

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
7:30 PM, WEDNESDAY, MAY 10, 2017
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

1. Call To Order
2. Approval of Minutes:
February 8, 2017 Regular Meeting Minutes
April 12, 2017 Regular Meeting Minutes
3. Residents' Forum (Public Comment for items *NOT* on the agenda)
4. Report of the Zoning Enforcement Officer
5. Old Business
 - a. *Discussion:* Irregular Lot Regulations
 - b. Other
6. New Business
 - a. *CGS Sec 8-25.(a) REQUEST: Second* Extension of Time to File Mylars With the Town Clerk,
Paggioli Subdivision (application #PL-16-5)
 - b. Informal discussion with Kelly Green concerning a tattoo studio at 822 Hop River Road
 - c. Other
7. *DISCUSSION:* Plan of Conservation & Development Implementation
8. Correspondence
9. Adjournment

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BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:30 PM, Wednesday, February 8, 2017
Bolton Town Hall, 222 Bolton Center Road

Minutes & Motions

Members Present: Jeffrey Scala, Arlene Fiano, Adam Teller, Neal Kerr, Christopher Davey (alternate), Thomas Robbins (alternate)

Members Excused: E. Luntta, James Cropley, C. Preuss, Nancy Silverstein (alternate)

Staff Present: Patrice Carson, AICP, Director of Community Development, Sarah Benitez, Recording Secretary

Others Present: First Selectman Robert Morra and Jay Ussery of J.R. Russo & Associates

1. **Call to Order:** Vice Chairman Jeffrey Scala called the meeting to order at 7:32 p.m. Thomas Robbins was seated for Eric Luntta and Christopher Davey was seated for James Cropley.

2. **Approval of Minutes:**

January 11, 2017 Regular Meeting Minutes: A. Teller moved to approve with the amendment of "maximum percentage of a lot" to "maximum percentage of lots allowed" in the third line of item 6D. A. Fiano seconded. Vote 5:0:1, N. Kerr abstaining due to absence at that meeting.

P. Carson asked if the PZC would add an item to the agenda as Jay Ussery was present for an informal discussion of 1100 Boston Turnpike on behalf of someone interested in developing a business on that piece of property. J. Scala moved to add Informal Discussion of 1100 Boston Turnpike to the agenda under New Business (other). A. Teller seconded. Vote 6:0:0. A. Fiano moved to move agenda item #6, New Business, up to follow item #2. C. Davey seconded. Vote 6:0:0.

3. **Residents' Forum (Public Comment for items NOT on the agenda):** None.

4. **Report of the Zoning Enforcement Officer:** Jim Rupert submitted a written report in his absence. The Commission had no questions.

5. **Old Business:**

a. **CORRECTION: CGS Sec 8-25.(a) REQUEST: 90-Day Extension of Time (to June 6, 2017) to File Mylars with the Town Clerk, Paggioli Subdivision (application #PL-16-5)**

J. Scala moved to correct the previous motion made at the last meeting to extend the deadline to file mylars for the Paggioli Subdivision application; the date is June 6, not March 8. A. Fiano seconded. Vote 5:0:1, A. Teller abstaining.

b. **Discussion: Irregular Lot Regulations**

P. Carson distributed a packet compilation of other towns' irregular lot regulations. The PZC discussed shared driveway limitations, minimum acreage requirements, and whether to restrict flag lots. C. Davey didn't think flag lots were objectionable if they considered that people don't have the right to expect the land around them will be developed according to their convenience. N. Kerr didn't think flag lots were such an issue, but thought it was an issue when someone buys land and then a second buyer starts making changes which alter the land conditions of the first.

