

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
7:30 PM, WEDNESDAY, December 12, 2018
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

RECEIVED
DEC 07 2018
Town Clerk of Bolton

1. Call To Order
2. Approval of Minutes: November 14, 2018 Regular Meeting Minutes
3. PUBLIC HEARINGS (begin at 7:45pm)
 - a. *APPLICATION*: Special Permit Application for Light Manufacturing of Precision Wound Coils & Transformers, 837 Boston Turnpike, Able Coil and Electronics Co. (#PL-18-6)
4. Residents' Forum (Public Comment for items *NOT* on the agenda)
5. Staff Reports
6. Old Business
 - a. *DISCUSSION/POSSIBLE DECISION*: Special Permit Application for Light Manufacturing of Precision Wound Coils & Transformers, 837 Boston Turnpike, Able Coil and Electronics Co. (#PL-18-6)
 - b. Other
7. New Business
 - a. Election of Officers
 - b. Other
8. Correspondence
9. *Public Forum*: Discussion/Review of Possible Amendments to the Zoning Regulations (time permitting) – Section 2 & 3
10. Adjournment

NOV 27 2018

Town Clerk of Bolton

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
7:30 p.m. Wednesday, November 14, 2018
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

Members Present: Chairman Adam Teller, James Cropley, Christopher Davey, Arlene Fiano, Thomas Robbins and Alternates Rodney Fournier, Marilee Manning and Thomas Manning

Members Excused: Benjamin Davies, Neal Kerr

Staff Present: Patrice Carson, AICP, Consulting Director of Community Development and Leslie Brand, Recording Secretary

1. Call to Order:

Chairman A. Teller called the meeting to order at 7:32 p.m.

R. Fournier was seated for B. Davies. M. Manning was seated for N. Kerr

2. Approval of Minutes: October 10, 2018 Regular Meeting Minutes

J. Cropley moved to approve the minutes of October 10, 2018 as presented. R. Fournier seconded. Motion passed 7:0:0.

3. Resident's Forum (Public Comment for items NOT on the agenda): No public comment

4. Staff Reports

P. Carson reported for Jim Rupert. Enforcement continue the same as noted in his previous report. J. Rupert will provide a formal report in December.

A. Teller had consent from the commission members to hear New Business first.

5. Old Business

a. General Discussion/Review of Possible Amendments to the Zoning Regulations (time permitting)

Page 2-1, Section 2. Change "Webster's Dictionary" to "use the definition in the most current edition of the Merriam-Webster Collegiate Dictionary."

Page 2-3, Daycare Center. The specification of "Related or unrelated children" may be unnecessary. Discussion ensued regarding the wording of adult day care center as it may apply to family members that are cared for in a private home. This could be a problem if someone receives government funds to care for an adult in their home. This is very open to interpretation. P. Carson will follow up to see if it is part of a statute.

Page 2-5, Definition of Farm Stand. The intent is that farm stand means that most of what is sold is grown on the site. It is a very specialized situation that allows sales in a residential zone. Discussion ensued regarding how to define "value-added". A. Teller suggested that the 10% of value-added farm goods should be removed from the definitions. The 10% rule would only be enforced if there was a complaint. C. Davies questioned the "home made" regulation. Is it the same as "value-added" product? The regulations limit "homemade" to products made from fruits and vegetables. C. Davey suggested removing the word "homemade" from the definition.

Page 2-6 Floor Area. Substitute the second definition for the first.

Page 2-7 Junk Yard. Section C. A. Teller questioned how would "parts" be defined? P. Carson noted that J. Rupert may have used this definition for enforcement. A. Teller suggested removing the portion about the sum total of parts equaling two motor vehicles. A. Teller also noted that the definition of non-commercial storage in #5 is questionable.

Page 2-14 Definition of Public Streets. Public streets are those maintained by the Town or State. Frontage is not allowed to be created on private roads or right of ways. Discussion ensued.

