

SEP 12 2019

Town Clerk of Bolton

Bolton Planning & Zoning Commission
Regular Meeting
7:30 p.m., Wednesday, September 11, 2019
Bolton Town Hall, 222 Bolton Center Road
Minutes and Motions

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

Members Excused: James Cropley, Arlene Fiano, Benjamin Davies, Neal Kerr

M. Manning was seated for A. Fiano, T. Manning was seated for N. Kerr and R. Fournier was seated for J. Cropley

Staff Present: Patrice Carson, AICP, Consulting Director of Community Development, Jim Rupert, Zoning Enforcement Officer, and Joshua Kelly, Town Administrative Officer

1. Call to Order: A. Teller called the meeting to order at 7:32 p.m.

2. Approval of Minutes: August 14, 2019 Regular Meeting Minutes

Under 2. Approval of Minutes, amend July 20, 2019 to July 10, 2019. T. Manning moved to approve the minutes as amended. C. Davey seconded. The motion carried 5:0:1 (Davey). Motion passed.

3. Resident's Forum (Public Comment for items NOT on the agenda):

Andrew Ladyga, 1225 Boston Turnpike, owner of the Lyndale Farm, went over the discussion that took place at the prior evenings Zoning Board of Appeals meeting. He feels that the Town has not been helpful in the past. He wants to sit with staff to discuss permits and his farming proposals.

A. Teller noted that there is a process to follow to submit applications and obtain permits. The P&Z Commission is willing to work with applicants. The town staff would be the proper starting point.

4. Introduction: Mr. Joshua Kelly, New Administrative Officer

P. Carson introduced Mr. Kelly as the town's new Administrative Officer. He spoke briefly and indicated his interest in meeting with the commission members and working with them in the future.

5. Staff Reports:

J. Rupert stated that there were 4 administrative zoning applications, 3 of which were approved. Activity at 65 Shoddy Mill Road is still an issue. Jim spoke again with Mr. Ladyga regarding activity at 1225 Boston Turnpike. There was a complaint about the condition of the back yard at 225 Hebron Road. A shed on Mt. Sumner Road was supposed to be removed but has not been as of yet. A permit for a driveway has not been submitted for the property at 11 Hebron Road. A cease and desist order will be issued if there is no compliance. Stable Studio is intending to hold a flea market on their property. This is not permitted in their zone. The property owner has been contacted and the staff hopes to help find an alternate location for the event. J. Rupert & P. Carson met with Charlie Dutch regarding owners of Sperry Glen and a possible, much smaller proposed subdivision.

P. Carson noted that a private caterer is interested in using the kitchen at Bolton Congregational Church for its business. A dumpster would be necessary. Parking may be an issue. It would seem to be a

Regulations were discussed.

3.A.17a-Outdoor storage. J. Rupert suggested leaving the wording as is.

3.A.17b-Accessory to exiting residential use. J. Rupert noted that he has had no questions or complaints regarding this regulation. Wording will be left as is.

3.A.17e-Gross vehicle weight was discussed. C. Davey noted that the first paragraph may be out of the purview of the P&Z commission. Discussion ensued.

3.A.18a-h-Special Flood Hazard Areas-A. Teller suggested moving the definitions in 3.A to the definitions section unless they are specific to this section. The FEMA definition of flooding would have to be followed. The definitions need to be reviewed to make sure that they are consistent. Duplicate definitions can be eliminated.

3A.19-Temporary Signs-A. Teller asked why this isn't in the sign portion of the regulations. It should either be moved to the sign portion or removed.

3A.20.c- Lighting Plan- A. Teller felt that the lighting plans should be in the site plan review section. The general requirements can remain.

3A.22 and 3A.23 will be reviewed by P. Carson and J. Rupert prior to the next meeting.

10. Adjournment:

R. Fournier moved to adjourn the meeting at 9:00 p.m. T. Robbins seconded. Vote: 6:0:0. Motion passed.

Respectfully submitted,

Leslie J. Brand

Leslie Brand
Recording Secretary

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



Town of Bolton

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: Bolton Kennels - Dog Day Care