6. New Business:

a. Other: Informal Discussion of 1100 Boston Turnpike

Jay Ussery of J.R. Russo Associates, hired by Joel Rosenlicht, distributed a preliminary plan for 1100 Boston Turnpike for discussion. There was some question as to how to navigate parking regulations for the RMUZ zone while keeping a landscape that was marketable for the interested buyers (a dentist and possibly a physical therapist). The exam and operating rooms needed natural light, usually best if the windows face north, but they did not want the view from the windows to be a parking lot. The PZC was willing to be flexible on the parking lot if in service of the lot's marketability for a good use. However, the PZC was also in consensus that the general layout of the plan, which showed development of the lot into three business areas, was contrary to the village style concept they wanted. A. Teller noted that he didn't want to force the point so far as to make the site unusable for the proposed business, but the village style would look more like a cluster than three buildings separated by a lot of parking and road. The PZC and J. Ussery discussed several alternatives and suggestions for adapting the plan for a more village-oriented look, including changes to parking, road access, and landscaping. J. Ussery will continue looking at arrangements with the comments in mind.

R. Morra, First Selectman, 25 Tinker Pond Road, said he was very excited about bringing in this type of business (i.e. medical services). He said there has been some preliminary discussion with the sewer authority on what can be done with the lot as well. J. Scala asked if there had been any discussion with Inland Wetlands and if there was a vernal pool on site. They have talked with Inland Wetlands Agent Barbara Kelly. There is no vernal pool.

The PZC returned to item #3.

7. DISCUSSION: Plan of Conservation & Development Implementation: Nothing new.

8. Correspondence: None.

9. Adjournment: Christopher Davey moved to adjourn at 9:31pm. Neal Kerr seconded. Vote 6:0:0.

Respectfully submitted,

Sarah Benitez

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

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
 7:30 PM, Wednesday, April 12, 2017
 Bolton Town Hall, 222 Bolton Center Road

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 Town Clerk of Bolton

Minutes & Motions

Members Present: Thomas Robbins (alternate), Christopher Preuss, Chairman Eric Luntta, Adam Teller, Nancy Silverstein (alternate), Christopher Davey (alternate).

Members Excused: Neal Kerr, Jeffrey Scala, Arlene Fiano, James Cropley.

Staff Present: Patrice Carson, AICP, Director of Community Development, Sarah Benitez, Recording Secretary.

Others Present: None.

1. **Call to Order:** Chairman Eric Luntta called the meeting to order at 7:34 p.m. Thomas Robbins was seated for Neal Kerr, Nancy Silverstein for Jeffrey Scala, and Christopher Davey for Arlene Fiano.
2. **Approval of Minutes:**
February 8, 2017 Regular Meeting Minutes: C. Preuss moved to table as so few were present that attend that meeting. C. Davey seconded. Vote 6:0:0.
3. **Residents' Forum (Public Comment for items *NOT* on the agenda):** No members of the public present.
4. **Old Business:**
 - a. **Discussion: Irregular Lot Regulations**
 P. Carson provided a draft copy of the regulations. A. Teller distributed an additional draft copy with suggested edits. The PZC discussed language and specific limits on rear lots, such as only one per five lots approved in a subdivision and requiring a minimum acreage. P. Carson will bring another draft to the next meeting.
5. **New Business:**
 - a. **Other: APPROVAL of Official Revised Zoning Map:**
 No action taken.
6. **Correspondence:** A. Fiano sent in an announcement that a memorial and commemorative bench ceremony in memory of Jeff Heffman would be held at 1:00 p.m., April 22nd, at Heritage Farm.
7. **Adjournment:** N. Silverstein moved to adjourn. A. Teller seconded. Vote 6:0:0. Meeting adjourned at 9:00 pm.

