

BOLTON PLANNING & ZONING COMMISSION

Regular Meeting

7:30 p.m., Wednesday, July 8, 2020

Virtual Meeting Conducted via Zoom

Minutes & Motions

Members Present: Chairman Adam Teller, Vice Chairman James Croypley, Christopher Davey, Benjamin Davies, Arlene Fiano, Thomas Manning, Thomas Robbins, and Alternates Jeremy Flick and Rodney Fournier

Members Excused: Marilee Manning (alternate)

Staff Present: Patrice Carson, AICP, Consulting Director of Community Development, Jim Rupert, Zoning Enforcement Officer, and Yvonne Filip, Recording Secretary

1. **Call to Order:** Chairman A. Teller called the meeting (being conducted virtually through Zoom) to order at 7:32 p.m.

2. **Approval of Minutes: June 10, 2020 Regular Meeting Minutes**

J. Croypley moved to approve the minutes of the June 10, 2020 regular meeting as amended. **C. Davey seconded.** Vote: 7-0-0. Motion passed.

With the following corrections:

- Page 1, item 4, first bullet, second sentence – change “of” to “to” and “relocating” to “relocate”.
- Page 1, item 4, second bullet – add “(Happy Town LLC)” after Penny.
- Page 2, first bullet – change “busing” to “busy”.

3. **Residents’ Forum:** No one wished to speak.

4. **Staff Reports:**

P. Carson reported she has spent a lot of time moving public hearings around. One due to complications and the other needing scheduling.

J. Rupert reported the office continues to be busy. The PZC will be happy to hear that Able Coil is moving forward. The Certificate of Occupancy for the manufacturing space will be issued soon. The owner is excited to getting into the new space. A. Teller said the building looks very good. A lot of permits are being issued for swimming pools and decks. A restaurant has been opened.

5. **Old Business:**

a. **Discussion/Possible Decision: Request to Withdraw Without Prejudice Special Permit Application for Nursery and Value Added Agricultural Business, 1225 Boston Turnpike, Happy Town LLC (#PL-20-8)**

P. Carson said it was discovered this property needs to have the wetlands flagged and a wetlands application submitted. A timeframe of getting this portion completed was not discussed. J. Rupert said they may build fencing and putting in some additional gravel parking area.

A. Teller said he does not have an objection to waiving application fees when reapplying but that timeframe should not be open-ended. He suggests giving the applicant until 12-31-2020 as a deadline to reapplying without paying fees again. Staff has put time into this application already and staff’s time is valuable. It is not good practice to give people forever to file again and not be charged. J. Rupert said we would not want to hold it over to another fiscal year.

J. Cropley asked how long they can operate at this location as they are in violation. J. Rupert said the process is: a notice of violation is issued, then a cease and desist order is given, and then the case is referred to the Town Attorney. The notice of violation and cease and desist order have been issued. If it goes to the next step it will not proceed further at this time because of the virus. Attorney Penny has been trying to work with Staff and Staff has been pushing to get this resolved. If the owner was not being represented by an attorney, J. Rupert would have approached the Administrative Officer about referring this matter to the Town Attorney. During the informal discussion with the applicant/owner Mr. Ladyga he was told it is frowned on to come forward with an application while in violation.

C. Davey asked if there is any suspicion this is a stall tactic, is it rational that Attorney Penny would not have known a wetlands survey was needed? He has past experience in Bolton. J. Rupert does not think it is a stall tactic. It is an unfortunate oversight on everyone's part. P. Carson said the A-2 survey submitted for the subdivision did not require the wetlands to be flagged because nothing was proposed to be built at that time.

A. Teller asked if any of the abutters have been complaining about the activity on the property. J. Rupert answered they have not been heard from recently.

A. Teller moved to approve Happy Town LLC's request to withdraw Special Permit Application #PL-20-8 for nursery and value added agricultural business at 1225 Boston Turnpike without prejudice in order to prepare and submit a Wetlands Application which is now required. The applicant will not be charged when they reapply for the Special Permit Application provided such application is filed and complete before December 31, 2020. **J. Cropley seconded.** Vote: 7-0-0. Motion passed.

b. Reschedule Public Hearing: Special Permit Application for Proposed Garage/Office Building, Equipment Storage Area and Material Processing Area, 1 Notch Road, William Phillips (#PL-20-9)

P. Carson said the Town Engineer needs quite a bit more information than what was provided. Mr. Phillips requested the start of the public hearing be delayed until August 12, 2020. Phillips acknowledged the date in his letter was a typo and knows the correct meeting date.

J. Cropley referenced the letter from CT DOT. Will the owner have to redesign what he is doing based on that letter? P. Carson said she will have to speak to CT DOT. The plans of the DOT have not been formalized. The letter is giving notice of some future plans which the Town wants to happen. The owner will make the decision if he wants to move his proposed storage area or negotiate with DOT. This letter will go into the file in case it results in any conditions of approval. P. Carson will get clarification on options for PZC and the owner.

A. Teller moved to approve William Phillips' request to reschedule the public hearing for Special Permit Application #PL-20-9 for a proposed garage/office building, equipment storage area and material processing area at 1 Notch Road from tonight to the Planning and Zoning Commission's next regular meeting on Wednesday, August 12, 2020, beginning at 7:45pm and conducted virtually. **T. Manning seconded.** Vote: 7-0-0. Motion passed.

c. Other: There was none.

