

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
7:30 PM, WEDNESDAY, September 11, 2019
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

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SEP 06 2019
Town Clerk of Bolton

1. Call To Order
2. Approval of Minutes: August 14, 2019 Regular Meeting Minutes
3. Residents' Forum (Public Comment for items *NOT* on the agenda)
4. Introduction: Mr. Joshua Kelly, New Administrative Officer
5. Staff Reports
6. Old Business
 - a. *Correction of Dates in a Prior Motion:* Expiration of/Void Approval of Sperry's Glen Subdivision Plan, 11 French Road (Frank & Luisa Wood – Original Applicant, Glenn Ostrager – Current Owner)
 - b. Other
7. New Business
 - a. Other
8. Correspondence
9. *Public Forum:* Discussion/Review of Possible Amendments to the Zoning Regulations (time permitting) – Section 2 & 3
10. Adjournment

BOLTON PLANNING & ZONING COMMISSION

Regular Meeting

7:30 p.m., Wednesday, August 14, 2019

Bolton Town Hall, 222 Bolton Center Road

Minutes & Motions

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Town Clerk of Bolton

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

Members Excused: Benjamin Davies, Christopher Davey

Staff Present: Yvonne Filip, Recording Secretary

1. Call to Order: Chairman A. Teller called the meeting to order at 7:31 p.m.

R. Fournier was seated for B. Davies; M. Manning was seated for C. Davey.

2. Approval of Minutes: July 20, 2019 Regular Meeting Minutes

J. Cropley moved to approve the minutes of the July 10, 2019 regular meeting as written. N.

Kerr seconded. Vote: 6-0-1 (Fournier). Motion passed.

3. Residents' Forum: There were no speakers.

4. Staff Reports: There were none.

5. Old Business:

a. Other

N. Kerr asked about the status of the Valero property. A. Teller explained that this issue was not in front of the PZC and accepted Staff's report. This included that the installed stone was not according to the approved plan and the applicant would have to prove that the stone was placed in a way that would have worked in the same manner as the approved plan. This would be by the applicant's engineer. Since the business is open the matter must have been to Staff's satisfaction to have a CO issued.

6. New Business

a. Site Plan Review Application for Home Occupation, Gun Sales/Gun Transfers, Golf Lane, Kawan Gordon (#PL-19-4)

Kawan Gordon was present. He and his wife moved from Manchester to Bolton in June, 2019. He ran the same type of part-time business in Manchester and wishes to do the same in Bolton. He deals with a handful of clients for the sale of guns; no explosives are handled. He is respectful of the neighbors. The business has very limited, by appointment only, hours from 5:00 – 9:00pm during the week, 1:00 – 9:00pm on Saturday, and 1:00 – 6:00pm on Sunday. Mr. Gordon checks with the State of Connecticut that a client has the appropriate permits before dealing with them. K. Gordon has final discretion, however. If he feels something about the sale does not feel right, he refuses to deal with the client. Clients would enter his home occupation space through the bulkhead doors. This keeps the business and personal space separated. Mr. Gordon has had his FFL-1 license for over four years. He does not have a website as the ATF does have a listing of all people who are licensed. He will not have a sign. There is security lighting at his home, and he will install security cameras.

J. Cropley asked how the transactions work. Mr. Gordon stated that a client would buy a gun which would be shipped to him. The item is turned over to the client only after a satisfactory background check. Mr. Gordon does not keep inventory, nor does he do repairs or gunsmithing.

M. Manning asked if there is a regular review process for the FFL-1 license. Mr. Gordon believes the review timeframe is every three years; he has been reviewed a couple of times since having his license. The ATF does random checks to see his books or for a site visit.

T. Manning asked about background checks. Mr. Gordon replied that all customers have to have background checks. There is a form for each transaction, and he checks with the State to see if the background check was approved.

R. Fournier asked if the applicant can have a sign? He would have to return to the PZC for permission for one. He would be entitled to a small sign. J. Cropley asked if the neighbors need to know that he is doing this? A. Teller indicated no; a public hearing is not required. He also informed the applicant that any approval would be for whatever is submitted in the narrative and application and any expansion or changes would have to come back to PZC for a modification.

A. Teller moved to approve Kawan Gordon's Site Plan Review Application for Home Occupation, PL-19-4, for gun sales and transfer on Golf Lane based on the submitted narrative and application. The Planning and Zoning Commission finds the plan meets the requirements of the Bolton Zoning Regulations and is appropriate for the locale. **J. Cropley seconded.** Vote: 7-0-0. Motion passed.

b. Other: There was none.

7. Correspondence

The *Connecticut Federation of Planning and Zoning Agencies* quarterly newsletter was received.

T. Robbins and J. Cropley and other Bolton representatives met with the company hired for the joint economic development action plan involving Bolton, Coventry, Mansfield, and Tolland. They discussed what Bolton can offer and what is special about the town. Bolton is much different from the other towns because of infrastructure limitations and the lack of large land parcels which will restrict what can be done. Therefore, it would be leaning toward smaller business along limited corridors. Bolton has a good school system, a good citizen activity base, and it is close to the metropolitan area.

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

A. Teller suggested there was no point in going through the regulations as Staff was not present.

9. Adjournment:

J. Cropley moved to adjourn the meeting at 7:58 p.m. **N. Kerr seconded.** Vote: 7-0-0. Motion passed.

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.