Respectfully submitted,

Sarah Benitez

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

April 13, 2017

Stephen M. Bacon
Michael A. Bars
Christopher T. Bowen
William E. Breslau
Joseph P. Capossela
William J. Dakin
Dorian Reiser Famiglietti
Solomon Kerensky
Michael J. Kopsick
Douglas K. Manion
Kevin McCann
Justin L. Murphy
Allison Poirier
Meghan E. Smith
Stephen F. Sutton
Matthew E. Willis
Jeffrey M. Winnick*

Of Counsel

Joel E. Janenda

Retired

Oliver S. Chappell

Robert F. Kahan
(1922-1996)

*also admitted in MA

45 Hartford Turnpike
P.O. Box 3811
Vernon, CT 06066-2181

Telephone
(860) 646.1974

Fax
(860) 647.8302

22 Professional Park Road
Mansfield Professional Park
P.O. Box 465
Storrs, CT 06268

Telephone
(860) 487.1842

Fax
(860) 487.1786

attorneys@kkc-law.com

www.kkc-law.com

Patrice L. Carson, Town Planner
Bolton Planning and Zoning Commission
222 Bolton Center Road
Bolton, CT 06043

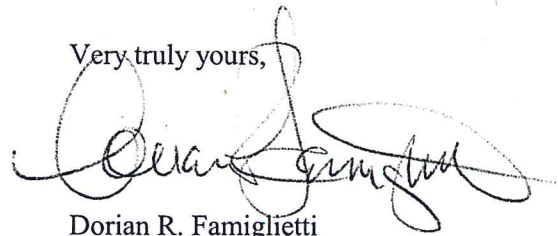
Re: Paggioli Subdivision – 51 Birch Mountain Road

Dear Patrice:

The purpose of this letter is to request, pursuant to Connecticut General Statute section 8-25(a), an extension of 90 days for the filing of the approved subdivision mylars with the Town Clerk. According to my notes, the first 90 day extension for filing the mylars will expire on June 6, 2017. This request for a second (and final) extension would extend the deadline for filing the mylars to September 4, 2017.

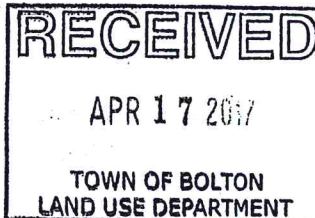
Please place this request on the Commission's agenda for the meeting on May 10, 2017. If you have any questions regarding this letter, please do not hesitate to contact me. Thank you for your attention to this matter.

Very truly yours,



Dorian R. Famiglietti

cc: Andrew Bushnell
Kyle Paggioli



Gudeahn, Cathy

From: Carson, Patrice
Sent: Wednesday, May 03, 2017 8:57 PM
To: Gudeahn, Cathy; Rupert, Jim
Subject: Fwd: Kelly green- informal meeting

Hi Kelly,

We've been waiting to hear from you and glad you're moving forward. I am out of the office until next week but I am copying Jim and Cathy in the Building Department on my response so we make sure to get you on the agenda.

Yes, you should bring in packets ahead of time, by Friday morning if possible, to Cathy in the Building Department. You will need 12 copies which you will be able to reuse if you go for the Home Occupation Permit. The meeting is Wednesday, May 10 beginning at 7:30pm.

Any other questions, please reply to all on this email so if I miss it, Cathy or Jim will see it.

Thanks,

Patrice

On May 3, 2017, at 3:29 PM, "barnstablestudio@gmail.com" <barnstablestudio@gmail.com> wrote:

Hey Patrice. Meant to get back to you earlier but I just wanted to let you know that I am very interested in following through with the informal meeting on may 10th about the possible tattoo studio. You had mentioned to let you know by the fourth if it was something I wanted to do. So yes it is :) I spoke with Barbara Kelly and she said that she won't be able to do much until I know an exact placement of the septic and well.... so I am going to try speaking with holly again about where she thinks the soil is best for that and then draw that in with my design plan along with parking spots. Did you need all the paper/packet in advance that I would like to have as hand outs? Thanks so much!