6. New Business

a. Subdivision Application: CARMA LLC Subdivision, 1-lot, 12 Webster Lane, CARMA LLC (#PL-20-11)

Jerry Hardisty, the applicant's representative, was present. This does not need a public hearing.

J. Hardisty said this is a simple subdivision of 3.6 acres to be split into two lots. The new lot will be 2.2 acres in size. There is an existing house there now. The town line with Andover runs right behind the

existing house. The house has been refurbished and they want to cut out another lot. They have received wetlands approval from Bolton and Andover. J. Hardisty said he believes the plan complies with Zoning Regulations. Soil testing has been done and approval received from Eastern Highlands Health District.

P. Carson said a driveway cut in Bolton will be needed and the lot will have 200' of road frontage. The driveway will be on Webster Lane. The PZC is accepting the application this evening; a public hearing is not required but Staff review is needed. J. Hardisty added Andover will require a public hearing per regulations. That will require notifying the abutters within 500'. This includes abutters in Bolton.

C. Davey asked how services would work with the proposed property – trash, schools, address? A. Teller said children would go to school in Andover as the majority of the property is in that town. The owners would pay taxes to Bolton for the portion of the property that is in town. As for trash, there is only one street, Webster Lane, so they may be entitled to trash pick-up by Bolton's service.

T. Manning moved to receive CARMA LLC's application and set discussion and possible decision for the next meeting on Wednesday, August 12, 2020. **J. Cropley seconded.** Vote: 7-0-0. Motion passed.

b. Other: There was none.

7. Correspondence

a. Report on Statewide Planning Conversation – Racism, Planning, Zoning

T. Manning has been attending the meetings. The group is now preparing an agenda to get before the legislature in Special Session. To be included are ten items that T. Manning feels are reasonable and some of those Bolton has already done. Part of the discussion has included reducing lot sizes or not having size requirements but let the Health Code control the necessary lot size. Also included is a requirement of four hours of training for Commissioners and the elimination of regulations that refer to preserving a town's character. There is septic system technology that exists that DEEP does not accept today; the group is suggesting modernizing septic standards. P. Carson said some of the ideas are about cutting the cost of development. State-of-the-art septic systems can be costly.

Market forces, septic issues, and water issues affect if you can build multiple units in rural towns. Looking at the transportation corridors and services made the most sense. C. Davey asked if there is anything we can do to help the public understand what Bolton has already done to get affordable housing in town and what the challenges are for this? The public does not have a clear conception of the issues. T. Manning suggested pulling a page out of the POCD on affordable housing showing the incentive housing overlay to show what has already been done in town. P. Carson said a developer stills need an incentive or profit to build. Installing water and septic cuts into that cost. A. Teller said what we can do as the PZC and the Town and its leadership is to hold an event where we invite developers who are interested in building affordable housing. Those developers can talk to us about designing regulations that meet public safety. Work with Bolton; we would love to see something here if it is decent housing. People have come in seeking to do affordable housing and have not been able to make a plan work with the realities that have to be faced. C. Davey thinks that is a good idea and will go toward rebutting the impression out there that this Commission is unfriendly to business.

Sandra Pierog, First Selectman, does like that idea and thinks this is something that we ought to think about sooner than later. She has noticed that we are getting many more people paying attention to a Zoom meeting than we have ever gotten in Town Hall. This will advertise Bolton is open for business and ask how we can help developers in ways that will attract people. We can ask for people's concern and what we can do about those to help. S. Pierog has some contacts and will reach out to them for the next PZC meeting to help with releasing a communication to affordable housing stakeholders. P. Carson said we may be able to hold a joint BOS and PZC meeting. A conversation can be held with people telling us what they think? Do we already do those things and people don't know about them.

C. Davey said there may be a core group of people in town to ask the questions and provide answers of what we have tried and what the obstacles are. A. Teller is hesitant about this idea. People can show up at any meeting and ask questions. Having a variety of housing choices is about getting people to build housing. P. Carson said perhaps the BOS would want to hold a forum with the industry so they can identify the issues.

S. Pierog said the diversity group (Bolton Breaking Barriers) would be interested in knowing it was going on. This will be a positive step forward.

b. Discussion on Extension of Outdoor Dining/Retail Beyond Governor's Executive Order

P. Carson has had one restaurant (Georgina's) request to continue with outdoor dining and make the space larger. This would be used beyond the expiration date of the public health emergency. Georgina's has been getting a lot of positive reviews from people liking the outdoor dining. Once the order is lifted everything is supposed to go back as it was before. The Governor may be thinking about extending orders and the Town would not have to make changes. Otherwise, P. Carson thinks this will require a regulation change. Although, J. Rupert thinks there may be an Executive Order that includes a streamline process for towns to make changes to continue this beyond the deadline.

A. Teller asked Staff to make a list of the restaurants that have set up an outdoor dining area for the next meeting. Perhaps a regulation can be crafted for those that have temporary approval advising them to apply for a seasonal permit and then allow that annually with a short procedure, for example, getting a master permit and annually get it reapproved. The PZC should be looking at these sites for safety reasons. The PZC would give site plan approval after the commissioners are satisfied the plan is working well and authorize the ZEO to provide permission for the following year(s). If something changes, the ZEO would send a reapplication back to the PZC if something has changed enough that the ZEO thinks it should be reviewed by the Commission.