C. Davey will forward all editing changes to P. Carson to be included. A. Teller suggested putting definitions in a working draft. P. Carson clarified that the process will continue section by section. P. Carson and J. Rupert will look at this before the December meeting and present suggestions to Section 3 at the next meeting. A. Teller suggested that the public be invited to participate in a discussion on the zoning regulations. Upcoming agendas will include a Public Forum and will include the section being discussed.

b. **Other:** There was none

6. New Business

a. **Special Permit Application: Light Manufacturing of Precision Wound Coils & Transformers, 837 Boston Turnpike, Able Coil and Electronics Co. (#PL-18-6)**

P. Carson stated the staff had questions regarding general building design, drainage and parking. P. Carson also noted that there is no wetlands permit required. This is not a new building. Steven Rockefeller, owner and president of Able Coil and Electronics Co. presented his proposal. Able Coil wishes to expand their operations into the former Barrels, Boxes, and More facility at 837 Boston Turnpike. They will be doing light manufacturing in the General Business zone. Changes include expanding the current space by adding a second level. Currently there are forty employees. Natural facades are planned to soften the look of the building as it currently does not present well. The full design is not complete and Mr. Rockefeller is open to design suggestions. The majority of visibility from Route 44 is screened by foliage. A. Teller noted that the design looks suitable for the buildings use and the commission will not force excessive design changes. Additional parking will be added in the front of the building. There is currently parking in front of the building for two to four cars. The commission prefers that there be no parking in front of the building but it cannot really be helped in some cases. Sixty-five (65) parking spaces are planned to allow for expansion and room for snow removal. J. Cropley moved to accept the Special Permit Application for Light Manufacturing of Precision Wound Coils & Transformers, 837 Boston Turnpike, Able Coil and Electronics Co. (#PL-18-6) and to set the public hearing date for December 12, 2018 at 7:45 p.m. C. Davey seconded. Motion passed 7:0:0.

b. **Discussion/Decision: Schedule of 2019 Regular Meeting Dates**

The schedule of 2019 meeting dates was distributed. Meetings will be held on the second Wednesday of every month. J. Cropley moved to accept the regular meeting schedule as presented in the November 15, 2018, letter to the Town Clerk and forward the dates to the Town Clerk. M. Manning seconded. Motion passed 7:0:0.

c. Discussion/Possible Decision: FY 2019/20 Budget

The budget letter and spreadsheet for FY 2019-2020 from Joyce Stille was presented. A. Teller noted that no changes were needed from FY2018-2019. Funds are available for professional and training classes. A. Teller noted that funds may be needed at some point for an outside source to look at the regulations but probably not until next year. Additional funds could be requested from the BOS but may not be available. The option would be to wait and budget for it next year. J. Cropley moved to accept the budget of \$6,580.00 for FY 2019-2020 as presented and submit it as the Commission's budget request for 2019-2020. A. Fiano seconded. Motion passed 7:0:0

d. Other

Election of officers will be added to the December 12, 2018 agenda.

7. Correspondence

Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter-Fall Edition

8. Adjournment

J. Cropley moved to adjourn at 9:16 p.m. A. Fiano seconded. Motion passed 7:0:0.

Respectfully submitted,

Leslie J. Brand

Leslie Brand, Recording Secretary

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



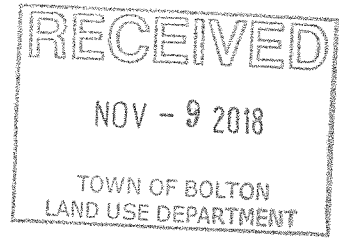
Pd. 11/9/18

Check 17679

PL-18-6 \$385.00

Town of Bolton

original



222 BOLTON CENTER ROAD • BOLTON, CT 06043

BOLTON PLANNING AND ZONING COMMISSION

APPLICATION FOR SPECIAL PERMIT, SITE PLAN REVIEW OR MODIFICATION OF A PREVIOUSLY APPROVED APPLICATION

1. Application Title: Special Permit 837 Boston Turnpike

2. Check all that apply:

Special Permit Application Modification of an Approved Special Permit Application*

Site Plan Review Application Modification of an Approved Site Plan Review Application*

* The Commission may require a new application if the proposed modification significantly alters the previously approved application.

3. Street Address of subject property 837 Boston Turnpike

4. Deed Reference (Bolton Land Records) Volume 173 Page 267

5. Assessor's Records Reference: Map # 5; Block # _____ Parcel / Lot # 159

6. Current zone(s) of subject property General Business Industrial Acreage: 31.76

7. In Aquifer Protection District? Yes _____ No

8. In FEMA Flood Area? Yes _____ No

9. Wetlands Application Required? Yes _____ No

10. Applicant(s) ABLE COIL AND ELECTRONICS CO.

Address P.O. BOX 9127 25 HOWARD ROAD BOLTON CT Zip 06043

Phone # 860-646-5686 Fax # 860-646-5678 E-mail rockefeller@ablecoil.com

11. Owner(s) of subject property HOWARD ROAD REALTY LLC

Address SAME Zip _____

Phone # _____ Fax # _____ E-mail _____

12. Official Contact / Representative regarding this Application: STEVEN ROCKEFELLER

Address SAME Zip _____

Phone # 860-221-5006 Fax # _____ E-mail _____

13. Project Engineer: Bushnell Associates LLC.
 Address 563 Woodbridge St. Manchester CT. Zip 06042
 Phone # 860-643-7875 Fax # 860-643-7875 E-mail abushnell@usbglobal.com
14. Project Architect: Capital Studio Architects LLC.
 Address 1379 Main Street East Hartford, CT. Zip 06108
 Phone # 860-289-3262 Fax # 860-289-3163 E-mail dholmes@capitalstudio.net
15. Other Experts Retained by Applicant: _____