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 1270 Boston Turnpike

4. Deed Reference (Bolton Land Records) Volume 117 Page 40

5. Assessor's Records Reference: Map # 06 ; Block # _____ Parcel / Lot # 13

6. Current zone(s) of subject property RmU2 Acreage: 5.96

7. In Aquifer Protection District? Yes _____ No X

8. In FEMA Flood Area? Yes _____ No X

9. Wetlands Application Required? Yes _____ No X

10. Applicant(s) Christopher Lange / John Beyer Jr

Address 6 Mendon Rd. Sutton MA Zip 01590

Phone # Home 508-865-3927 Fax # _____ E-mail ccalange@gmail.com

11. Owner(s) of subject property CELJAB LLC (Applicants are co-owners)

Address Same as #10 Zip _____

Phone # _____ Fax # _____ E-mail _____

12. Official Contact / Representative regarding this Application: Christopher Lange

Address Same as #10 Zip _____

Phone # _____ Fax # _____ E-mail _____

13. Project Engineer: _____
Address _____ Zip _____
Phone # _____ Fax # _____ E-mail _____

14. Project Architect: Matt Zurek
Address Tom The Toolman Tyler 172 Nott St, Wethersfield CT Zip 06109
cell 860 989 0067 office _____
Phone # 860 328 5128 Fax # _____ E-mail mzurek@cox.net

15. Other Experts Retained by Applicant: Surveyor - Mr. Felipe Silva. Mr. Silva is currently locating existing survey pins on the property relevant to this application

16. Briefly describe the proposed use of the subject property. Provide greater detail in Project Narrative.
Remodel existing space to dog day care with caretaker quarters (bedroom, kitchen, bathroom). Add fence and deck on area between signage and building, subject to survey/permitting.

17. Square footage of new / expanded space: 0 # of new parking spaces 1 (handicap)

18. List the Section(s) of the Zoning Regulations under which application is made: _____

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 Christie E. Joyce Date 9/23/2019

21. Owner's Endorsement:

I am a willful participant and fully familiar with the contents of this application.

Signature Christie E. Joyce Date 9/23/2019

NOTE: If there are any material changes to this application, the Applicant shall immediately notify the Town Staff in writing.

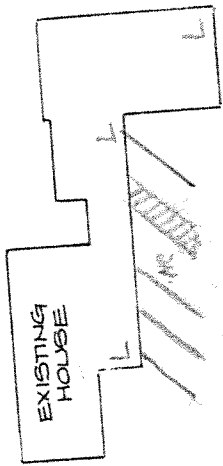
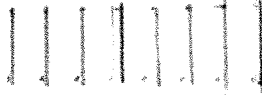
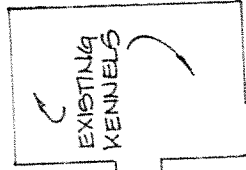
Applicants may be subject to Supplemental Review fees to defray the cost of Professional Review Services such as engineering or legal reviews.

215.00
N 71° 16' 00" W

N/F JOSEPH DONZE

43,590 S.F.
1.00 ACRES

27' x 50'



N 25° 0' E

507.9

205.8'

S 23° 41' 00" W

1.24

0.98

243.25'

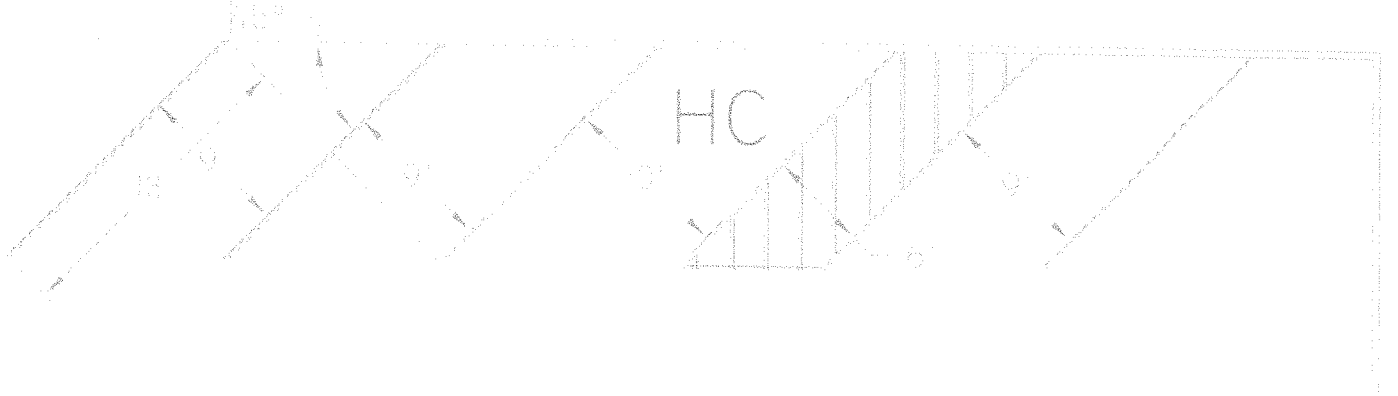
S 24° 52' 00" W

N/F MATTHEW WOLF

ROUTE 44

PATIO

DAYCARE



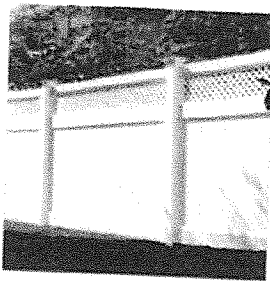
Parking – 1270 Boston Turnpike, Bolton CT