Kelly green
822 hopriver rd
860-989-1246

proposed buisness idea

822 Hopriver Road

Bolton, CT

Kelly Green

860-989-1246

barnstablestudio@gmail.com



Main Objective:

Convert unused 1900's barn into a clean, professional work environment, suitable for the sole purpose of being used for a small, quiet, off the beaten path tattoo studio. Preserving the aesthetics of the barn, while converting the interior into work space.

general buisness lay-out

Estimated Hours:

Monday-Saturday 10am-7pm

Shop Information:

There will be space available for 3 professional artists, which includes myself. The studio will be a quiet, appointment based studio, with low foot traffic. Plenty of parking spots will be available (at least 8) and it will be made handicap accessible. I would like to include a sign into the design that is small and discrete, which will follow the guidelines under home buisnesses in Bolton. There will be no need for this to be a “flashy” buisness as the artists working here will all be well established in the industry.

Curb Appeal

The barn will stay the same as far as exterior looks are concerned. For example; The existing sliding barn door in front will remain, while a new business reglated door will be directly framed in behind. Minor changes such as paint, roof, etc. will be updated to maintain the aesthetics of the building.

Rough Sign Idea

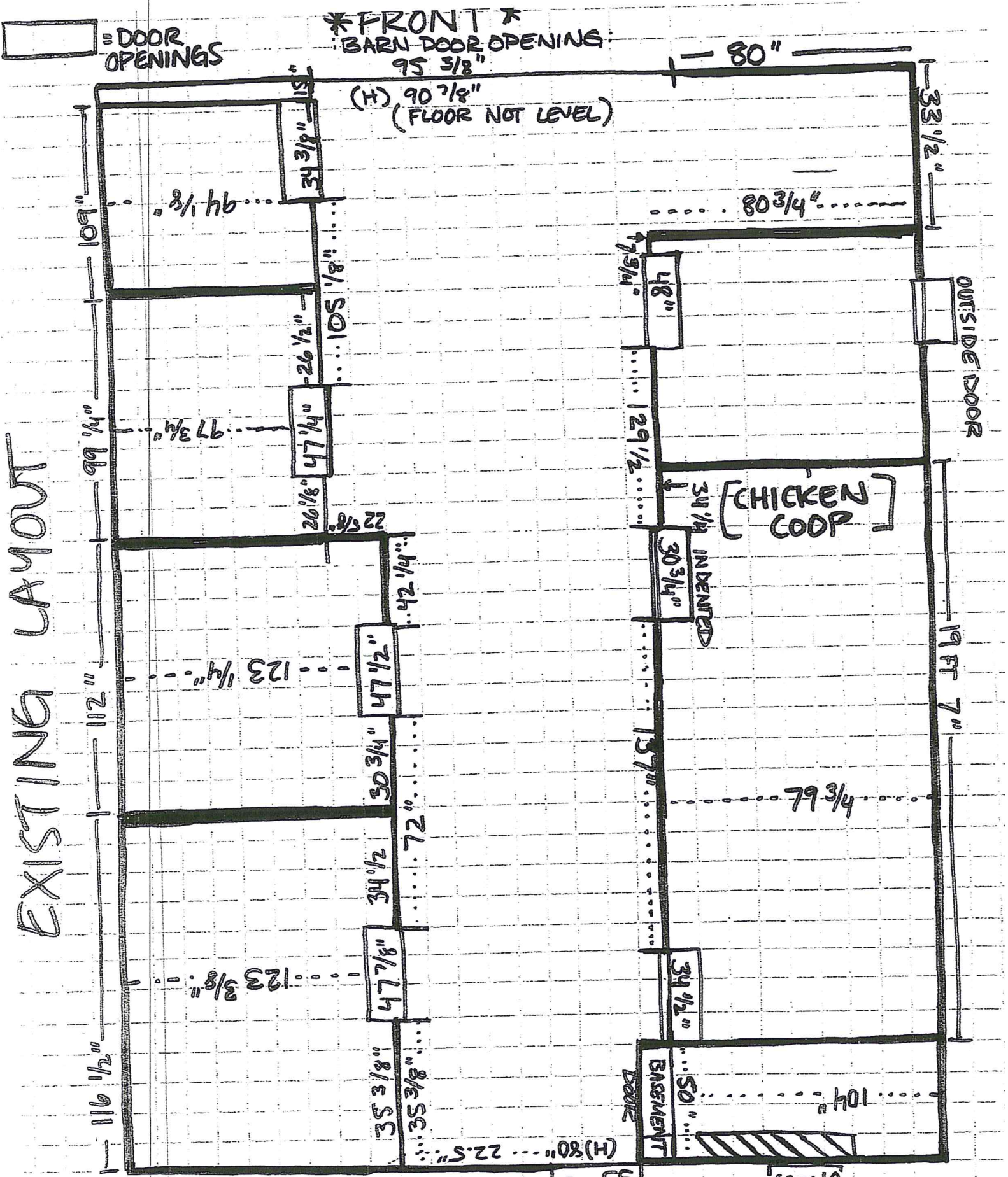
*Stable
Studio*

822

Hoprivier Road

The sign will conform to the guidelines. No larger than 3 sqft and will be placed no less than 20 ft from road.

EXISTING LAYOUT



- ALL MEASUREMENTS FROM INSIDE
- THERE ARE NO WINDOWS IN BARN SPACE

CURRENT OWNER		TOPO	UTILITIES	STRT/Road	LOCATION	CURRENT ASSESSMENT	