16. Briefly describe the proposed use of the subject property. Provide greater detail in Project Narrative.
LIGHT MANUFACTURING OF PRECISION WOUND COILS + TRANSFORMERS

17. Square footage of new / expanded space: 0 # of new parking spaces 11

18. List the Section(s) of the Zoning Regulations under which application is made: 8A.2.B.25
8A.3

19. Provide all the applicable items for a complete application including a completed Checklist for Site Plan Review and Special Permit Applications. A completed checklist must be provided to comprise a complete application.

20. Applicant's Endorsement:
 I am a willful participant and fully familiar with the contents of this application.
 Signature [Signature] Date 11/08/2018

21. Owner's Endorsement:
 I am a willful participant and fully familiar with the contents of this application.
 Signature [Signature] Date 11/08/2018

NOTE: If there are any material changes to this application, the Applicant shall immediately notify the Town Staff in writing.
 Applicants may be subject to Supplemental Review fees to defray the cost of Professional Review Services such as engineering or legal reviews.

For Town Use Only

Base Fee Paid \$305.00 Check # 17679

Date application received by Inland Wetlands Commission (if applicable) N/A

Date of Inland Wetlands Commission action (if applicable) N/A

Date application received by Planning and Zoning Commission NOVEMBER 14, 2018

Date of public hearing (if required) DECEMBER 12, 2018

Date of Planning and Zoning Commission action _____

Date of newspaper publication of Planning and Zoning Commission action _____

Summary of Planning and Zoning Commission action _____

Revised March 11, 2009

**BOLTON PLANNING & ZONING COMMISSION
CHECKLIST FOR SITE PLAN REVIEW (§ 16A)
AND SPECIAL PERMIT (§ 16B) APPLICATIONS**

March 11, 2009

THIS CHECKLIST MUST BE COMPLETED BY THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE AND SUBMITTED WITH THE APPLICATION.

The Planning and Zoning Commission will use this checklist in determining the completeness or incompleteness of the application. The applicant is responsible for providing all the applicable information on this checklist. The applicant is encouraged to provide any additional information to clearly present a proposed activity and its potential effects on the community. The Commission may require additional information not included in this checklist to determine compliance with the regulations.

AN APPROVAL OF AN APPLICATION COULD BE DENIED IF AN APPLICATION LACKS SUFFICIENT INFORMATION.

Some of the items below are essential for any application while others may not be applicable for a particular proposal. The applicant is encouraged to ask the town staff to review the completed application with all supporting information and the completed checklist, prior to submitting the application to the Planning and Zoning Commission so that the staff can provide the applicant an opinion on the completeness of the application.

Pursuant to Section 16A.2.p, at time of application submission, the applicant may request in writing that the Commission determine that all or a part of the information required under Section 16A.2.c through o. (except subsections e., f., i., and j.) is NOT necessary in order to decide on an application.

Applicants may be subject to supplemental review fees to defray the costs of professional review services such as engineering or legal reviews. Please see attached information sheet.

Name of Development _____

Applicant _____ Date 11/8/18

Item	Description	Applicant		Staff	
		Included	Not Included	Completeness Opinion	
				Yes	No
1	Completed, signed application by applicant and owner	✓			
2	Payment of required application fees	✓			
2A	Statement of Use in accordance with § 16A.2.b	✓			
3	All draft deeds for any roads, road widenings and easements for drainage, conservation, driveways, utilities	N/A			
4	Evidence of request for approval by the Health District and/or Sewer Authority for review, as appropriate	N/A			
5	Evidence of submission of application to the Inland Wetlands Commission if it is within that Commission's jurisdiction	N/A			
6	Evidence of submission of a request for review and approval by the Fire Marshal and Fire Chief of the water supply for fire protection		✓		
7	Copies of any required applications to other local, state or federal regulatory approvals	N/A			
8	Written evidence of applicant's legal interest in the subject property (deed, lease option to purchase, bond for deed, etc.)	✓			

