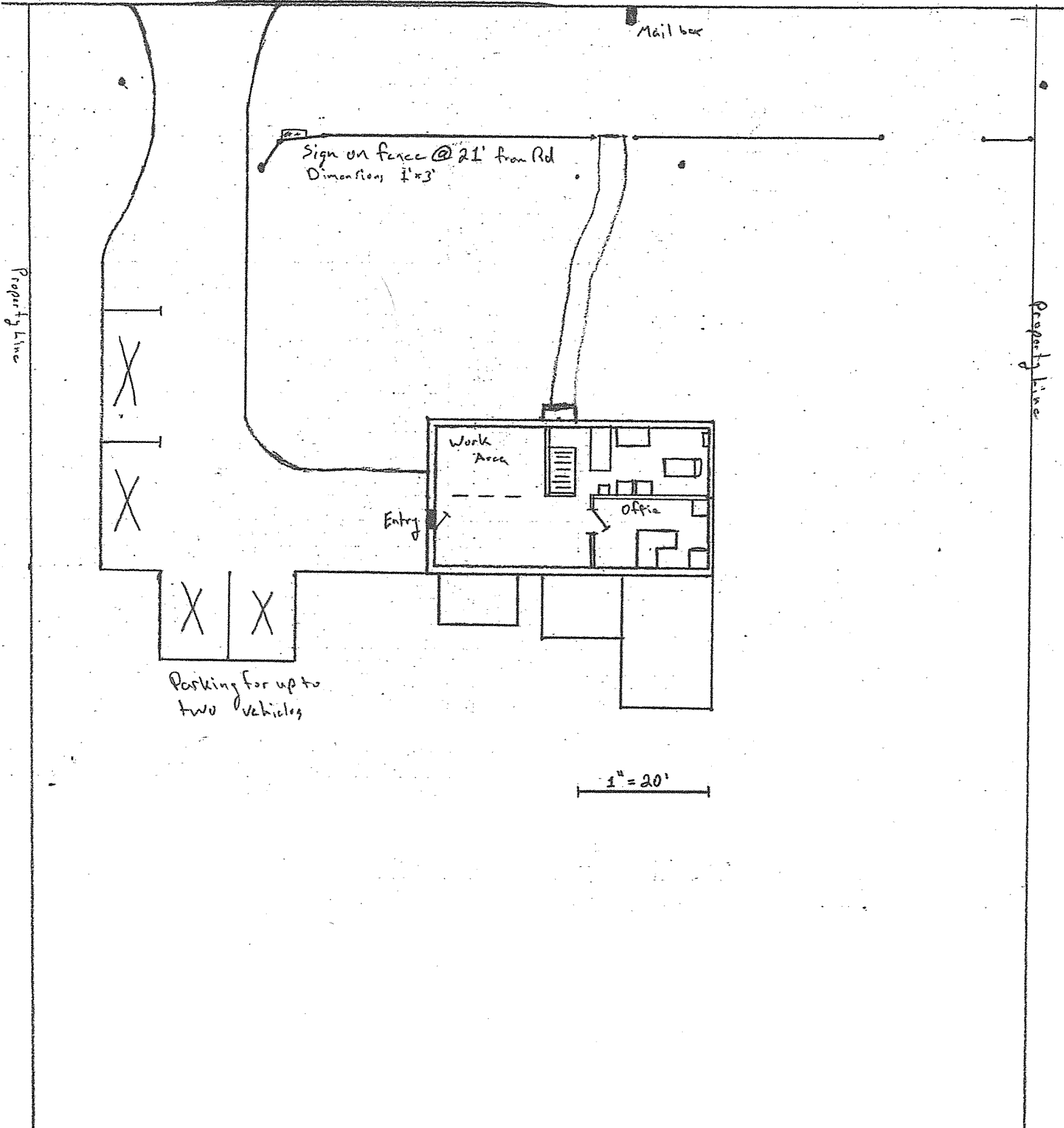


Jeremiah Gramberg

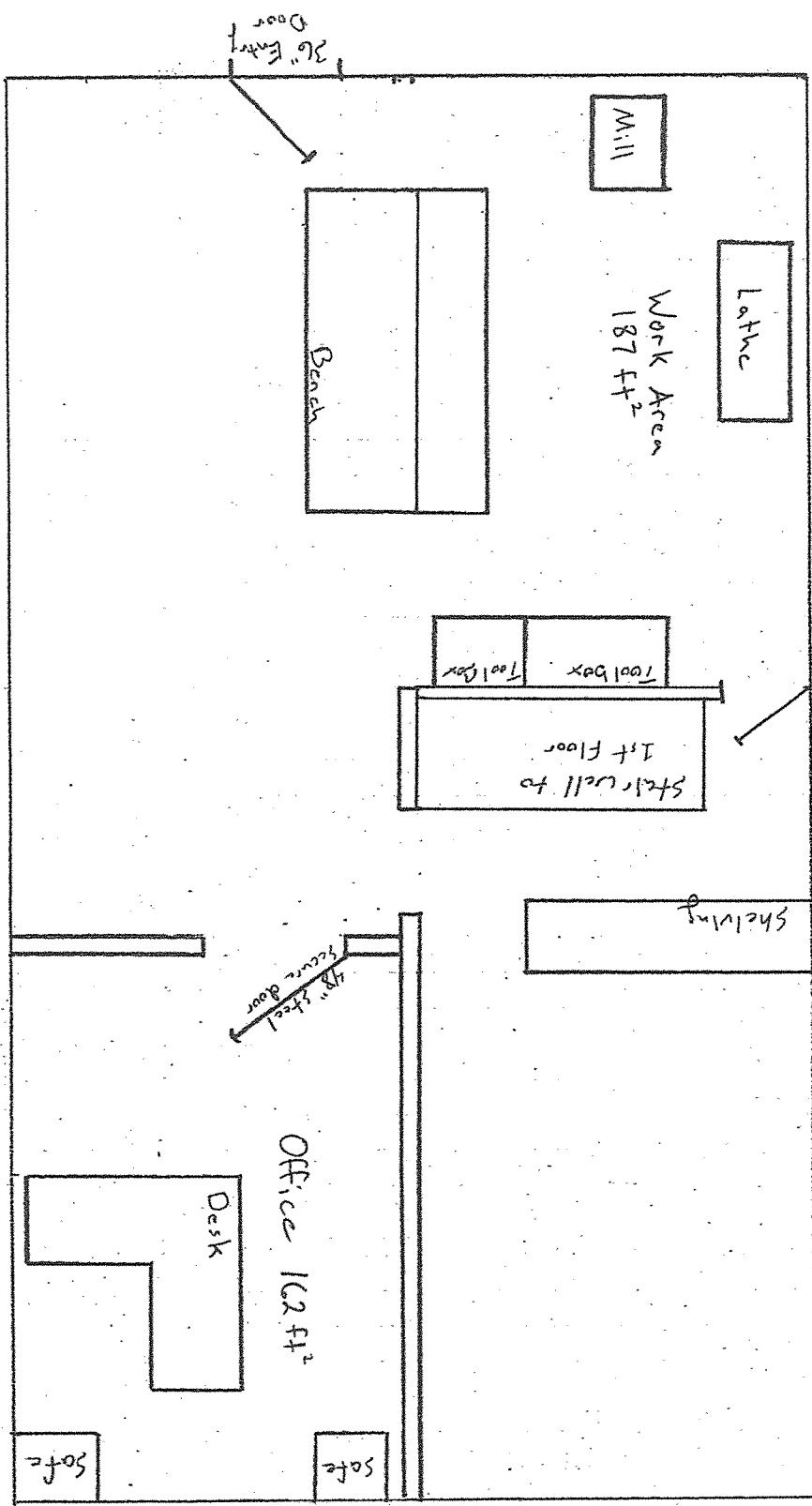
02/06/2019

874 Hopriver Rd, Bolton, CT 06043

Rt. 6



Basement Level



1" = 5'

**BOLTON PLANNING & ZONING COMMISSION
CHECKLIST FOR SITE PLAN REVIEW (§ 16A)
AND SPECIAL PERMIT (§ 16B) APPLICATIONS**

March 11, 2009

THIS CHECKLIST MUST BE COMPLETED BY THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE AND SUBMITTED WITH THE APPLICATION.

