

**BOLTON PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**7:30PM, Wednesday, April 11, 2018**  
**Bolton Town Hall, 222 Bolton Center Road**  
**Minutes & Motions**

**Members Present:** Chairman Adam Teller, Christopher Davey, Arlene Fiano, Rodney Fournier (alternate), Marilee Manning (alternate), Thomas Manning (alternate)

**Members Excused:** James Copley, Benjamin Davies, Neal Kerr, Thomas Robbins

**Staff Present:** Patrice Carson, AICP, Director of Community Development, Yvonne Filip, Recording Secretary

R. Fournier was seated for J. Copley; M. Manning was seated for B. Davies, T. Manning was seated for T. Robbins.

**1. Call to Order:** Chairman A. Teller called the meeting to order at 7:36 p.m.

**2. Approval of Minutes:**

**A. Fiano moved** to approve the minutes of the February 14, 2018 regular meeting with the following minor corrections:

Page 2, second paragraph, item 6 – enter a space between “Dillon” and “approving”.

Page 4, third paragraph – change “Davies” to “Davey”.

**M. Manning seconded.** Vote 6-0-0 Unanimously Approved

**3. Residents’ Forum:** None

**4. Staff Reports:**

The Commission reviewed the Report from Bolton ZEO.

Re: 1159 Boston Turnpike, formerly the office of Attorney Dave Ruth, has been sold to the animal dentistry office that is currently in the Notch Plaza. C. Davey asked if the possible use of an x-ray machine raises any concern. P. Carson does not believe so since there was no such concern with the human dentist’s office.

Re: dumping at 15 Stony Road, M. Manning asked if there were any hazardous materials. P. Carson does not know what items were dumped or if a citation was given by the State Trooper who responded to the complaint.

**5. Old Business:**

**a. Other:** None

**6. New Business:**

**a. General Discussion/Review of Possible Amendments to the Zoning Regulations**

P. Carson provided the document entitled “Suggested Amendments to the Bolton Zoning Regulations” (April 11, 2018) that included suggested edits. As the PZC started going through the highlighted changes C. Davey had a number of other suggestions or questions. P. Carson noted these concerns that she will discuss with the Building Official/ZEO. Additional concerns or questions from C. Davey on sections of the regulations not discussed at the meeting will be sent via email to P. Carson for review.

**b. Other:** None

**7. Correspondence:**

The quarterly newsletter of the CT Federation of Planning and Zoning Agencies was provided to the Commission.

P. Carson reminded the PZC that the Town’s 300<sup>th</sup> Anniversary Committee is starting to meet.

R. Fournier commented that he is on the Energy Committee that is looking into a location to install a solar array for the Town’s energy use. The roofs of the schools will not work nor will the Town Hall. They are looking into using parking canopies at the Fire House or at Notch Road.

P. Carson replied in the affirmative when M. Manning asked if all of the solar applications are for residences.

**8. Adjournment:**

**A. Fiano moved** to adjourn at 9:08 p.m. **R. Fournier seconded.** Vote 6-0-0 Unanimously Approved

Respectfully Submitted,

Yvonne B. Filip

Yvonne B. Filip, Planning & Zoning Commission Recording Secretary

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