SIPALA MATTHEW & GREEN KELLY 822 HOP RIVER RD		0 Wooded 5 Electric 6 Well				Description RES LAND RES EXCES RES OUTBL	Code 1-1 1-2 1-4
BOLTON CT 06043		SUPPLEMENTAL DATA		ASSOC PID#		Assessed	6012 Bolton, CT
Alt Parcel ID 12 51 Long form M 00022 00014 00001 Dev. Lot. Survey # Notice Value \$204,100 Gis ID						Appraised	
						Total	91,300 64,000

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
SIPALA MATTHEW & FEDERAL HOME LOAN MORTGAGE CORP	168	546	06-08-2015	Q	I			147,000	00
CENLAR FSB	167	363	01-13-2015	U	I			14	14
DERENCH MARK	167	360	01-13-2015	U	I			14	14
	0110	1045	10-15-2002	U	I			179,900	
Total								64,000	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
ASSESSING NEIGHBORHOOD							
NBHD Name				Tracing			
0001				Batch			

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY			
Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp
0805-334	05-28-2008	RS	Residential	3,500		100	16X24 STORAG
16 X 24 STORAGE BUILDING ON PIERS CHESTNUT FLOORS 1ST FLOOR STREAM 10/02 REROOFED 03 ADD BARNTACK RM NO HEAT IN BSMT 2016-KITCHEN REMODEL \$15,000 PERMIT WHITE							
Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (B) Value (Bldg) 10,700 Appraised Land Value (Bldg) 80,600 Special Land Value 0 Total Appraised Parcel Value 91,300 Valuation Method Y Exemption 0 Adjustment				Date 01-12-2017 10-17-2013 Result AO 75 AD 30 Cd Quality Control			
Total				64,000			

LAND LINE VALUATION SECTION																			
B #	Use co	Description	Zone	D	Fronta	Depth	Units	Unit Price	I. Fact	S.A.	Ac DI	C. Fact	St. Idx	Adj	Notes	Special Pricing	Adj Unit Pric	Land Value	
1	101	Res Dwelling	R-1				0.920	AC	56,000.00	1.043	2	1.00	1.00	1.00		0	1,000	53,800	
1	101	Res Dwelling	R-1				3.350	AC	8,000.00	1,000	0	1.00	1.00	1.00		0	1,000	26,800	
Total Card Land Units												4.270	AC	Parcel Total Land Area		4.2700	Total Land Value		80,600

