

**TOWN OF BOLTON
BOARD OF SELECTMEN JOINT SPECIAL MEETING
WITH MEMBERS OF THE LAND USE BOARDS;
PLANNING & ZONING AND ZBA**

**THURSDAY, OCTOBER 28, 2021, 7:00 P.M. VIRTUAL
MINUTES**

		Present	Absent
First Selectman	Sandra Pierog	X	
Deputy First Selectman	Kim Miller	X	
Selectman	Robert Morra	X	
Interim Administrative Officer	Jim Rupert	X	
ZBA Chairman	Mark Altermatt	X	
PZC Member	Arlene Fiano	X	
PZC Chairman	Adam Teller	X	
PZC Member	Chris Davey	X	
Land Use Intern	Nicholas Tatro	X	
Acting ZEO	Michael D'Amato	X	
PZC Member	Jim Cropley	X	
Consulting Director of Community Development	Patrice Carson	X	
PZC Member	Tom Manning	X	
PZC Member	Marilee Manning	X	
ZBA Member	Anne Decker	X	
ZBA Member	John Toomey	X	
ZBA Member	Morris Silverstein	X	
ZBA Member	Letrisa Miller	X	
ZBA Member	Peyton Rutledge	X	

Also present: Milton Hathaway

1. Call to Order:

By: Sandra Pierog

Time: 7:01 p.m.

Place: Virtual

2. Affordable Housing Plan Update - Nick Tatro

Carson introduced Nick Tatro who is in an internship program through UConn that Bolton has been taking advantage. Tatro is in the Public Policies Masters program. Carson and D'Amato have been working with Tatro on an affordable housing program plan for Bolton.

Tatro went through his presentation regarding an affordable housing program to provide an overview to those present. T. Manning asked what the upper cost of housing includes? Tatro said the number was only the mortgage or rent amount. Tatro said the next step of this plan is for a survey to go out to the community; he is targeting finishing this up by the end of Decembers. Other steps would be to hold a public meeting and the PZC to take action on the plan and updating the POCD. The deadline for the plan to be filed with the State is by July 2022. Pierog said we are currently analyzing housing data and then doing the survey to help develop implementation and goals of the plan. The public hearing will take place after this step. Tatro said for the survey it will be posted on social media, the Town website, and using Survey Monkey. Pierog said we have typically used the Town Clerk, the library, and the Senior Center to distribute information such as the survey.

Anne Decker asked if there is any thought on how to increase the parcels that can be used for affordable housing? Tatro said the idea is to use the parcels we currently have available to us.

Teller said the recent regulation changes will now allow accessory dwelling units (ADUs) in a huge portion of town. Would those change the target for affordable housing units in town? D'Amato said the statute to allow ADUs went on to say they will not count against affordable housing. Affordable units have to be deed restricted. Any housing type could qualify.

T. Manning asked if the plan is going to identify potential sources of funding and sources of developers? Tatro said part of the planning process is figuring out how to implement the plan, how to fund it, and how it would be going forward.

Morra asked when looking at this plan would someone have to develop a proposal based on the current zoning. Bolton does not have strong zoning for condos. Carson said the plan can discuss ways to get there by looking at what we have how and how we get to be able to utilize the plan. The plan itself cannot change zoning; it can offer where changes may be possible. Morra asked if it looks like something we can accomplish in the current parameters that exist? Tatro said that will be part of step two.

Fiano asked how does affordable housing play into incentive housing? Do they coexist, one helps the other; they have nothing to do with each other? How do these interact? Carson said she is not sure they interact. D'Amato said the plan could evaluate and suggest how incentive and inclusionary zoning could be implemented in Bolton. The next part of the process is going to focus on what makes sense for the town. Carson said we also have to keep in mind what we are dealing with - little sewer and no water. This will have to be a housing plan that will fit into what we have now.

Fiano asked Carson to explain incentive housing. Carson said these areas were overlay zone. Teller said overlay housing is where housing can be placed in areas that may

otherwise allow it. When Bolton PZC and other towns adopted incentive housing the grant funds did not materialize. This was not necessarily affordable housing units.

Cropley asked wasn't there a project for the drive-in parcel that was supposed to be dual purpose housing. Teller said that was never the concept for that parcel. Morra said the parcel was being looked at for individual stand-alone condo units. Regulations to allow this never went forward. Teller said the proposal was for a total of 80 units and the issue became water and septic and it would not be a viable project without that many units. Also he does not recall affordable restrictions but there may have been age restriction units. Cropley asked if there are any incentives to do this? Carson said not yet. Developers would have to go out and seek out their own grants. Senior housing can also be affordable housing - it could qualify as both. Morra said infrastructure are the excessive costs, the land not as much - that made the projects impossible in today's work. D'Amato said this process has been creating the stick but without the carrot.

T. Manning said 830G was passed not to encourage put to permit affordable housing. That is what 830G is about - when the money and the desire is there but towns were refusing. T. Manning said Bolton has or had an ordinance to create a Housing Authority that was never appointed. Tatro may want to look at this. Pierog said the ordinance still exists and Carson said there was an initial appointment of a Housing Authority. Pierog said at one point there was a not-for-profit set up.

3. Discuss Land Use Activities Going on in Town

Adam Teller related the PZC's most recent meeting in October included a public hearing on regulation changes to conform the regulations to public acts pass by the legislation. This was mostly dealing with ADUs by right. The public hearing was closed and the Commission approved the regulations. PZC also recently approved a 10,000 sq. feet commercial development on an existing three site lot on Route 44 by the lake.

Morra asked if an ADU is like an in-law apartment? Teller said it can be what we used to call an in-law apartment but now it can be a detached unit. It cannot create another curb cut and has one parking space. This is now a use as-of-right in all residential zones with no special permits required. This can also include adding to the existing septic field with special overview. Carson added you need to still have Health sign off. Teller said it gives people the option for living space for a caretaker, an elderly person, or a younger person.

4. Adjournment:

Pierog adjourned the meeting at 7:37 p.m.

Respectfully Submitted,

Yvonne B. Filip

Yvonne B. Filip, Board of Selectmen Recording Secretary

Please see minutes of subsequent meetings for corrections to these minutes and any corrections hereto.