Item	Description	Applicant		Staff	
		Included	Not Included	Completeness Opinion	
				Yes	No
9	List of mailing address of all current property owners within 500 feet of the subject property, from the Town Assessor records (for special permit only)	✓			
10	List of all hazardous or potentially hazardous materials which will be present on the property with a full description of procedures that will be used to assure safety with the material safety data sheets	See statement of use #6			
12	Digital copy of plans in DXF or DGN format if available	N/A			
13	Paper and digital copies of all reports including hydrology, hydraulic and drainage computations and		✓		
14	14 sets of complete stamped and signed site plans measuring 24" x 36	✓			
	THE FOLLOWING ITEMS 15 THROUGH 51 SHALL BE INCORPORATED IN PLANS				
15	A-2 boundary survey of the subject property showing all existing and proposed boundary lines and markers, easements, adjoining property lines and the names of all current abutting property owners	✓			
16	Names of abutting lot owners	✓			
17	USDA Soils boundaries and types				
18	Plan title block in the extreme lower right corner (not sideways) to include the name of the town of Bolton	✓			
19	All plan sheets numbered with the format "sheet x of y"	✓			
20	Clear legible plans with all lines, symbols and features readily identifiable	✓			
21	North arrow on each plan including the reference meridian	✓			
22	Graphic bar scale on each plan sheet, not smaller than 1"= 40' unless otherwise approved by the Commission	✓			
23	Overall plan of site at a smaller scale, with sheet index, if the site does not fit on one sheet at a scale of 1"=40'	✓			
24	Key map at a scale of 1"= 500' showing the relation of the site to abutting properties and streets, shown on plan and zoning district boundaries within 500' of site	✓			
25	Original and revision plan dates and revision explanations shown on the affected plan sheets	✓			
26	Existing and proposed grading with two foot contours to T-2 standards, for all ground surfaces, shown on plan	✓			
27	Existing and proposed structures and features, their uses and those to be removed, shown on the plan	✓			
28	HVAC equipment located outside the building(s)	✓			
29	Existing and proposed driveway entrances to street, parking, loading areas, fire lanes, sidewalks and construction detail drawings, shown on plan	✓			
30	Sight distances from property entrances along public roads shown on plan and on profile if grading is needed				
31	Soil test locations and soil test results shown on plan	✓			
32	Existing and proposed sewage disposal systems and design information, shown on plan	✓			
33	Outside Storage Areas	✓			

Item	Description	Applicant		Staff	
		Included	Not Included	Completeness Opinion	
				Yes	No
34	Underground / overhead utilities, existing and proposed	✓			
35	Existing and proposed water supply shown on plan	✓			
36	Existing wells and sewage disposal systems on other properties that could conflict with proposed site improvements, shown on plan	✓			
37	Existing and proposed footing drains, curtain drains and dry wells, shown on plan	✓			
38	Existing and proposed drainage systems, any affected floodway or floodplain and construction detail drawings, shown on plan, including base flood elevation and floor elevation data.	✓			
39	Existing and proposed bridges and culverts on or adjacent to the site, shown on plan	✓			
40	Existing and proposed signs with dimensions and construction detail drawings, shown on plan	✓			
41	Existing and proposed fences and walls with dimensions and construction detail drawings, shown on plan	✓			
42	Zoning district boundaries affecting the site, shown on plan	✓			
43	Table shown on plan of zoning dimensions required and provided for lot area, street frontage, lot width, yard setbacks, impervious area, building coverage and the height and floor area of each building	✓			
44	Table on plan of parking / loading spaces required / provided	✓			
45	Fire lanes		✓		
46	Sidewalks and other pedestrian ways	✓			
47	Off-site traffic improvements	N/A			
41	Limits of wetlands as delineated by a certified soil scientist with the soil scientist's signed certification, shown on plan or a certification signed by a soil scientist that no wetlands are within 100 feet	✓			
42	Natural features including 100 year flood plain areas, ponds, vernal pools, aquifers, slopes steeper than 25% and potential areas of endangered species, shown on plan	✓			
43	Landscaping plan including the locations, numbers, installed sizes, anticipated mature sizes, species and common names of proposed plants plus cost estimate based on published Connecticut DOT unit prices		✓		
44	Existing trees of 6" caliper or greater	✓			
45	Significant archaeological sites		✓		
46	Lighting plan including the location, size, height, light intensity coverage areas and manufacturer's product descriptions for each light type		✓		rect 11.14.11 Spk
47	Erosion and Sedimentation Control Plan, with narrative and construction detail drawings, in accordance with the latest Connecticut Guidelines for Soil Erosion and Sediment Control	✓			