There are four places that have set up outdoor dining. A public hearing would be needed to change regulations, although an Executive Order may have eliminated that need. A. Teller would not want to change regulations without a public hearing. People need to have the opportunity to voice their opinion. We can consider putting an item on the next meeting's agenda granting an extension to continue the outdoor dining until the end of September. P. Carson said if the PZC considers an extension it should go until the end of December. A. Teller worries about winter in New England with snow removal, canopies, heaters, etc. He would consider an extension until the end of November.

8. Adjournment:

C. Davey moved to adjourn the *virtual* meeting at 9:00 p.m. **T. Manning seconded.** Vote: 7-0-0. Motion passed.

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.

From: Bill Philips [mailto:Bill@landieconstruction.com]
Sent: Tuesday, August 04, 2020 9:54 AM
To: Carson, Patrice <pcarson@boltonct.org>
Subject: RE: Application PL-20-9 1 Notch Road

Good morning Patrice,

I agree it does not seem like we have enough time to address all our concerns, therefore I am requesting a withdrawal without prejudice of my application PL-20-9 for special use permit and will restart the process (without cost) after the engineers have completed the recommendations from commission.

Respectfully,

Bill Phillips

From: Carson, Patrice [mailto:pcarson@boltonct.org]
Sent: Friday, July 31, 2020 10:49 AM
To: 'Bill Philips' <Bill@landieconstruction.com>; Andrew Bushnell <abushnell@bushnellassociatesllc.com>; jdillon@nlja.com
Cc: Rupert, Jim <jrupert@boltonct.org>
Subject: RE: Application PL-20-9 1 Notch Road

Good morning,

I understand that at this week's Inland Wetland Commission meeting, the Wetlands Application for 1 Notch Road was approved with 5 conditions. I also understand that as part of that application a revised plan was submitted, although no new plans have been uploaded to the Special Use Permit application in the town's ViewPoint system for staff to review with regard to the Special Use Permit.

We are 13 days away from the beginning of the PZC public hearing and I am unsure whether that is enough time to perform staff reviews, including the comments from Joe Dillon (at the bottom of this email). If this is not going to be enough time, I would respectfully request that you ask for a withdrawal without prejudice and start the process again to avoid statutory time compliance issues.

If there is enough time, then neighbors need to be notified and a sign needs to be posted on the lot – I have attached the Process for Public Hearing Notification. I have also attached the legal notice in which item #2 is the notice to reschedule the public hearing to Wednesday, August 12, 2020.

I'd like to hear from both engineer's on this as soon as possible. Thanks.

Patrice

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

From: Carson, Patrice
Sent: Friday, July 31, 2020 2:09 PM
To: GERALD HARDISTY (gehardisty@yahoo.com) <gehardisty@yahoo.com>
Cc: 'cprealtor@cox.net' <cprealtor@cox.net>
Subject: Open Space Requirement for Subdivision, 12 Webster Lane, Bolton

Hi Gerry,

The Bolton Zoning Regulations Section 4.2 and 4.4 require a fee in lieu of open space for this 1-lot subdivision. The Commission and applicant have to agree on an appraiser to do the work. If you could supply a list of 3 appraisers that you would use to determine the open space figure, I will present them to the Commission to get a majority approval on one of them so you can proceed.

Let me know if you have any questions.

Patrice

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

RECOMMENDATION to Extend Outdoor Activities (Dining):

As we discussed at the last PZC meeting, I'm not sure there is an automatic extension allowed for Outdoor Dining Uses if the Governor's Executive Order (EO) is lifted. The Governor's Office did ask that we get the word out that expanded outdoor activities (including dining) under Executive Order 7MM IS still allowed, EVEN when indoor dining begins again. Outdoor activities are permitted as stated in 7MM for the duration of the emergency, and towns are not able to end it before that. However, as previously noted, towns can extend outdoor activities past that date by amending their own regulations.

Currently, we have four restaurants who have been approved under the EO for Outdoor Dining:

1. Georgina's
2. A Villa Louisa
3. Subway
4. Parkside Pizza

To my knowledge, none of the four have been the subject of a zoning enforcement action or nuisance activity report.

The following might be a regulation amendment to consider:

Any Outdoor Dining that has not been the subject of a zoning enforcement action or nuisance activity report, which is operating with a permit issued pursuant to 2020 Gubernatorial Executive Order 7MM, shall be permitted to operate until November 30, 2020, provided that such extension shall not be interpreted to create any nonconforming right, and further provided that the operation of the Outdoor Dining between the date of the suspension of the State's declared state of emergency and November 30, 2020, shall be deemed to be a complete and total waiver of any claim of nonconforming rights under any local, state, or federal legal authority.

The Zoning Enforcement Officer (ZEO) shall be authorized to suspend and/ or terminate this extension upon a finding that weather or other change of conditions at a particular site constitute a nuisance or a risk to health or safety. The ZEO, with the concurrence of the fire marshal and public health authorities, shall be authorized to grant a further extension for no longer than fourteen (14) days for a particular site under the same conditions and limitations as the original authorization, if he is satisfied that the extension will not constitute a nuisance or a risk to health or safety.

