

**BOLTON PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**7:30 PM, WEDNESDAY, MAY 8, 2024**  
**BOLTON TOWN HALL, 222 BOLTON CENTER ROAD**  
**In-Person and Via Zoom**  
**MINUTES**

**PZC Members Present In-Person:** Chairman Tom Manning, Marilee Manning, Thomas Robbins, Alternates Tom Crockett and Diane DeNunzio

**PZC Members Present Via Zoom:** Arlene Fiano, Alternate Kawan Gordon

**PZC Members Absent:** Vice-Chair James Cropley, Jeremy Flick, Steven Clark

**Staff Present Via Zoom:** Patrice Carson, AICP, Consulting Director of Community Development, Michael D'Amato, Interim Zoning Enforcement Officer, Recording Secretary Linda H. McDonald

**1. Call to Order:** T. Manning called the meeting to order at 7:30 p.m. K. Gordon was seated for S. Clark, T. Crockett was seated for J. Cropley, and D. DeNunzio was seated for J. Flick.

**2. Approval of Minutes: April 10, 2024**

The following amendments (in bold) were made to the meeting minutes of April 10, 2024:

- Others Present In-Person: **Andrew Ladyga**
- Agenda item 4: Staff Reports: ~~T. Manning reported Andrew Gonagan is in the audience.~~
- Agenda item 7: ~~J. Cropley~~ **K. Gordon** asked about the improvement work **site improvement bond** for the ~~Spring at~~ Dollar General.

T. Crockett MOVED to APPROVE the regular meeting minutes of April 10, 2024 as amended. T. Robbins SECONDED. MOTION CARRIED 7:0:0.

**3. Residents' Forum:** No member of the public wished to speak.

**4. Staff Reports**

P. Carson reported she attended the National Planning Conference in Minnesota. She said there was a lot of talk about how to provide different types of housing, the different costs of housing, and how to find work groups that can work remotely as opposed to places of work (office buildings) due to the new hybrid work environment. P. Carson met with the new DECD Commissioner in a fireside chat where he discussed economics in Connecticut. She asked him not to forget the rural towns that provide other things people are looking for in diversification of housing and business opportunities, such as in Bolton, where two global headquarters are located.

M. D'Amato reported he and P. Carson have been working on the permitted use table. He said, now that the growing season is here, the town can get something on the books regarding the Dollar General site improvement bond. He commented on items in Bill 5474 that concern zoning that could be passed in the final hours of the legislative session. Another bill under consideration would require towns to allow for the conversion of commercial buildings to residential multi-family as-of-right.

**5. Old Business**

**a. Other:** No other old business.

**6. New Business**

a. **Other:** No other new business.

**7. Ongoing Discussion: Bolton Subdivision and Zoning Regulations:**

Staff presented the simplified table of permitted uses to the members. P. Carson explained the abbreviations at the end of the table. She said she and M. D'Amato alphabetized the permitted uses, grouped with like uses to see where there are duplicates or similar uses that might be able to be combined. Commission members began examination and discussion of the table, making recommendations to several categories.

P. Carson will send out the modifications made at this meeting.

**8. Correspondence:** There was no Correspondence.

**9. Adjournment:** T. Crockett MOVED to adjourn the meeting at 8:56 p.m. T. Robbins 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.*