

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

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.l. – 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.