

BOLTON PLANNING & ZONING COMMISSION
Regular Meeting
7:30 p.m., Wednesday, March 2, 2022
Virtual Meeting
Minutes & Motions

Members Present: Chairman Tom Manning, Vice Chairman James Cropley, Thomas Robbins, Jeffrey Scala, and Alternates Tom Crockett, Rodney Fournier and Kawan Gordon

Members Excused: Brittany Clark, Arlene Fiano, Jeremy Flick

Staff Present: Patrice Carson, AICP, Consulting Director of Community Development, Mike D'Amato, Interim Zoning Enforcement Officer, Jim Rupert, Interim Administrative Officer, and Yvonne Filip, Recording Secretary.

Others Present: Nathaniel Fleming, Fedus Engineering, LLC

1. Call to Order: T. Manning called the meeting to order at 7:32 p.m.
T. Manning seated K. Gordon for A. Fiano, R. Fournier for J. Flick, and T. Crockett for B. Clark.

2. Approval of Minutes: February 9, 2022, Regular Meeting Minutes
J. Cropley moved to approve the minutes of the February 9, 2022, regular meeting. **J. Scala seconded.** Vote: 6-0-1 (Crockett). Motion passed.

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

a. Special Permit Application for Gas Station/Convenience Store, 271 Hop River Road, Nathan Fleming (#PL-22-2)

P. Carson: The hearing has to be postponed due to the applicant not sending notification in a timely manner per the zoning regulations. The hearing can be opened at the next regular PZC meeting on April 13, 2022.

Nathan Fleming: There was a mishap with the mailings making them two days late. Would it be possible for the PZC to hold a Special meeting before the April 13th timeframe? There are some comments that need to be addressed by the applicant.

R. Fournier moved to reschedule the public hearing on Special Permit Application for Gas Station/Convenience Store, 271 Hop River Road, Nathan Fleming (#PL-22-2) for April 13, 2022, at 7:45 p.m. via Zoom. **K. Gordon seconded.** Vote: 7-0-0. Motion passed.

4. Residents' Forum: No one wished to speak.

5. Executive Session: Pending Litigation at 1225 Boston Turnpike & 17 Howard Road to include Patrice Carson, Director of Community Development, Michael D'Amato, Interim Zoning Officer, Jim Rupert, Administrative Officer

T. Manning moved to enter Executive Session regarding pending Litigation at 1225 Boston Turnpike & 17 Howard Road to include Patrice Carson, Director of Community Development, Michael D'Amato, Interim Zoning Officer, and Jim Rupert, Interim Administrative Officer. **J. Scala seconded.** Vote: 7-0-0. Motion passed.

The PZC entered Executive Session at 7:53 p.m.

The PZC exited Executive Session at 9:06 p.m.

T. Manning moved that staff be delegated to approve alternatives to the site plan conditions for 1225 Boston Turnpike under the minor modifications provisions of the Zoning Regulations. **J. Cropley seconded.** Vote: 7-0-0. Motion passed.

6. Staff Reports:

P. Carson reported:

- She has been taking care of applications that do not involve the PZC. An application for Bolton Vet may be ready for next month.
- She has been putting together a list of items for review in the zoning regulations.
- The draft of the affordable housing plan should be ready for presentation by the end of this month or early April. The BOS will schedule a special meeting that the PZC can attend for the presentation. Questions or comments gathered during the presentation will be used to revise the report. Once completed and accepted the PZC can add the plan to the POCD.

M. D'Amato reported:

- He is continuing to work with Nick, the intern, on the draft of the affordable housing plan.
- He has been reviewing the basic administrative permits.
- He has been working on the issues that will be covered during Executive Session.

7. Old Business:

a. Other: There was none.

8. New Business

a. Other: There was none.

9. Correspondence:

P. Carson submitted the application for the service award for Adam Teller. Recognitions will take place on March 24, 2022. A. Fiano is likely to attend the ceremony. Other Members may attend; contact P. Carson.

There is a presentation tomorrow evening at 7:00 p.m. virtually from M. D'Amato's company. The invitation was sent to Members from P. Carson.

J. Rupert: There is an in-person public information session scheduled for Monday, March 7, 2022, at 6:30 p.m. in the Bolton Town Hall about the connectivity path from Heritage Farm to the intersection of Bolton Center and Notch Roads.

T. Crockett: When will the PZC start having hybrid meetings? J. Rupert: The BOS has been holding hybrid meetings for a while. These have been working pretty well with the OWL. Virtual only meetings allowed Executive Order are slated to end on April 30, 2022. The legislature has been getting enough input to maybe continue hybrid meetings. These create better access for people who want to join meetings; they make sense in today's world.

K. Gordon: Last meeting it was mentioned there were ongoing discussions with the State on possibly changing access from Notch Road into I-384. What is the status? Are there any

tentative plans available? P. Carson: Discussions are ongoing with CT DOT. There will be public information meeting if the project goes forward. Plans are not yet available for public inspection. CT DOT continues to work on a final plan.

10. Adjournment:

J. Scala moved to adjourn the meeting at 9:10 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.