This amendment would allow continuation for those who are operating now without incident; the November date can be determined by the Commission. However, the second paragraph would allow those operating to take advantage of unusually good weather for a week or two, but also allow for the possibility that winter arrives early and presents a problem at a particular site. The Commission could then work on something more permanent over the winter if so inclined.

Comments from Adam: It also allows them a bit of time to take down the installation without be in violation and be flexible until they know what the weather is like. I think some of the Manchester restaurants post whether they will have outdoor service based on the weather that day or the day before. Plus, December is usually a busy season for restaurants, with holiday parties, etc. and if they can squeeze another weekend out, with heaters or whatever, they could benefit from the extra capacity.



Housing Data Profiles

2018



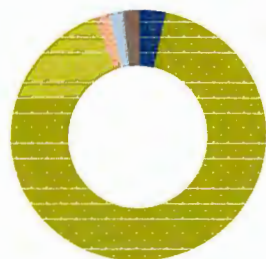
Population, Age, & Race

Source: 2011-15 American Community Survey

	2011-15	2000	% Change		2011-15	2000	% Change
Population	4,959	5,017	-1%	Householders living alone	24%	20%	4%
Households	2,021	1,906	6%	Residents living in families	75%	76%	0%
Average household size	2.45	2.63	-7%	Households with someone <18	30%	37%	-6%
Average family size	2.86	3.06	-7%	Households with someone > 65	28%	22%	7%

Median age for those living in Bolton is 47.1 years old, 6.7 years older than CT's median age of 40.4 years old.

Race and Ethnicity: Bolton



Racial and Ethnic Groups

Hispanic or Latino (of any race)	171	3%
White	4,499	91%
Black or African American	92	2%
American Indian and Alaska Native	0	0%
Asian	95	2%
Hawaiian and Other Pacific Islander	0	0%
Other/Multi-Race	102	2%

Total	%
171	3%
4,499	91%
92	2%
0	0%
95	2%
0	0%
102	2%

Connecticut is becoming increasingly diverse. Between 2010 and 2015, the nonwhite population increased from 28% to 31%. In Bolton, 91% of residents are white, while 9% are nonwhite.

Source: 2011-15 American Community Survey

\$\$\$ Household Income

Bolton's annual median household income in 2015 was \$97,019, 38% more than Connecticut's median household income of \$70,331. It is 22% more than Tolland County's median household income of \$79,626. Bolton's median household income ranks 44 (1=highest, 169=lowest) among CT's 169 municipalities.

Median Household Income

Source: 2011-15 American Community Survey

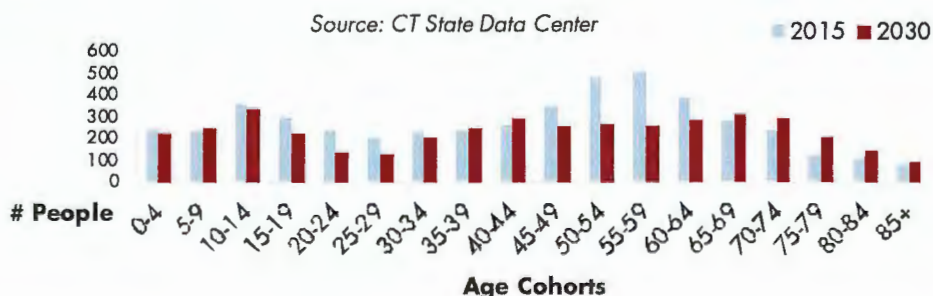


Aging of the Population

Bolton is one of the 116 Connecticut municipalities projected to see a drop in their school-age population between 2020 and 2030. Many municipalities will see declines over 15%. In Bolton, the projected decrease is 2%. Meanwhile the 65+ population for Bolton is projected to increase by 17%.

Age Cohorts - 2015, 2030 Population Projections: Bolton

Source: CT State Data Center



Characteristics of Housing Stock

Tenure

	Bolton	Tolland County	Connecticut
Total	2,131	58,383	1,491,786
Owner-Occupied	1,814	39,880	906,227
Renter-Occupied	207	14,587	446,356
Vacant	110	3,916	139,203

Source: 2011-15 American Community Survey

Percent of Owner-Occupied, Renter-Occupied and Vacant Housing Units



Bolton saw its number of housing units increase by 8% from 2000 to 2015. Renters live in 10% of Bolton's housing stock, compared to 25% for Tolland County and 30% for Connecticut.

Units in Structure

Overall, 66% of CT's occupied housing stock is comprised of single-family housing, while 33% is multifamily housing (2+ units in structure) and 1% is mobile homes.

In Bolton, 93% of occupied homes are single-family, 7% are multifamily (2+ units in structure), and 1% are mobile homes. Renters live in 98% of Bolton's 132 multifamily homes, and owners occupy 97% of its 1,877 single-family homes.

