

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

FEB 15 2017
Town Clerk of Bolton

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.