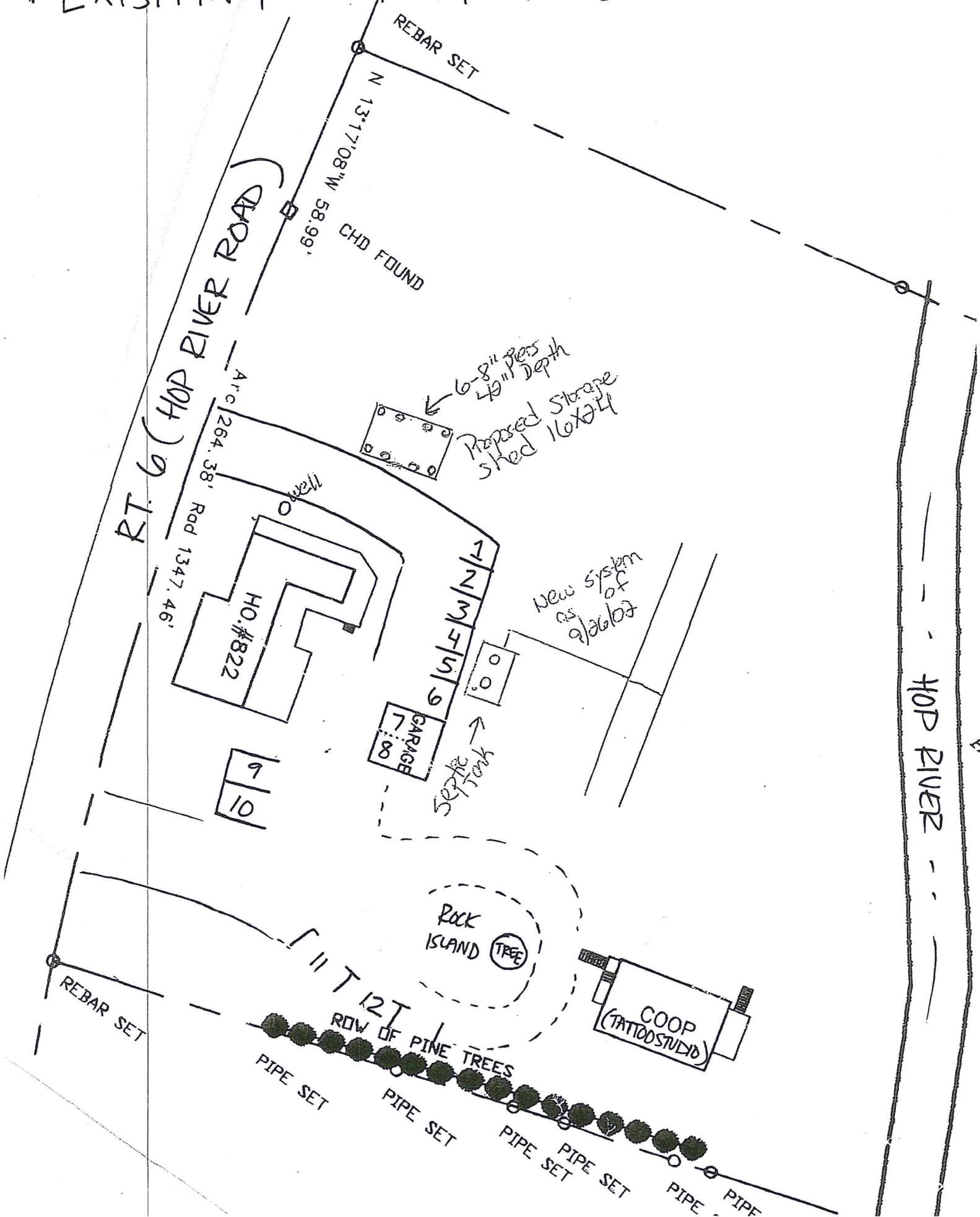
This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