Units in Structure by Tenure: Bolton



Source: 2011-15 American Community Survey

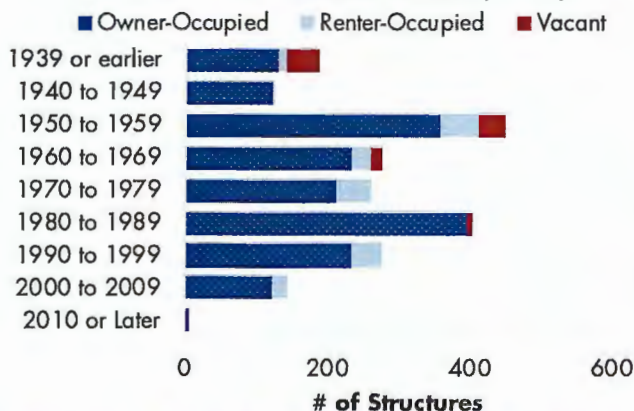
Year Built

CT's housing stock varies in age, with 22% built before 1939, 36% built from 1940 to 1969 and 42% built from 1970 on.

In Bolton, 9% of the housing stock was built prior to 1939, 40% was built between 1940 and 1969 and the remaining 51% was built after 1970. Shifting demographics indicate that housing built from 1970 on may not meet the needs of CT's current and future residents.

Tenure by Year Structure Built: Bolton

Source: 2011-2015 American Community Survey



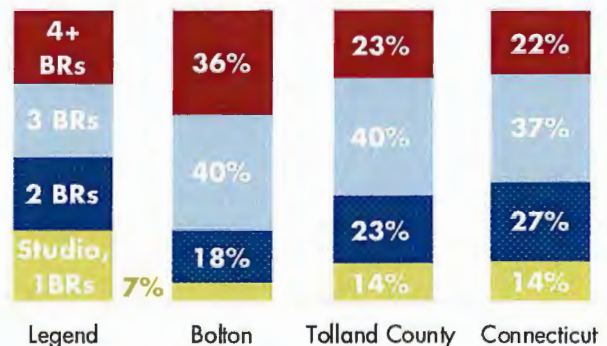
Bedrooms

A majority of homes in CT have 3 or more bedrooms, with 37% having 3 bedrooms and 22% having 4 or more. 42% of the homes in the state have 2 or fewer bedrooms.

Over 75% of homes in Bolton have 3 or more bedrooms, while 25% have 2 or fewer bedrooms. Towns and cities that have larger homes with more bedrooms offer fewer housing options for younger workers or downsizing Baby Boomers.

Housing Units by Number of Bedrooms

Source: 2011-15 American Community Survey



Housing Costs for Owners and Renters

Affordability

Across CT, 50% of renters and 32% of owners spend more than 30% of their income on housing. In Bolton, 44% of renters spend more than 30% of their income on housing, while 29% of owners do the same. Households that spend more than 30% of their income on housing may have little left over for necessities such as transportation, food, health care, etc.

Housing Costs as a % of Household Income: Bolton



	# Units	% Total
Owner-Occupied		
Spending <30%	1,290	64%
Spending >=30%	524	26%
Not computed	0	0%
Renter Occupied		
Spending <30%	103	5%
Spending >=30%	92	5%
Not computed	12	1%

Source: 2011-15 American Community Survey

Home Value

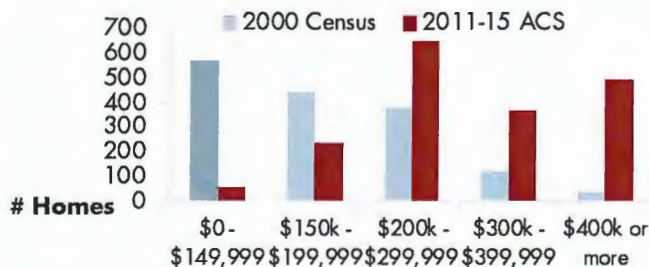
The value of homes in Connecticut has risen significantly over the last 15 years, putting home ownership out of reach for many middle-class households. In Bolton, 37% of homes were valued under \$150,000 in 2000, compared to 3% now. The median home value in Bolton is now \$293,100, an increase of 68% since 2000.

Gross Rent

According to 2011-15 American Community Survey data, 58% of Bolton's 207 rental units have a gross rent over \$1,000 per month and 11% have a gross rent under \$750 per month.

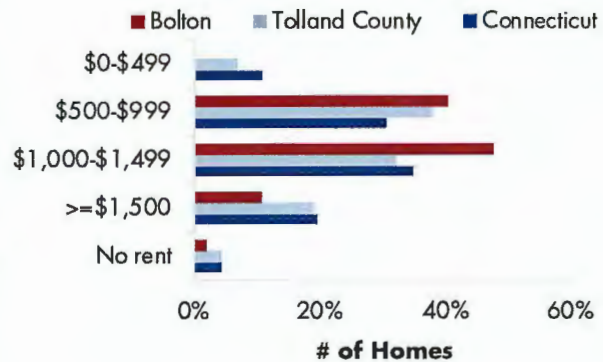
Self-Reported Value of Owner-Occupied Homes: Bolton

Source: Census 2000, 2011-2015 American Community Survey



Rental Units by Gross Rent: Bolton

Source: 2011-2015 American Community Survey



Housing Costs & Income

Owner Households: Bolton

The average homeowner household in Bolton has a median income of

\$104,262

Households with a Mortgage

Median Income:
\$111,250

Median Monthly Owner Costs:
\$2,170

Households w/out a Mortgage

Median Income:
\$77,865

Median Monthly Owner Costs:
\$867

Median Income Renter Households =

\$47,813

51% less than the median income of all households.