Item	Description	Applicant		Staff	
		Included	Not Included	Completeness Opinion	
				Yes	No
48	Best management practices to remove contaminants, including sediments and oils, from runoff water, shown on plan, in construct detail drawings, and explained in a report by a qualified professional	✓			
49	Architectural elevation drawings of proposed buildings	✓			
50	Architectural floor plans of existing and proposed buildings	✓			
51	Perspective color drawings or digital views of the site as seen from adjacent roads and from abutting property lines showing the proposed conditions including buildings, landscaping and appurtenant features		✓		
52	Traffic Impact Report for applicable sites as described in Zoning Regulations Section 16A.2.k.	N/A			
53	Thorough, well organized drainage design report for before and after development conditions, that conforms to the latest Conn. Dept. of Transportation and Conn. Dept. of Environmental Protection guidelines and requirements with appropriate calculations, maps, graphics and narrative descriptions of hydrology, hydraulics, assumptions, erosion controls, drainage paths and systems for the 1, 2, 10, 50 and 100 year storm events		✓		
54	Statement in drainage report that the after development flows for all storm events do not exceed the before development flows		✓		
55	Sanitary Waste Disposal Plan (if community sewerage system)	N/A			
56	Evaluation of the impact of proposed development upon existing and potential public surface and ground drinking water supplies, pursuant to CGS, Section 8-2	N/A			
57	Certified copy of Certificate of Public Convenience and Necessity in connection with a "water company", in accordance with CGS, Section 8-25a	✓	✓		
58	Existing and proposed Covenants or Restrictions	✓			
59	Engineer's itemized cost estimate for the installation of all erosion and sediment controls based on published Connecticut DOT unit prices		✓		
60	Engineer's itemized cost estimate for site improvements based on published Connecticut DOT unit prices as basis for the establishment of a completion bond		✓		

FILING FEES SHALL ALSO BE INCREASED TO INCLUDE ADDITIONAL EXPERT COSTS INCURRED BY THE TOWN OF BOLTON, INCLUDING BUT NOT LIMITED TO, ALL OF THE EXPENSES AND FEES OF UTILIZING CONTRACTED OR RETAINED EXPERTS TO ANALYZE, REVIEW AND REPORT ON AREAS REQUIRING A LEGAL OR TECHNICAL REVIEW IN ORDER TO ASSIST THE PLANNING AND ZONING COMMISSION AND/OR TOWN STAFF IN THEIR DELIBERATIONS. SAID COSTS WILL BE ESTIMATED BY THE COMMISSION OR ITS DESIGNEES, BASED ON PRELIMINARY ESTIMATES FROM SUCH EXPERTS, AND SAID ESTIMATE OF COSTS TIMES 150% WILL BE PAID OVER TO THE TOWN OF BOLTON PRIOR TO PROCEEDING ON THE APPLICATION BY THE TOWN. SAID PAYMENT SHALL CONSTITUTE A PORTION OF THE APPLICATION FEE AND THE APPLICATION SHALL NOT BE DEEMED COMPLETE UNTIL PAID IN FULL. UPON COMPETITION OF THE TECHNICAL AND LEGAL REVIEW, INCLUDING BUT NOT LIMITED TO MYLARS, AND A DETERMINATION OF THE COSTS INCURRED, ANY EXCESS WILL BE REFUNDED TO THE APPLICANT. THE APPLICANT SHALL BE RESPONSIBLE FOR ALL CONTRACTED OR RETAINED COSTS INCURRED RELATED TO THE APPLICATION. THIS INCLUDES COSTS ABOVE THE 150% ESTIMATE IF INCURRED BY THE TOWN OF BOLTON.

Statement of Use:

11/08/2018

1. Light Manufacturing. Able Coil & Electronics is a full-service electromagnetic design and manufacturing company serving a wide range of industries including commercial, music, medical, laser, aerospace, communications, automotive, and military products. For 50 years, Able Coil & Electronics has manufactured precision-wound coils, toroids, transformers, solenoids, cable and connector harnesses, and many other electrical assemblies.
2. Water supply-> Existing well. Will use current Able Coil water operator to monitor the public water supply.
 - a. Sewer-> Connected to the BLRWPCA sewer system.
 - b. Solid wasted-> Dumpster and private hauler.
 - c. Liquid waste disposal-> N/A
 - d. Drainage-> Install rain garden in front. Detention basin in the rear to collect roof and parking lot stormwater runoff.
 - e. Utilities-> Will upgrade existing 200 amp service to 800-1200 amp service.
3. Average occupancy-> 40-50 people including visitors.
4. Vehicular Traffic-> 40 employee vehicles plus three trucks per day. Peak hours will be 6:00am to 7:00am and 3:30pm to 4:00pm. We're not adding traffic to Route 44. 40 employees will be relocated from 25 Howard Road to 837 Boston Turnpike.
5. Performance standards-> AS9100 including SDS and Safety training.
6. Toxic or hazardous materials-> Various epoxies, adhesives, denatured alcohol, and acetone. All chemicals are stored in fire rated safety cabinets. All employees receive formal SDS training. All Safety Data Sheets (SDS) are stored on document a server and available to all employees and for emergency offsite access.



Steven Rockefeller

President



Doc ID: 000372320004 Type: WARR

BK 173 PG 267-270

Return to:

Howard Road Realty LLC
25 Howard Rd
Bolton Ct
06043

STATUTORY FORM WARRANTY DEED

KNOW YE, THAT, LAN HOLDING, LLC a limited liability company organized and existing under the laws of the State of Connecticut with its principal place of business in the Town of Bolton, County of Tolland and State of Connecticut, in consideration of the sum of **SEVEN HUNDRED FIFTY FIVE THOUSAND AND NO/100 (\$755,000.00) DOLLARS**, does give, grant, bargain and confirm unto **HOWARD ROAD REALTY, LLC** a limited liability company organized and existing under the laws of the State of Connecticut with its principal place of business in the Town of Bolton, County of Tolland and State of Connecticut with **WARRANTY COVENANTS**

A certain piece or parcel of land more particularly described on Schedule A attached hereto, and known as 837 Boston Turnpike, Bolton, Connecticut.

Being the same premises conveyed to the grantor herein by Deed dated August 30, 1999 and recorded in Volume 97 at Page 1006 of the Bolton Land Records, less and except that certain parcel of land conveyed to Gerald B. Wright by Quit Claim Deed dated June 27, 2000 and recorded in Volume 100 at Page 413 of the Bolton Land Records.

Said premises are conveyed subject to:

1. Any and all provisions of any ordinance, municipal regulation, public or private law; declarations, restrictions, covenants, and easements of record; any state of facts an accurate survey or personal inspection of the property might reveal; provided that none of the of the above interfere with the present location of any building now located on the property, prevent use of the property as a residence, or render title to the property unmarketable.
2. Taxes due the Town of Bolton on the List of October 1, 2015 and thereafter, which taxes the grantee herein assumes and agrees to pay as part consideration for this deed.
3. Single Pole Line Easement from Ernest Howard to The Connecticut Light and Power Company dated July 6, 1950 and recorded in Volume 27 at Page 185 of the Bolton Land Records.
4. Fence Agreement by and between Ernest M. Howard and Marjorie F. Rothwell in deed dated April 24, 1950 and recorded in Volume 27 at Page 267 of the Bolton Land Records.

CONVEYANCE TAX RECEIVED

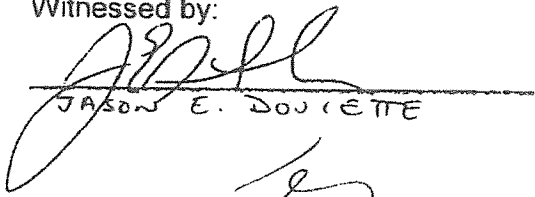
STATE \$ 9,437.50 LOCAL \$ 1,887.50

Cindy Chancelor
TOWN CLERK OF BOLTON

5. Drainage Easement and Right of Way from Ernest M. Howard in favor of the State of Connecticut dated April 27, 1954 and recorded in Volume 30 at Page 292 of the Bolton Land Records.
6. Drainage rights in favor of the State of Connecticut from Ethel M. Howard dated June 29, 1960 and recorded in Volume 35 at Page 53 of the Bolton Land Records.
7. Boundary Line Agreement between Earl R. Howard et al and Oscar and Ellen Kreysig dated February 17, 1961 and recorded in Volume 35 at Page 215 of the Bolton Land Records.
8. Easement to drain and discharge water in favor of the State of Connecticut set forth in deeds dated September 24, 1986 and recorded in Volume 62 at Pages 327 and 330 of the Bolton Land Records.
9. Special Permit granted to LAN Holding, LLC by the Town of Bolton Planning and Zoning Commission dated October 20, 1999 and recorded in Volume 98 at Page 812 of the Bolton Land Records.
10. Restrictive Covenants by and between LAN Holding, LLC and Deborah Bassett in instrument dated May 23, 2000 and recorded in Volume 100 at Page 446 of the Bolton Land Records.
11. Grinder Pump Easement Agreement by and between LAN Holding, LLC and Bolton Lake Regional Water Pollution Control Authority dated November 4, 2010 and recorded in Volume 151 at Page 634 of the Bolton Land Records.