The Planning and Zoning Commission will use this checklist in determining the completeness or incompleteness of the application. The applicant is responsible for providing all the applicable information on this checklist. The applicant is encouraged to provide any additional information to clearly present a proposed activity and its potential effects on the community. The Commission may require additional information not included in this checklist to determine compliance with the regulations.

AN APPROVAL OF AN APPLICATION COULD BE DENIED IF AN APPLICATION LACKS SUFFICIENT INFORMATION.

Some of the items below are essential for any application while others may not be applicable for a particular proposal. The applicant is encouraged to ask the town staff to review the completed application with all supporting information and the completed checklist, prior to submitting the application to the Planning and Zoning Commission so that the staff can provide the applicant an opinion on the completeness of the application.

Pursuant to Section 16A.2.p, at time of application submission, the applicant may request in writing that the Commission determine that all or a part of the information required under Section 16A.2.c through o. (except subsections e., f., i., and j.) is NOT necessary in order to decide on an application.

Applicants may be subject to supplemental review fees to defray the costs of professional review services such as engineering or legal reviews. Please see attached information sheet.

Name of Development Home Business 874 Hugrivers Rd

Applicant Jeremiah Gramberg Date 02/06/19

Item	Description	Applicant		Staff	
		Included	Not Included	Completeness Opinion	
				Yes	No
1	Completed, signed application by applicant and owner	✓			
2	Payment of required application fees	✓			
2A	Statement of Use in accordance with § 16A.2.b	✓			
3	All draft deeds for any roads, road widenings and easements for drainage, conservation, driveways, utilities				
4	Evidence of request for approval by the Health District and/or Sewer Authority for review, as appropriate				
5	Evidence of submission of application to the Inland Wetlands Commission if it is within that Commission's jurisdiction				
6	Evidence of submission of a request for review and approval by the Fire Marshal and Fire Chief of the water supply for fire protection				
7	Copies of any required applications to other local, state or federal regulatory approvals				
8	Written evidence of applicant's legal interest in the subject property (deed, lease option to purchase, bond for deed, etc.)				

Item	Description	Applicant		Staff	
		Included	Not Included	Completeness Opinion	
				Yes	No
9	List of mailing address of all current property owners within 500 feet of the subject property, from the Town Assessor records (for special permit only)				
10	List of all hazardous or potentially hazardous materials which will be present on the property with a full description of procedures that will be used to assure safety with the material safety data sheets				
12	Digital copy of plans in DXF or DGN format if available				
13	Paper and digital copies of all reports including hydrology, hydraulic and drainage computations and				
14	14 sets of complete stamped and signed site plans measuring 24" x 36				
	THE FOLLOWING ITEMS 15 THROUGH 51 SHALL BE INCORPORATED IN PLANS				
15	A-2 boundary survey of the subject property showing all existing and proposed boundary lines and markers, easements, adjoining property lines and the names of all current abutting property owners				
16	Names of abutting lot owners				
17	USDA Soils boundaries and types				
18	Plan title block in the extreme lower right corner (not sideways) to include the name of the town of Bolton				
19	All plan sheets numbered with the format "sheet x of y"				
20	Clear legible plans with all lines, symbols and features readily identifiable				
21	North arrow on each plan including the reference meridian				
22	Graphic bar scale on each plan sheet, not smaller than 1"= 40' unless otherwise approved by the Commission				
23	Overall plan of site at a smaller scale, with sheet index, if the site does not fit on one sheet at a scale of 1"=40'				
24	Key map at a scale of 1"= 500' showing the relation of the site to abutting properties and streets, shown on plan and zoning district boundaries within 500' of site				
25	Original and revision plan dates and revision explanations shown on the affected plan sheets				
26	Existing and proposed grading with two foot contours to T-2 standards, for all ground surfaces, shown on plan				
27	Existing and proposed structures and features, their uses and those to be removed, shown on the plan				
28	HVAC equipment located outside the building(s)				
29	Existing and proposed driveway entrances to street, parking, loading areas, fire lanes, sidewalks and construction detail drawings, shown on plan				
30	Sight distances from property entrances along public roads shown on plan and on profile if grading is needed				
31	Soil test locations and soil test results shown on plan				
32	Existing and proposed sewage disposal systems and design information, shown on plan				
33	Outside Storage Areas				