Median Gross Rent =

\$1,047

26% of income spent on rent. **74%** of income for all other expenses.

In Connecticut, incomes among those who own their homes tend to be much higher than incomes for renter households. However, incomes for owners who no longer pay a mortgage also tend to be lower than for those paying a mortgage, as those no longer paying a mortgage may be retired and living on fixed incomes.

Source: 2011-2015 American Community Survey

Renter Households: Bolton

Housing Market General Information

Housing Wage

2017 Housing Wage: Bolton

 **\$23.31**

Bolton is included in the Hartford-West Hartford-East Hartford Metro Area.

Each year, the National Low Income Housing Coalition calculates the "housing wage," the hourly wage needed for a household to afford a typical 2-bedroom apartment in metro areas throughout the United States.

Connecticut's housing costs are typically high, ranking #8 in 2017 with a housing wage of \$24.72.

Grand List

Real Property Grand List Values, 2008-16: Bolton

Total Real Property 2008	\$426,665,400
Total Real Property 2016	\$384,229,290
% Change, 2008-16	-10%

Connecticut housing prices declined precipitously after the 2008 financial crisis and have not rebounded to pre-crisis levels, particularly in municipalities - 113 of 169 - where housing stock is dominated by single-family homes. Across the state, 152 municipalities have seen either no change in real property grand lists, or declines, forcing most to raise mill rates, reduce services, or both.

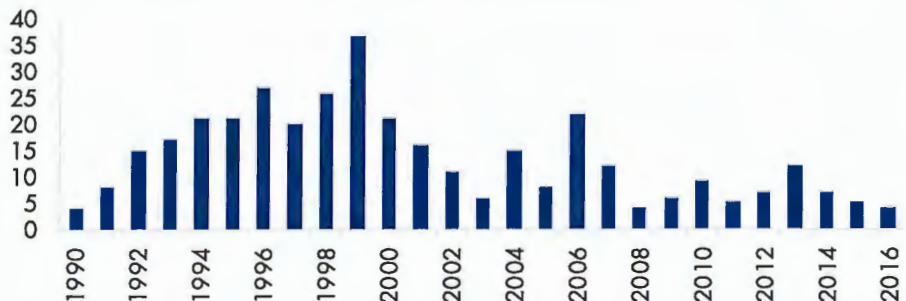
Source: CT Office of Policy and Management

Building Permits

Connecticut saw a sharp decline in building permits following the crash of the housing market in the mid-2000s. As the housing market slowly recovers, statewide building permits have increased by small amounts since 2011, with permits for multifamily units at levels not seen for a decade. Building permits issued, however, remain well below the levels seen in the 1980s and 1990s.

Building Permits by Year, 1990-2016: Bolton

Source: CT Department of Economic and Community Development



Affordable Housing Appeals List

Each year the CT Department Of Housing surveys municipalities in the state to determine the number of affordable units each has. The data is compiled for the Affordable Housing Appeals List. The following housing units are counted as affordable in Bolton in 2016:

Assisted Units Counted in 2016 Appeals List:

Bolton	
0	Governmentally Assisted Units
2	Tenant Rental Assistance
18	CHFA/USDA Mortgages
+	0 Deed Restricted Units
<hr/>	
20	Total Assisted Units

Calculation of % of Total Units Assisted:

Bolton			
20	÷	2,015	= 1.0%
Total Assisted Units		Total Units, 2010 Census	Units Assisted

Housing Data Profiles are produced by the Partnership for Strong Communities.

For more details about the information presented or to use any of the graphics in the Housing Data Profiles, please contact: Charles Patton, Senior Policy Analyst, charles@pschousing.org.



Analysis of Housing Conditions

Key Stats

Population

4,959

Households

2,021

Projected Change in Population from 2020-2030

5-19 Year Olds: -2%

65+ Year Old: 17%

Median Household Income

All Households: \$97,019

Owners: \$104,262

Renters: \$47,813

Housing Units

Total Units: 2,131

Owner-Occupied: 85%

Renter-Occupied: 10%

Vacant: 5%

Single-Family/Multifamily

Single Family: 93%

Multifamily: 7%

Median Home Value

\$293,100

Median Gross Rent

\$1,047

Households Spending 30% or More on Housing

All Households: 30%

Owners: 29%

Renters: 44%

Housing Built 1970 or Later

51%

2016 Affordable Housing Appeals List

Assisted Units: 1%

% Change in Total Real Property, 2008-2016

-10%

Bolton's Housing Data Profile: The Story Behind the Numbers

Bolton, like most of Connecticut's municipalities, has a relatively high median household income, high housing costs, few units for teachers, nurses, electricians, firefighters and town workers, and a narrow range of housing choices for Baby Boomers seeking to downsize and Millennials and young families seeking to move to town.

Housing remains expensive in Bolton relative to the median household income. Statewide, 50% of renters and 32% of homeowners spend 30% or more of their household incomes on housing. In Bolton, where the \$97,019 median household income is higher than the statewide median of \$70,331, 44% of the town's renters and 29% of its homeowners spend 30% or more of their income on housing.