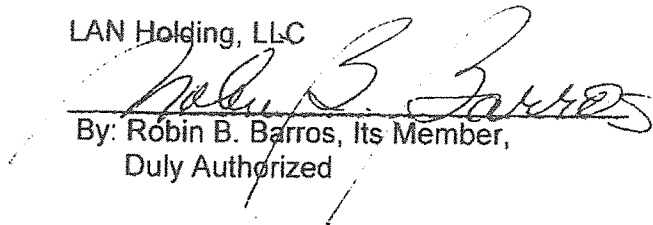
Signed this 5th day of January, 2017

Witnessed by:

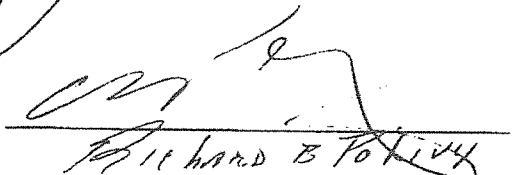


JASON E. DOUCETTE

LAN Holding, LLC



By: Robin B. Barros, Its Member,
Duly Authorized



RICHARD B. POTVIN

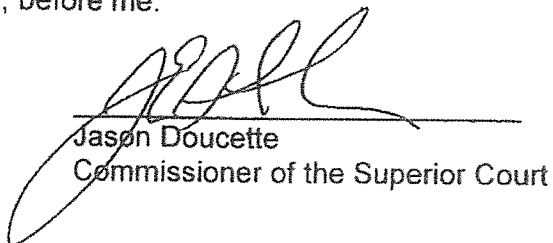
STATE OF CONNECTICUT)

) ss. South Windsor

January 5th, 2017

COUNTY OF HARTFORD)

Personally appeared Robin B. Barros, Member of LAN Holding, LLC, signer of the foregoing instrument, and acknowledged the same as her free act and deed and the free act and deed of said limited liability company, before me.



Jason Doucette
Commissioner of the Superior Court

SCHEDULE A, PROPERTY DESCRIPTION

A certain piece or parcel of land, with the buildings and improvements thereon, and the appurtenance thereto, situated in the Town of Bolton, County of Tolland and State of Connecticut, on the southeast side of Route 44A, and shown as "Parcel Area 1,620,149 SQ FT 37.19 AC" on a map entitled "Plan Prepared For Lan Holding, LLC U.S. Route 44 & Howard Road, Bolton, CT Property Survey Scale 1" = 100' Date: 8-17-99 File No. 99010 Sheet 1 of 1 Holmes & Henry Associates LLC Consulting Engineers Land Surveyors, Land Planners 2179 Boston Tpke. Coventry, CT 06238 (860) 742-0340" which map is or plan is on file in the Bolton Town Clerk's Office as Map NE 74, to which reference may be had.

EXCEPTING THEREFROM that certain parcel of land conveyed by LAN Holding, LLC to Gerald B. Wright by Quit Claim Deed dated June 27, 2000 and recorded in Volume 100 at Page 413 of the Bolton Land Records.

