

**BOLTON PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**7:30 p.m., Wednesday, June 8, 2022**  
**Virtual**  
**Minutes & Motions**

**Members Present:** Chairman Tom Manning, Arlene Fiano, Jeremy Flick (arrived 7:39 p.m.), Thomas Robbins, Jeffrey Scala, and Alternates Tom Crockett, Rodney Fournier, Kawan Gordon

**Members Excused:** Vice Chairman James Cropley, Brittany Clark

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

**Others Present:** Bill Jodice, Randy Becker, Steven Rockefeller

**1. Call to Order:** T. Manning called the meeting to order at 7:32 p.m. The following were seated: T. Crockett for J. Cropley, R. Fournier for J. Flick, K. Gordon for B. Clark.

**T. Manning moved** to add item **6.d. Discussion: Cannabis Regulations** to the agenda. **J. Scala seconded.** Vote (7-0-0). Motion passed.

**2. Approval of Minutes: May 11, 2022, Regular Meeting Minutes**

**A. Fiano moved** to approve the minutes of the May 11, 2022, Regular Meeting as written. **J. Scala seconded.** Vote: 5-0-2 (Fournier, Gordon). Motion passed.

**3. Residents' Forum:** No one present wished to speak on a non-agenda item.

**4. Staff Reports**

P. Carson reported:

- Working on helping prepare the application for a business at 299 Hop River Road. This may be ready for the July meeting.
- Following up with the last 2 approvals.
- Working on the cannabis regulations.
- Working with Able Coil.

**5. Old Business**

**a. Other:** There was none.

**6. New Business**

**a. Application: Zone Change from RMUZ and R-2 to GB, 837 Boston Turnpike, Able Coil and Electronics Co. – receive and set hearing date - Application PL-22-5** per P. Carson  
J. Flick joined the meeting at 7:39 p.m. Fournier was unseated.

Randy Becker, engineer for PDS Construction, is submitting a zone change application to consolidate Able Coil's operations. The property to the south would remain as industrial. The proposal is to modify adjacent lots 1 & 2 that are in different zones through a lot line modification. Lot 1 will remain in the RMUZ zone. Lot 2, six acres in size, would change from

the R-2 zone to GB. The proposed changes is to take 75' from the building to a new lot line for lot 1. This will get rid of the right-of-way moving the line to the east. Lot 1, of 1.8 acres, will remain in the RMUZ zone. The proposed building addition would then be in the new GB zone.

T. Crockett: What is the size of the existing building? R. Becker: 20,000 sq. feet and the new building will add 12,000 sq. feet.

J. Flick: We are not deleting an easement? R. Becker: We are eliminating a right-of-way on lot 1. P. Carson: ROW is no longer needed because Able Coil will own all the properties.

J. Scala: Is lot 1 an approved building lot? Will this affect the septic system? P. Carson: It is an approved lot but it is on the sewer line. J. Scala: Was there any discussion to change lot 1 to the industrial zone? R. Becker: Felt it would be better accepted as GB being adjacent to an R-2.

**T. Manning moved** to accept this application (PL-22-5) and set a public hearing date for July 13, 2022, at 7:45 p.m. at 222 Bolton Center Road or Virtually. **J. Flick seconded.** Vote: 7-0-0. Motion passed.

**b. Application: Special Permit for 12,000 SF Pre-Engineered Metal Building Addition for Light Manufacturing, 837 Boston Turnpike, Able Coil and Electronics Co – receive and set hearing - Application PL-22-4 per P. Carson**

Steven Rockefeller, owner: Primarily the genesis of the project is to move the light manufacturing and repair work from 25 Howard Road to this new building. Over last couple of years we have found operating in two different buildings has not been efficient. Traversing back and forth on Route 44 is quite risky. He suggested installing a traffic light to improve safety. Also, the new solar system on the new building will save on electricity at the old plant.

R. Becker: There is a sewer stub at the street. The plan includes putting in a pump station. The grades suggest a drainage basin. Turning radius for large trucks is available. Additional parking of forty spaces is suggested bringing the total to 104 parking spaces. This area is already cleared and smooth. Not a lot of earth moving involved. There will be a small detention basin with a level spreader. There is a connector between the 2 buildings.

P. Carson: Staff is pretty sure there are wetlands near or on the property but we do not know how far away from the development. The applicant may have to apply for a wetlands permit. PZC can accept the application at this time and set the public hearing for July 13, 2022. R. Becker: He spoke to Peter Henry and Andrew Bushnell today who have worked on this property. To the best of their knowledge the wetlands is farther back on the property. Bushnell will share his maps with the flagged wetlands. J. Scala: Depending upon on the date of the maps the wetlands survey may have to be redone. S. Rockefeller: There are wetlands on the existing parcel; he does not think there are any wetlands on lot 2 that are close.

**T. Manning moved** to accept this application (PL-22-4) and set a public hearing date for July 13, 2022, at 7:45 p.m. at 222 Bolton Center Road or Virtually. **J. Scala seconded.** Vote: 7-0-0. Motion passed.

**c. Discussion/Revise/Adopt the POCD to include the 2022 Affordable Housing Plan**

P. Carson: The process requires the Plan be referred to CRCOG for review; they have 65 days to respond. During that time the Plan needs to be posted on the website and filed with the Town Clerk; these steps have been done. A legal notice will have to be filed for the public hearing.

T. Manning: Suggests putting off the public hearing until August as PZC is already anticipating the two applications for the July meeting. A. Fiano: We are not under any timeline? P. Carson: No. A. Fiano: She agrees with T. Manning.

J. Scala: Is assuming there will be a public hearing for cannabis regulations as well, which is probably more pressing. PZC should not be in any hurry and push the POCD off until later. T. Manning: The plan has been approved by the BOS, filed with the Town Clerk and posted to the town website, and is being sent to CRCOG. P. Carson: The last step is to hold the public hearing. There is nothing else required of PZC on this matter.

**T. Manning moved** to set a public hearing on this matter for August 10, 2022, at 7:45 p.m. at 222 Bolton Center Road or Virtually and Staff to refer this to CRCOG. **K. Gordon seconded.** Vote: 7-0-0. Motion passed.

#### **d. Discussion: Cannabis Regulations**

T. Crockett: Page 17 mentions limited access to public sewer and water. Where do we have public water? P. Carson: There are public water supply wells in town. T. Manning: A public water system is a specific defined term with Department of Public Health.

T. Manning: A recent change in legislation prompted this consideration of regulations. P. Carson: Up until a week ago there was a requirement of only having one retailer and one micro-grower in each town; that has been repealed. There are distance requirements from certain types of establishments. M. D'Amato's suggestion is two-fold: Does the PZC want to try to put a moratorium in place in order to have some time to work on the regulations or to accept the regulation as presented here? J. Scala: Suggest we go to moratorium and spend time discussing this. This is a good start but as a commission we can get it to what we want for Bolton. P. Carson: Members should review and send her any comments to work on with M. D'Amato.

**J. Scala moved** to hold a public hearing for a moratorium prohibiting cannabis establishments and related uses for July 13, 2022, at 7:45 p.m. at 222 Bolton Center Road or Virtually. **T. Crockett seconded.** Vote: 7-0-0. Motion passed.

**7. Correspondence:** There was none.

**8. Adjournment:** **J. Scala moved** to adjourn the meeting at 8:42 p.m. **T. Robbins seconded.**

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.*