Bolton is one of the many Connecticut municipalities that could see a decline in school enrollment through 2030 because of a projected decline in school-age (5-19) population of 2% from 2020 to 2030. At the same time, its population is getting much older, with a projected increase of 17% in the 65+ population from 2020 to 2030, potentially leading to the need for smaller, denser, more affordable homes closer to the town center, services and, if possible, transit connections.

While the number of renting households in Connecticut has increased from 30% to 35% since 2007, many towns are ill-prepared to accommodate the needs of renters. Bolton is one of 118 Connecticut municipalities with single-family homes dominating its housing stock (93%) and little modest or multifamily housing to offer (25% units are 0-2 bedrooms, compared to 42% statewide), mostly because many of those towns built the bulk of their homes after 1970 (51% in Bolton) to accommodate the needs of new Baby Boomer families then in their 20s.

Now in their 60s, those families are seeking more modest homes. But their attempts to sell are being met by few offers because few young families can afford to move to those towns, flattening median sales prices and stunting the growth of Grand Lists – the towns' total value of real property – and thus property tax revenues needed to pay for increasingly expensive services. From 2008 through 2016 (latest OPM figures), 150 towns experienced negative growth in real property values, 2 had no growth and 7 had only slight growth of 2 percent or less. The total real property Grand List in Bolton declined significantly by 10% from 2008 through 2016.

Across the state, 138 of the 169 municipalities have affordable homes totaling less than 10% of their housing stock. These are the kinds of homes increasingly sought by young professionals, families, town workers, downsizing Baby Boomers and others. In Bolton, 1% of the homes are affordable, according to the state's 2016 Affordable Housing Appeals List.



Data Sources & Notes

Page 1

- ⇒ Populations, Age, & Race
 - DP-1 - Profile of General Demographic Characteristics: 2000, Census 2000 Summary File 1 (SF 1) 100-Percent Data
 - DP02 - Selected Social Characteristics In The United States, 2011-2015 American Community Survey 5-Year Estimates
 - DP05 - ACS Demographic And Housing Estimates, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Note: Due to rounding throughout the profile, some results may not appear to correspond with the values in tables, charts and text.
- ⇒ Age & Income
 - Median Household Income
 - B25119 - Median Household Income The Past 12 Months (In 2015 Inflation-Adjusted Dollars) By Tenure, Universe: Occupied Housing Units More Information, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Aging of Population
 - 2015-2040 Population Projections for Connecticut, August 31, 2017 edition, CT State Data Center

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- ⇒ Tenure, Units in Structure, Year Built, Bedrooms
 - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Tenure note: Universe is all housing units. Total housing stock includes vacant units.
- ⇒ Units in Structure notes: Multifamily includes all units with 2+ units in structure. Does not include boats, RVs, vans, etc. Universe is occupied housing units (does not include vacant units).

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- ⇒ Affordability
 - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates, Note: Percent income spent on housing costs is not calculated for some households, noted in chart as "Not computed."
- ⇒ Home Value
 - B25075 - Value, Universe: Owner-occupied housing units, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Gross Rent
 - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Housing Costs & Income
 - Median Household Income by Tenure
 - B25119 Median Household Income The Past 12 Months (In 2015 Inflation-Adjusted Dollars) By Tenure, Universe: Occupied housing units, 2011-2015 American Community Survey 5-Year Estimates
 - Median Household Income for Owner-Occupied Households by Mortgage Status
 - B25099 - Mortgage Status By Median Household Income The Past 12 Months (In 2015 Inflation-Adjusted Dollars), Universe: Owner-occupied housing units, 2011-2015 American Community Survey 5-Year Estimates
 - Median Monthly Housing Costs by Mortgage Status, Median Gross Rent
 - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates, Note: Median Gross Rent data suppressed for some geographies by Census Bureau, reasons for suppression may vary.

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- ⇒ Housing Wage
 - Out of Reach 2017, 2-Bedroom Housing Wage, National Low Income Housing Coalition
- ⇒ Grand Lists
 - Total Grand Lists by Town, 2008 and 2014, CT Office of Policy and Management
- ⇒ Building Permits
 - Connecticut New Housing Authorizations in 2016, Construction Report: Housing Production & Permits, CT Dept. of Economic and Community Development
- ⇒ Affordable Housing Appeals List
 - 2016 Affordable Housing Appeals List, CT Dept. of Housing

8.1 Housing Data Profile Analysis Worksheet (Worksheet 2) – TOWN OF BOLTON

Analyzing the data in your Housing Data Profile, please answer each of the following questions:

1. *Overall, how do you view the age, income, racial, ethnic and other demographic indicators of your municipality? Please compare your assessment of your municipality with surrounding municipalities, your region and the state overall.*

Out of 169 cities and towns in Connecticut, 116 of them, including Bolton, are projected to lose younger school-age population with Bolton being on the lower side of the decrease at 2% versus many municipalities seeing over a 15% decrease. However, as the younger population is decreasing, the population age group 65+ is projected to increase by 17%. Bolton's Median Household Income is above both the state and Tolland County and ranks in the top quarter of Connecticut municipalities. At \$97,019, Bolton sits in the middle of the towns that surround it with Andover, Glastonbury and Hebron having higher median household incomes and Coventry, Manchester and Vernon are lower. Bolton is 91% white while the remainder racial and ethnic groups represent 3% Hispanic or Latino, and 2% each were Black or African American, Asian or other Multi-Race. This is directly in the middle of the towns that surround it with Andover (94%), Coventry (95%) and Hebron (95%) having a higher percentage and Glastonbury (84%), Manchester (61%) and Vernon (80%) having a lower percentage of Whites in their Race and Ethnicity mix. Although the State is becoming increasingly diverse, Bolton is not.