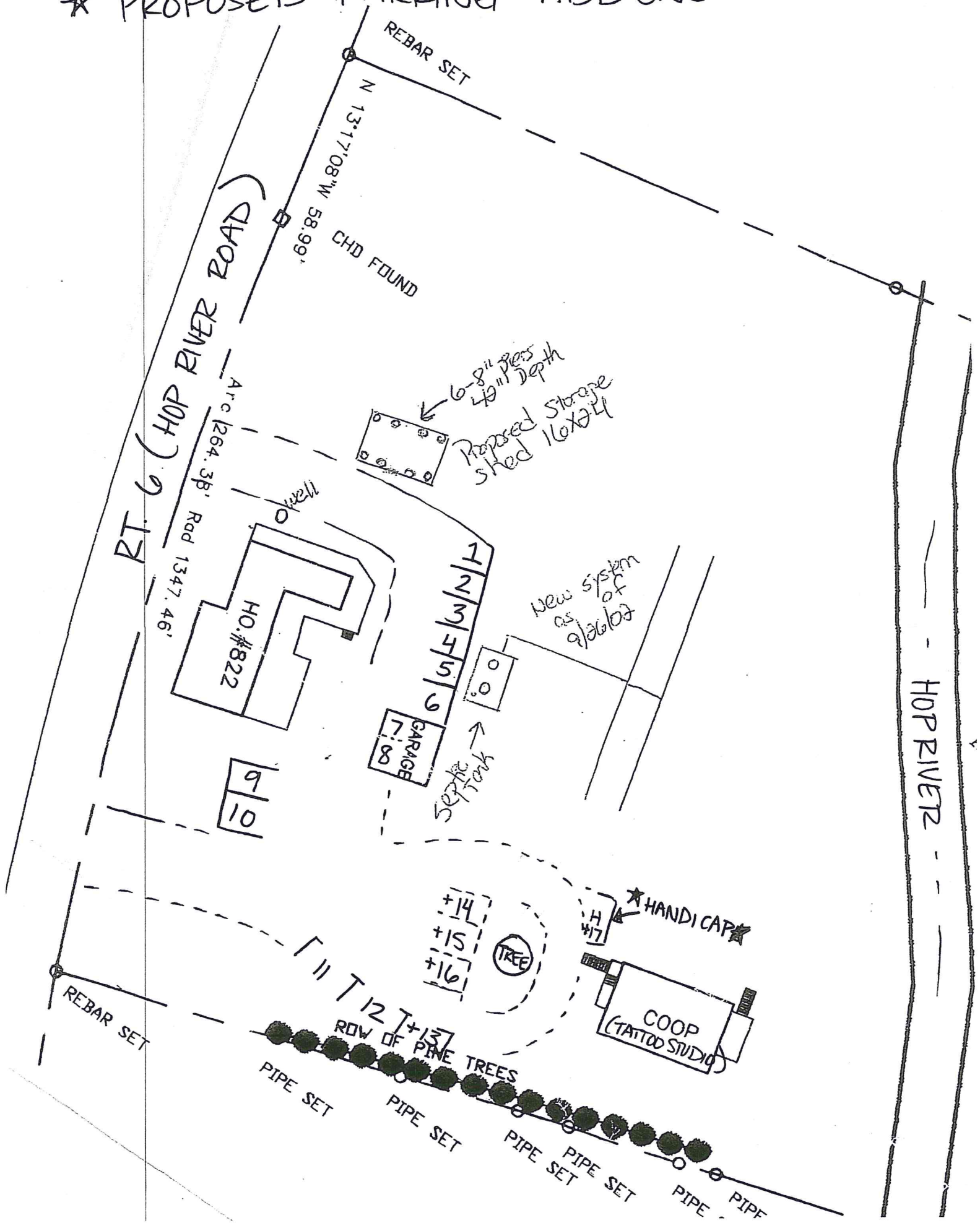
VISIT / CHANGE HISTORY

LAND LINE VALUATION SECTION

★ EXISTING PARKING + PAVEMENT ★



★ PROPOSED PARKING ADD-ONS ★



New interior lay-out idea

830 sqft used for studio

Front entrance