Kindly see site plan and detail for proposed parking for the “Dog Day Care” building. We have chosen the most conservative approach, which shows 45-degree spaces: 3 regular and 1 handicap (van size). Here are some notes on this approach and parking in general at the site:

- Works with the current driveway width
- Turnaround area would be between the proposed dog day care building and the existing kennel building shown on the site diagram
- It is believed that 90-degree parking could also be accommodated, which would eliminate the need for the turnaround approach.
- Overflow parking would be in the 3 spaces to the left side in the area between the proposed dog day care building and the existing kennel building
- Employee and kennel parking would be in front of the existing kennel building

We believe 3 regular spaces should be sufficient for the following reasons:

- The length of time required for drop off or pick up is short. Depending on actual demand, phone calls and text messages to advise of customer arrival times could help by allowing employees to prepare in advance
- Some customers may be dropping off/ picking up more than 1 dog
- A pick-up and drop-off service could be implemented if demand is sufficient and location supports it, which could reduce the need for parking.
- While demand, operating hours, and actual drop off/pick up times are unknown, our thought is the number of spaces would work for up to 20 customers.



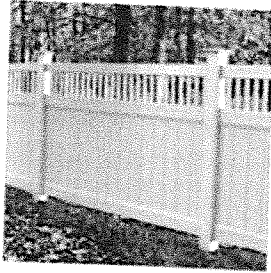
Arrowwood



Aspen



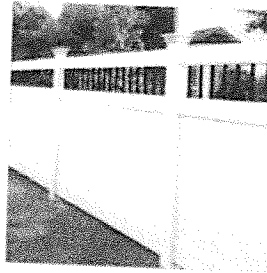
Dogwood



Juniper



Moonstone



Persimmon



HAVEN SERIES

Features	
Widths	8'
Heights	4', 5', 6', 8'
Boards	Gridlock®
Rails	2" x 7" Deco Rails
Colors	White, Sand, Wicker, Khaki

* 6' x 6' privacy panels available in White only



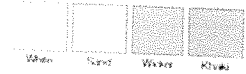
HOME SERIES

Features	
Widths	8'
Heights	6'
Boards	Gridlock®
Rails	1 1/2" x 7" Straight Rails
Colors	White, Sand, Khaki

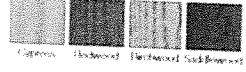
HARBOR SERIES

Features	
Widths	6', 8'
Heights	6'
Boards	Tongue & Groove
Rails	1 1/2" x 5 1/2" Straight Rails
Colors	White, Sand, Khaki

Colors Available:



Available only in Dogwood select colors and sizes



* All panels are not available in all series, colors and sizes.

Bolton Planning & Zoning Commission
222 Bolton Center Road
Bolton, CT 06043

Date: November 13, 2019
To: Elizabeth Waters, Town Clerk
From: Planning & Zoning Commission

Subject: **REGULAR PLANNING & ZONING COMMISSION MEETING DATES FOR 2020**

The following are the regular meeting dates scheduled for the Planning & Zoning Commission in 2020 ~~which fall on the second Wednesday of every month except April and November:~~

January 8

February 12

March 11 (Patrice will not be here)

April 8 (Passover)

May 13

June 10

July 8

August 12

September 9

October 14

November 11 – Need to change date, this is Veteran's Day and Town Hall is closed

December 9

Special meetings are scheduled as necessary and notified by posting an agenda at the Town Hall.

All meetings begin at 7:30pm in the Town Hall Meeting Room unless otherwise notified and agendas are posted 24 hours prior to the meeting.

Carson, Patrice

From: Carson, Patrice
Sent: Monday, September 30, 2019 2:27 PM
To: Adam Teller (ateller@ltnlaw.com); Adam Teller (ajteller@comcast.net)
Subject: December PZC Meeting

Good afternoon Adam,

I would like to request the Commission consider a change of date for the PZC meeting in December.

We are currently scheduled to meet on Wednesday, December 11. This happens to be the date that was chosen to hold the Town Hall holiday party, which makes it difficult for me and Jim to attend both.

Options would be:

- meeting could go on without us
- cancel meeting
- Jim and I would both be available the week before or after – December 4 or 18 – to reschedule

There would be enough time to advertise the meeting change on the website, through the Weekly Email, social media, etc.

We don't foresee any large projects coming in at this point, but the change of date would accommodate that if that was the case.

Please let me know what you think, and we could discuss this at the next PZC meeting if you think that's appropriate.

Thank you,

Patrice

*Patrice L. Carson, AICP
Consulting Director of Community Development
Town of Bolton*

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