Received for Record at Town of Bolton, CT
On 01/06/2017 At 10:49:00 am

Volume: *Elizabeth C. Waters* Page: 267 Seq: 4

500 FT. RADIUS ABUTTERS LIST FOR PROPERTY LOCATED AT 837 BOSTON TURNPIKE

Property Address	Owner	Mailing Address
15 VERNON RD	BERGSTROM A VIRGINIA	
12 QUARRY RD	DOBRANSKI PATRICIA J	PO. Box 9128 Bolton, CT. 06043
50 STONY RD	MORGANSON WAYNE A & ROBBINS MARY M	
21 VERNON RD	LANDRY RONALD G & BUTLER SANDRA S	
921 BOSTON TPKE	BUCKMAN RONALD	
HOP RIVER RD	CONNECTICUT STATE OF	
BOSTON TPKE	HOWARD ROAD REALTY LLC	PO. Box 9127 Bolton, CT. 06043
38 STONEHEDGE LANE	MAIELI SILVIO C & MAIELI SYLVIA C	
6 NOTCH RD EXT	PROSPECT APARTMENTS LLC	17 Sunset Lane Bolton, CT. 06043
60 STONEHEDGE LANE	BOMBRIA JAMES C & COLLEEN S	
HOP RIVER RD	CONNECTICUT STATE OF	
23 QUARRY RD	PEACOCK RICHARD & CATHERINE	
STONY RD	CONNECTICUT STATE OF	
HOP RIVER RD	CONNECTICUT STATE OF	
44 STONEHEDGE LANE	KENNEDY EDWARD F & DANIELLE C	
666 BOSTON TPKE	BOLTON NOTCH SELF STORAGE LLC	220 Hartford Turnpike Vernon, CT. 06066
382 HOP RIVER RD	LAPENTA CHRISTOPHER	
130 HOP RIVER RD	CONNECTICUT STATE OF	
8 HOWARD RD	BASSETT DEBORAH ANN	
10 QUARRY RD	EAGLES NEST HOLDINGS LLC	
VERNON RD	BERGSTROM A VIRGINIA	15 Vernon Rd. Bolton, CT 06043
59 STONEHEDGE LANE	DZEN RAYMOND A & JANICE L	
12 NOTCH RD EXT	FAULKNER JOSEPH	
70 STONY RD	MANEGGIA ANDREW T & JEANNE M	
HOP RIVER RD	STAVENS BROTHERS INC	19 River Rd. Willington, CT. 0679
922 BOSTON TPKE	MORTENSEN GARY & MORTENSEN KAREN	
27 QUARRY RD	KERR NEAL R & LANI M	
145 HOP RIVER RD	BOLTON ICE PALACE LLC	6 Progress Drive Cromwell, CT. 06416
QUARRY RD	AAL ONLY LLC	6134 30 ST. NW Washington, DC. 29912
40 STONEHEDGE LANE	ANDERSON MATTHEW P &	
80 STONY RD	OWREN PETER N & RHODA L	
48 STONEHEDGE LANE	ADAMS JAMES D & OUNPUU SYLVIA	
661 BOSTON TPKE	BOLTON MOUNTAIN VIEW LLC	81 Tumble Brook Drive Vernon, CT. 06066
65 STONEHEDGE LANE	MORIN MICHAEL M	
66 STONY RD	MCQUILLAN RICHARD G & AMANDA KANE	
890 BOSTON TPKE	WEI RULING	345 Buff Cap Rd. Tolland, CT 06084
6 COOK DR	VERRASTRO KENNETH F	
674 BOSTON TPKE	CALHOUN STEVEN J	
10 STONY RD	BOLTON SELF STORAGE LLC	131 Old Andover Rd. Hebron, CT. 06248
STONY RD	CONNECTICUT STATE OF	
STEELES CROSSING RD	CONNECTICUT STATE OF	
25 HOWARD RD	HOWARD ROAD REALTY LLC	PO. Box 9127 Bolton, CT. 06043
STONY RD	CONNECTICUT STATE OF	
81 STONY RD	MCFATTER ROBERT & CHRISTINE MCFATTER	
702 BOSTON TPKE	CONNECTICUT STATE OF	DOT 24 Wolcott Hill Rd. Wethersfield, CT. 06109
85 STONY RD	ROBBINS THOMAS J & CARLA T	
TOOMEY RD	TOOMEY PAUL M & SHIRLEY A	38 Toomey Lane Bolton, CT. 06043
733 BOSTON TPKE	CRAYCO JOYCE MUISENER	
52 STONEHEDGE LANE	RYGELIS ANTANAS + EGLE	
56 STONEHEDGE LANE	BODNER PAUL M & VALERIE H. SCHWEITZER	
51 STONEHEDGE LANE	GRANT PARKER A & WENDIANNE C	
QUARRY RD	AAL ONLY LLC	6134 30 ST. NW Washington, DC. 29912
753 BOSTON TPKE	DEBLOIS DAVID J & SANDRA MARY	
QUARRY RD	CONNECTICUT STATE OF	
17 HOWARD RD	WRIGHT GERALD B & MARGARET A	
18 NOTCH RD EXT	THOMPSON SCOTT	121 NO. Clark Dr. #4 Beverly Hills, CA. 90211
2 COOK DR	BEAUDOIN RONALD A	
61 STONEHEDGE LANE	BRYK DANIEL T & MELISSA L.	
SOUTH RD	GIGLIO LEONARD W & CHERYL P	49 South Rd. Bolton, CT. 06043

The maps are too large to add to this packet on-line. They will be available with your packets at your places at the meeting.