Item	Description	Applicant		Staff	
		Included	Not Included	Completeness Opinion	
				Yes	No
34	Underground / overhead utilities, existing and proposed				
35	Existing and proposed water supply shown on plan				
36	Existing wells and sewage disposal systems on other properties that could conflict with proposed site improvements, shown on plan				
37	Existing and proposed footing drains, curtain drains and dry wells, shown on plan				
38	Existing and proposed drainage systems, any affected floodway or floodplain and construction detail drawings, shown on plan, including base flood elevation and floor elevation data.				
39	Existing and proposed bridges and culverts on or adjacent to the site, shown on plan				
40	Existing and proposed signs with dimensions and construction detail drawings, shown on plan				
41	Existing and proposed fences and walls with dimensions and construction detail drawings, shown on plan				
42	Zoning district boundaries affecting the site, shown on plan				
43	Table shown on plan of zoning dimensions required and provided for lot area, street frontage, lot width, yard setbacks, impervious area, building coverage and the height and floor area of each building				
44	Table on plan of parking / loading spaces required / provided				
45	Fire lanes				
46	Sidewalks and other pedestrian ways				
47	Off-site traffic improvements				
41	Limits of wetlands as delineated by a certified soil scientist with the soil scientist's signed certification, shown on plan or a certification signed by a soil scientist that no wetlands are within 100 feet				
42	Natural features including 100 year flood plain areas, ponds, vernal pools, aquifers, slopes steeper than 25% and potential areas of endangered species, shown on plan				
43	Landscaping plan including the locations, numbers, installed sizes, anticipated mature sizes, species and common names of proposed plants plus cost estimate based on published Connecticut DOT unit prices				
44	Existing trees of 6" caliper or greater				
45	Significant archaeological sites				
46	Lighting plan including the location, size, height, light intensity coverage areas and manufacturer's product descriptions for each light type				
47	Erosion and Sedimentation Control Plan, with narrative and construction detail drawings, in accordance with the latest Connecticut Guidelines for Soil Erosion and Sediment Control				

Item	Description	Applicant		Staff	
		Included	Not Included	Completeness Opinion	
				Yes	No
48	Best management practices to remove contaminants, including sediments and oils, from runoff water, shown on plan, in construct detail drawings, and explained in a report by a qualified professional				
49	Architectural elevation drawings of proposed buildings				
50	Architectural floor plans of existing and proposed buildings				
51	Perspective color drawings or digital views of the site as seen from adjacent roads and from abutting property lines showing the proposed conditions including buildings, landscaping and appurtenant features				
52	Traffic Impact Report for applicable sites as described in Zoning Regulations Section 16A.2.k				
53	Thorough, well organized drainage design report for before and after development conditions, that conforms to the latest Conn. Dept. of Transportation and Conn. Dept. of Environmental Protection guidelines and requirements with appropriate calculations, maps, graphics and narrative descriptions of hydrology, hydraulics, assumptions, erosion controls, drainage paths and systems for the 1, 2, 10, 50 and 100 year storm events				
54	Statement in drainage report that the after development flows for all storm events do not exceed the before development flows				
55	Sanitary Waste Disposal Plan (if community sewerage system)				
56	Evaluation of the impact of proposed development upon existing and potential public surface and ground drinking water supplies, pursuant to CGS, Section 8-2				
57	Certified copy of Certificate of Public Convenience and Necessity in connection with a "water company", in accordance with CGS, Section 8-25a				
58	Existing and proposed Covenants or Restrictions				
59	Engineer's itemized cost estimate for the installation of all erosion and sediment controls based on published Connecticut DOT unit prices				
60	Engineer's itemized cost estimate for site improvements based on published Connecticut DOT unit prices as basis for the establishment of a completion bond				