

**BOLTON PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**7:30 p.m., Wednesday, June 10, 2020**  
***Virtual Meeting Conducted via Zoom***  
**Minutes & Motions**

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

**Members Excused:** Jeremy Flick (alternate)

**Others present:** Bill Phillips, Attorney Stephen Penny, Hanah Scalia (Land Use Intern)

**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 7:37 p.m.

**2. Approval of Minutes: May 13, 2020 Regular Meeting Minutes**

**T. Manning moved** to approve the minutes of the May 13, 2020 regular meeting as amended. **J. Cropley seconded.** Vote: 7-0-0. Motion Passed.

With the following corrections:

- Page 1 – move Jeremy Flick (arrived late) to Members Present.
- Page 1, Residents' Forum, first paragraph, second sentence – change “opening Bolton Pizza” to “reopening the former Bolton Pizza”.
- Page 1, Residents' Forum, fourth paragraph, first sentence – add “Atem” after “Asim”.
- Page 1, Residents' Forum, fifth paragraph, first sentence – change the beginning to “Asim asked if he could set up his parking lot...”.

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

**4. Staff Reports:**

P. Carson reported:

- A conversation took place with someone representing Bolton Vet. The vet is moving forward with plans of relocating and called about the process. It is estimated to be six months away from being before the PZC.
- P. Carson has been dealing with Atty Stephen Penny and Bill Phillips for their applications that will be discussed this evening.

C. Davey asked if Bolton Vet has secured a location in town? P. Carson answered yes.

J. Rupert reported:

- The office has been very, very busy working on Administrative zoning permits. There have been about twelve coming in for sheds, decks, and pools.
- Complaints have been up also with people being home more during the virus. Four complaints on different matters have been received.

- The restaurants opening outside dining has gone well. Mr. Manning has helped with some issues that surfaced. The Health District has been of great help. Simonize and Willimantic Waste have been very helpful in providing robust barriers at some outside dining set ups including Georgina's.
- There was a social media notification that the Fish Family Farm is planning an event on the 15th. A food truck will come to the farm. They have applied to the Health District to hold this event.

A. Teller asked about activity at Parkside. J. Rupert replied the building permits have been closed out; a handicapped ramp and restrooms had to be installed and repairs made to the gas lines and other equipment. They are finishing items up with the Health District and trying to open up for the 15th.

C. Davey asked about Fish Family Farm having restarted Monday night auto gatherings and do these fit under the Governor's guidance for the number of people allowed? J. Rupert was not aware these events were restarted. To his knowledge outdoor gatherings of 50 people are allowed with social distancing.

A. Teller has read the Governor's orders expire in September. Does that mean outdoor dining set ups have to be disassembled at that time or will restaurants be able to continue with them? J. Rupert stated restaurants are aware the orders expire September 9, 2020. The PZC could adopt a regulation to permit the continuance. A. Teller asked Staff to bring more information about this possibility to the PZC for the next meeting. The PZC may be interested in adopting such a regulation and will want to know what the consequences might be.

## 5. Old Business:

- Other:** There was none.

## 6. New Business:

### a. Special Permit Application for Nursery and Value Added Agricultural Business, 1225 Boston Turnpike, Happy Town LLC (#PL-20-8)

Attorney Stephen Penny was present for the applicant. He was invited to the meeting to answer any questions that may come up as the PZC sets the public hearing on the application.

P. Carson stated the application and map submitted are part of the Member's packet. The application is complete and a public hearing could be set for the next meeting on July 8, 2020.

A. Teller wants the application to reflect the ownership of the property; that is not Mr. Penny as listed now. Atty Penny stated the owner is Happy Town, LLC and Andrew Ladyga signed the application. Atty Penny also said the online form did not seem to have an electronic version of the signature form. P. Carson said the work around is to download the form, sign it, and then upload it as an attachment to the application. J. Rupert and P. Carson reviewed the application and provided comments to the applicant. Those have been addressed. The Town Engineer, Inland Wetlands Agent, and the Health District have not yet made comments.

A. Teller asked that the narrative statement include what exactly the processing entails, the equipment used, and where it is located on the site.

**T. Manning moved** to receive the application and set the public hearing for #PL-20-8 Special Permit Application for Nursery and Value Added Agricultural Business, 1225 Boston Turnpike, Happy Town LLC for 7:45 p.m. on Wednesday, July 8, 2020 via Zoom. **C. Davey seconded.** Vote: 7-0-0. Motion Passed.

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

Applicant Bill Phillips was present. P. Carson clarified this is a Special Permit application that will need a public hearing which could be set for the next meeting since the application is completed, the plan received, and the fee is paid.

**T. Manning moved** to receive the application and set the public hearing for #PL-20-9 Special Permit Application for Proposed Garage/Office Building, Equipment Storage Area and Material Processing Area, 1 Notch Road, William Phillips for 7:45 p.m. on Wednesday, July 8, 2020 in a virtual meeting to follow #PL-20-8 just set. **C. Davey seconded.** Vote: 7-0-0. Motion Passed.

**c. Other:** There was none.

**7. Correspondence**

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

T. Manning reported he participated in a meeting hosted by Attorney Sara Bronin, a UConn professor of law. The meeting was prompted by the current national discussion as an opportunity to do things with zoning laws and the way we do business. In particular, with regards to the provisions for affordable housing. Some fairly dramatic ideas were raised, including having all land use decisions taken away from towns and moving them to a regional or state level. The planning bodies of towns should not be elected, but appointed with a certain level of expertise on the panel. Bolton has not had this problem. T. Manning will be submitting his personal comments for the next weekly meeting. If any Members have thoughts or comments those can be given to P. Carson who also attended the call.

P. Carson stated anyone can join the call; preregistration is not needed. The meeting information will be sent to all Members. The calls will be taking place each Tuesday at noon and last for one hour.

T. Manning said Bolton has already done some of the technical items discussed. Bolton set up incentive housing zoning. When someone was interested in building, the State cut off the money. P. Carson added in rural communities there are limitations of public health; this cannot just be about zoning and transportation. Bolton does have a Park & Ride Lot. The way school districts are funded and designed Bolton will not get a lot out of tweaking zoning. M. Manning commented people in other parts of the state are going to find out how rural communities handle water and sewer with individual service. Bolton does have the bus service and an extensive bike path. Why was the sewer line too short? It could have pulled in some other developable areas such as Cider Mill. A. Teller stated the policy of the State is to not extend sewer systems.

**b. Letter from MTS Builders**

Staff had a discussion with Mike Bugnacki and thought a gym fits as a service type use in this location. The Commission seemed to agree but he would need to apply. The idea is to build a 5-unit structure with this venue taking up two of the units. Staff can respond to the letter.

**8. Adjournment:**

**J. Cropley moved** to adjourn the *virtual* meeting at 8:25 p.m. **A. Teller 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.*