

**BOLTON PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**7:30 p.m., Wednesday, February 13, 2019**  
**Bolton Town Hall, 222 Bolton Center Road**  
**Minutes & Motions**

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

**Members Excused:** Jim Cropley, Christopher Davey, Benjamin Davies

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

**1. Call to Order:** Chairman A. Teller called the meeting to order at 7:34p.m. R. Fournier was seated for B. Davies, T. Manning was seated for C. Davey, and M. Manning was seated for J. Cropley.

**2. Approval of Minutes: January 9, 2019 Regular Meeting Minutes**

**R. Fournier moved** to approve the regular meeting minutes of January 9, 2019 as written; **A. Fiano seconded.** Vote: 6-0-1 (Kerr abstained). Motion passed.

**3. Residents' Forum (Public Comment for items NOT on the agenda):** There was none.

**4. Staff Reports:**

P. Carson relayed the following information from J. Rupert:

- 65 Shoddy Mill Road – there is a pre-trial conference set for May and a trial date in October.
- 31 Shoddy Mill Road – a complaint was received about an ice condition. J. Rupert sent a letter to the owner.

P. Carson and J. Rupert have met with Mr. Dean on both of his locations.

**5. Old Business:**

**a. Other:** There was none

**6. New Business**

**a. Site Plan Review Application for Home Occupation, Gun Transfers/Gun Smithing, Hop River Road, Jeremiah Gramberg (#PL -19-1)**

Applicant Jeremiah Gramberg was present. He wants to start working his hobby of part-time gunsmithing from the basement of his home. As indicated in the application narrative he will not maintain much inventory of hazardous materials. A solvent used comes in 10-ounce bottle. The solvent evaporates after use. There is ventilation in the basement as well as a locked safe. Projects are stored in the safe when not being worked on. The office door closes and locks automatically. Motion detectors with alarms are also used. The work will primarily be cleaning and repairs with occasional transfers for online order. Transfers are regulated and require a middleman with an FFL license. He estimates 1-2 customers per week. The type 1 FFL license does allow him to buy from manufacturers for resale. He may craft custom parts for repairs or to

sell. A sign, allowed by the Zoning Regulations, may be posted. Approval from the Town is required before applying for the FFL license. This activity is heavily regulated by the ATF. As a home occupation he is allowed to use up to 25% of his residence. There does have to be a certain percentage of metal in all guns produced.

**T. Manning moved** to approve Site Plan Review Application #PL -19-1 for Home Occupation, Gun Transfers/Gun Smithing, Hop River Road, by Jeremiah Gramberg as described in the application narrative with the conditions that:

1. a list of hazardous materials used is filed with the fire marshal
2. any expansion of a non-resident employee would require the applicant to return to the PZC for a modification or a new application

**R. Fournier seconded.** Vote: 7-0-0. Motion passed.

**b. Informal Discussion: Expansion and Uses in Neighborhood Business Zone**

P. Carson relayed that she has had some discussion with John Treat regarding the Neighborhood Business (NB) Zone. Staff thought it best to get a feeling for what the PZC thinks about his concerns. A. Teller stated that this is an informal discussion. Statements made should not be taken as fact or binding on how any Commissioner may vote should the matter go to application.

John Treat, 2 School Road, is in the business of repairing farm construction equipment. He has been told that activity belongs under the industrial zone, although he feels he is allowed a service garage. A. Teller commented that J. Treat's activity is not any different than repairing equipment except for the size and where it is stored. This would be a special permit and fits under that category. However, the possible effects on the neighbors and how those can be mitigated is a concern. People seem to have issues with outside storage, larger equipment, noise, and visual clutter. Mitigation measures such as screening, storage area, hours of operation, fencing, and the number of employees could be considered.

Treat stated he works on one project at a time right now which is not cost effective. Farm construction equipment falls out of the category because it does not require vehicle registration. There is one neighbor between his property and the NB Zone. If the PZC suggests a "hard no" about continuing his work as zoned, he would talk to the neighbors about having the zoning changed. Treat would like to construct a 2,000 to 3,000 sq ft barn-like structure, if allowed. This will get more of the inventory out of sight.

A. Teller said this PZC always wants to make an investment in the town in a good quality way. They are looking for sustainable results for the long run for the town and the neighborhood.

Mr. Treat suggested that as part of farming a property equipment repair would be a way for an individual to subsidize their income. P. Carson stated that a farmer could not repair other people's equipment as that is not incidental to the farming operation. R. Fournier suggested changing part of the farm to a business zone so outside equipment can be repaired. P. Carson suggested that Treat also speak to the State Department of Agriculture.

**c. Other:** There was none

**7. Correspondence:**

P. Carson emailed information on the *Connecticut Federation of Planning and Zoning Agencies* Annual Conference on March 28, 2019 and asked that any member who wants to attend should let her know before March 8. She also distributed the *Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter* to the PZC.

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

Time was not available to discuss the regulations.

**9. Adjournment:**

**A. Teller moved** to adjourn the meeting at 8:58 p.m.; **A. Fiano 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.*