2. *Assess whether your municipality is projected to get older, younger or stay about the same, and whether your current housing stock will be affordable and appropriate for your anticipated age groups, or whether you foresee the need to provide new housing choices.*

Bolton's population age group 65+ is projected to increase by 17% while its school-age population group is projected to decrease by 2%. This would indicate the average age in Bolton is going to increase. The current housing stock appears to be affordable for Bolton's age demographics. The town has been interested in creating or allowing an over-55 housing project which would allow for a lower cost, different type and style of housing for Bolton's aging population. The current Land Use Regulations allow for Accessory Units within existing dwellings which can create an alternate housing option.

3. *Assess your residential grand list, whether it has grown in value, fallen in value or stayed about the same and what factors in the housing market (supply, demand, mix, those factors in surrounding municipalities) have had an impact on that grand list.*

Bolton is one of 150 of the 169 municipalities in Connecticut that experienced negative growth in real property values, seeing a significant 10% decline in its total real property Grand List from 2008-2016. Newer properties tend to be on the "high-value" side and are mainly residential which may not be within the reach of younger people or families just starting out. The town has limited commercial and industrial properties as well and the lack of new construction in those areas has also had an impact.

4. *Assess your municipality's residential zoning and determine whether it allows for a variety of housing choice creation, should the municipality want to add to the spectrum of choices, or whether lot size, floor area ratio and other factors limit your municipality's housing creation ability.*

Most of Bolton is zoned for single-family residential uses, although the R-1 and R-2 districts also allow for two-family homes on larger lots. The R-2 district also allows for multifamily development. Business, industrial, and mixed-use zones are located along Route 6 and Route 44, with some neighborhood business zones along Route 85. The 2015 Town Plan of Conservation & Development called to continue to manage residential development by increasing housing diversity (seniors, affordable, etc.). As part of this planning process, the Planning and Zoning Commission discussed whether to continue allowing two-family buildings in the R-1 and R-2 zoning districts. The Commission felt that two-family development allowed for a different type of housing option within Bolton and this could help meet different housing needs. Bolton currently allows multifamily developments in a couple of ways:

- A “traditional” multiple-dwelling complex in accordance with Section 6A.14 of the Zoning Regulations:
 - Special Permit in the R-2 district only.
 - Density of about 4 units per acre.
 - Maximum development of 48 units.
 - Can allow up to 60 units for a senior housing development.

5. *Assess your current housing choices: how wide a spectrum of unit types (single-family detached, duplex, multifamily, mixed-use, etc.) your municipality currently has, where they are generally located, and whether a diversity of housing types could be expanded in areas of municipality.*

Most homes in Bolton are single-family units (93%) on their own lots. There are a limited number of multifamily units (7%) and mobile homes (1%). The town regulations allow for mixed use development but there have been no proposals for that type of housing. There are some areas of town with older, smaller homes as well as other areas of newer, larger homes. Although the town is conveniently located between the major job hubs of Hartford and Storrs (UConn), the lack of services is a major driver of the type of housing that is built. There is no sewer or water to support higher density development and there are not a lot of services (no grocery store, no pharmacy, no bank, etc.) in town but they are available in neighboring towns which some do find more attractive.

6. *From your housing data profile, determine the number and percentage of income-restricted housing units (affordable housing), their type (single-family, multifamily), their location (confined to an area of municipality, with/without access to transit, jobs, healthcare,*

shopping, recreation) and whether there are locations where such housing could be created. How do your municipality's numbers/percentage compare to surrounding municipalities, the region/county, and the state as a whole?

In Bolton there are 20 total assisted units on the Affordable Housing Appeals List which equals 1.0%. This is the lowest percentage in all the surrounding towns, region, and is one of the 138 municipalities having less than 10% of their housing stock qualify as affordable housing. Two (2) of those are rental units in a multifamily setting while the remaining 18 are single-family mortgage assisted. These units are not restricted to one particular area of town but there is little access anywhere in town to transit, and shopping is limited but is available in neighboring towns. Jobs, healthcare and recreation are readily available in town. There are two particular areas on Route 44 that the town has viewed as having potential for affordable housing which would be near a park-n-ride lot with bus service to Hartford and within walking distance to limited commercial activity and the East Coast Greenway leading to other trail networks which are used for recreation and in some cases commuting.

7. From your housing data profile, determine the median household income overall, for homeowners, and for renters, the median sales price and median gross rent, and how many households (renters and owners) are burdened by their housing costs (spending more than 30% of their income on housing).

In Bolton, the overall Median Household Income is \$97,019. The average homeowner household has a median income of \$104,262 and it is higher at \$111,250 for households with a mortgage and lower at \$77,865 for households without a mortgage. Renter households have a median income of \$47,813. The median sales price (median home value) of a home in Bolton is \$293,100 and the median gross rent is \$1,047. Forty-four percent (44%) of renter households and 29% of owner-occupied households are burdened by their housing costs spending 30% or more of their income on housing.