

**BOLTON PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**7:30 PM, WEDNESDAY, APRIL 12, 2023**  
**BOLTON TOWN HALL, 222 BOLTON CENTER ROAD**  
**In-Person and Via Zoom**

**MINUTES**

**PZC Members Present In-Person:** Chairman Tom Manning, Vice-Chair James Cropley, Arlene Fiano, Rodney Fournier, Thomas Robbins

**PZC Members Present Via Zoom:** Jeffrey Scala, and Alternate Tom Crockett, Kawan Gordon, Steven Clark

**PZC Members Absent:** Jeremy Flick

**Staff Present Via Zoom:** Michael D’Amato, Interim Zoning Enforcement Officer, Recording Secretary Linda H. McDonald

**Others Present Via Zoom:** Alan Cavagnaro for DesegregateCT

**Others Present in-person:** Andrew Ladyga

**1. Call to Order:** Chairman T. Manning called the meeting to order at 7:31 p.m. Stephen Clark was seated for Jeremy Flick.

**2. Approval of Minutes: March 8, 2023**

J. Cropley MOVED to APPROVE the regular meeting minutes of March 8, 2023 as presented. A. Fiano SECONDED. By roll call vote, the MOTION CARRIED 6:0:1 with J. Scala abstaining.

**3. Residents’ Forum:** A. Ladyga commented he asked the Resident State Trooper in Bolton what seems to be the problem in town. He said the RST told him the biggest problem he sees in town is alcohol.

**4. Staff Reports:**

M. D’Amato reported the Chief Building Official started this past Monday and staff updated him on the projects and recent approvals the commission has issued. He and P. Carson met with someone about a possible text amendment that may be submitted to the commission next month. Also, a slight modification was issued for 271 Hop River.

**5. Old Business:**

**a. Discussion: Zoning Regulation Amendment regarding Cannabis (#PL-22-6):**

- 1. allow only retail sales of cannabis products only in the GB Zone by Special Permit, or**
- 2. prohibit any cannabis establishment, or**
- 3. extend the current moratorium to continue to further evaluate public input and consider amendments to draft regulations**

J. Cropley requested a copy of the regulation to review before making a decision.

T. Manning noted the commission could set an effective date of the regulation if no modifications are made, if approved as soon as fifteen days from publication. He said the commission is not under any obligation to make a decision tonight.

M. D'Amato reported he had calls as people were trying to build a database as to what towns were doing but had not had anyone reach out.

A. Fiano MOVED to move the decision on the Zoning Regulation Amendment regarding Cannabis (#PL-22-6) to the May meeting. J. Cropley SECONDED. K. Gordon said he has spoken to residents around him (neighbors) and they were in favor of adopting the regulation. MOTION CARRIED 7:0:0.

**b. Other:** None

## **6. New Business**

### **a. Presentation by Alan Cavagnaro of DesegregateCT's Work Live Ride:**

A. Cavagnaro, Campaign Coordinator for DesegregateCT shared a power point presentation on Work Live Ride. He explained goals of the group are to address the affordable housing crisis in Connecticut and trying to push economic prosperity for many towns who are struggling on that front. The group is with the Regional Plan Association as a program. The group is going after transit-oriented communities, developing housing around transit stations.

A. Cavagnaro said the vision of House Bill No. 6890 (Work Live Ride) is to align local and state planning goals toward a sustainable downtown community. He said the PZC would determine the size and where they would like the transit community to go. Bolton would fall under the Transit Community tier with a density requirement of 15 homes per acre. A. Cavagnaro said towns could opt into this, as it is not mandated. He described the criteria the TOC districts must include and the assistance and funding the community would get from the state. If a town did not opt-in, it would be deprioritized for certain competitive state funds tied to infrastructure.

T. Manning commented Bolton got a grant in 2007/2008 to re-write zoning regulations to include an incentive housing zone and the regulations now include an Incentive Housing Overlay Zone. He said the state was to come up with funding to implement this but that did not happen. He said staff could contact the Office of Responsible Growth for technical assistance to review the regulations the town already has in place. Parking regulations have been reduced considerably to fit the needs based on statistics. The regulations already call for mixed use, mixed income housing. He noted there are issues with the limitations on sewer and water issues on infrastructure side.

M. D'Amato said he is working with another town researching information on transit-oriented housing. He shared visuals and information with the commission members on units developed in Old Saybrook and Essex built on septic systems. Discussion followed. M. D'Amato said he would keep the commission informed on his findings as his work progresses.

**b. Other:** None

### **7. Correspondence:** No correspondence.

**8. Adjournment:** J. Cropley MOVED to adjourn the meeting at 8:52 p.m. J. Scala SECONDED. MOTION CARRIED 7:0:0.

Respectfully submitted by Linda H. McDonald

*Linda H. McDonald*

*Please see the minutes of subsequent meetings for the approval of these minutes and any corrections hereto.*