

BOLTON PLANNING & ZONING COMMISSION
Regular Meeting
7:30 p.m., Wednesday, December 8, 2021
Virtual Meeting
Minutes & Motions

Members Present: Vice Chairman James Cropley, Brittany Clark, Arlene Fiano, Jeremy Flick, Tom Manning, Thomas Robbins, and Alternates Tom Crockett, Rodney Fournier, and Jeffrey Scala

Members Excused:

Staff Present: Patrice Carson, AICP, Consulting Director of Community Development, Mike D'Amato, Interim Zoning Enforcement Officer, and Yvonne Filip, Recording Secretary.

Others Present: Chancel McCarthy – Vision Real Estate, Babatunde Ogunro – Dalos & Stern, Gary Eucalitto – Garrett Homes

1. Call to Order: J. Cropley called the meeting to order at 7:35 p.m.

2. Approval of Minutes: November 10, 2021 Regular Meeting Minutes

A. Fiano moved to approve the minutes of the November 10, 2021 regular meeting as written.

J. Flick seconded. Vote: 5-0-2 (in absentia). Motion passed.

3. Residents' Forum (Public Comment for items NOT on the agenda.)

Tom Manning wished to speak as a citizen. St. Maurice's has recently had a substantial increase in their electricity bill because it has been classified as commercial by Eversource. That multiplies the electricity cost by four. A. Teller had said this site is not classified as commercial when someone wanted to use the kitchen for a business. St. Maurice is a residential use and the other buildings are accessory use. Eversource said the property is based on the town's classification. Tom Manning's intent is to have all of the town records changed to residential for this property.

J. Cropley seated B. Clark for A. Teller, T. Crockett for C. Davey, and J. Scala for B. Davies.

4. Staff Reports:

P. Carson asked that the new Commissioners be sure their contact information is correct and send her any updates if needed.

5. Old Business:

a. Other: There was none.

6. New Business

a. Appointment of Planning & Zoning Commission Regular Member: To fill vacated 4-year term of Adam Teller, term ending November 20, 2023

T. Robbins moved to appoint T. Manning to fill the vacated 4-year term of A. Teller, term ending November 20, 2023. There was no second.

It was explained that the term needs to be filled by a person of the same party affiliation, in this case A. Teller is a democrat.

T. Manning moved to appoint J. Scala to fill the vacated 4-year term of A. Teller, term ending November 20, 2023. **J. Flick seconded.** Vote: 7-0-0. Motion passed.

b. Election of Officers

PZC officers are Chair and Vice Chair/Secretary.

J. Flick moved to nominate J. Cropley as Vice Chair/Secretary. **J. Scala seconded.** Discussion: J. Cropley is willing to continue to serve in this capacity. Vote: 7-0-0. Motion passed.

A. Fiano moved to nominate J. Scala as Chair. There was no second.

J. Flick moved to nominate T. Manning as Chair. **B. Clark seconded** Vote: 6-0-1 (Scala). Motion passed.

c. Informal Discussion: 2004 Proposal for a Subdivision and Cul-de-Sac off Alexis Drive, Chancel McCarthy

Chancel McCarthy said she has a potential buyer for this property, Babatunde Ogunro of Dalos & Stern. There is access to the parcel from Alexis Drive but a regulation says there is a limit of 20 homes off a cul-de-sac and Alexis Drive already has sixteen. That would mean that only four homes could be built on the 35 acres. A proposed subdivision plan from 2004 was being used.

P. Carson said she does not know if the 2004 plan ever came before the PZC. By the Subdivision Regulations houses back to the main road from any cul-de-sac are counted. A. Fiano said Alexis Drive was approved in the 80s and she has not seen this plan in the past 20 years she has been on the PZC. There are thirteen houses on Alexis Drive so the potential buyer would be allowed seven houses. Is it possible to outlet the cul-de-sac somewhere else? There are wetlands in one place; a through street to Brandy Road would be needed and that would require buying a house and demolishing it. P. Carson said people can petition to make a zoning change; typically, one does not petition for a subdivision regulation change. T. Manning add the Commission could amend the regulation but would be for all places this applies in town.

J. Scala asked if Alexis Drive can be tied to Hebron Road? B. Ogunro said it would be tough to cross over from Hebron to Alexis because of the wetlands. He does not want to mess with the wetlands because of the advantages of the wetlands. He thought about conveying as open space the wetlands area of approximately 7 acres and leaving the high ground for development off of Alexis Drive. J. Scala said that does not resolve the issue with the cul-de-sac regulation. B. Ogunro said this is a fact-finding mission to see what is acceptable to the PZC of possible development. He does not want to affect the ecosystem. P. Carson said the regulation is about public safety. If something happens on the cul-de-sac you have twenty homes trapped. J. Scala recalls the discussion of the regulation about the number of houses and the length of the cul-de-sac was about fire and safety.

A. Fiano said when High Ridge was developed there was a lot of discussion and they were not allowed go over the 20 homes.

P. Carson said there would need to be a good reason to cross the wetlands and there is a flood plain attached to it. B. Ogunru said the company does not like to do anything with wetlands as their look for sustainability. They like to keep the ecosystems the way they are. However, being only allowed six lots does not justify the purchase of the land. J. Flick said there is no possible non-wetlands crossing to either Hebron or Brandy Roads. Without a regulation change there would be a maximum of seven lots as long as the lots are shown to meet the health code.

C. McCarthy said the proposed plan shows fourteen lots giving each lot a two acre buffer.

B. Ogunro said they have looked at putting a through road in but everything seems to be fully developed. M. D'Amato said many towns would say you cannot have a street cut so close to other street cuts. Private roads are not permitted. J. Flick said emergency services still have to be provided. Seven mansions could possibly be put there. P. Carson said an accessory dwelling unit is now allowed as-of-right for each housing unit.

B. Ogunro thanked the Commission and said this session has been very helpful.

d. Discussion/Possible Decision on Bond Release Request: Site Improvement Bond for Dollar General, 1100 Boston Turnpike, Garrett Homes, LLC

P. Carson said the site improvements were put in late in the season. The suggestion is to keep \$21,078.56 of the bond to make sure the plantings survive through the winter and begin growing in the spring. Gary Eucalitto said the work has been done. P. Carson said there are plantings missing from the front and plantings will need to be replaced if they die.

T. Crockett moved to release the Garrett Homes Site Improvement Bond in excess of the amount of \$21,078.56 which will be retained for proposed site improvements associated with 1100 Boston Turnpike that have not been completed prior to the issuance of a Temporary Certificate of Occupancy as requested by Garrett Homes LLC on November 29, 2021 and as reviewed and approved by Town Engineer Joseph Dillon on November 24, 2021. **J. Flick seconded.** Vote: 6-0-1 (Scala). Motion passed.

e. Other: There was none.

7. Correspondence:

The CRCOG reports had been forwarded to the members. For the new Members these are the required referrals of the Capitol Region Council of Governments for information purposes.

T. Crockett asked if Bolton has a policy on cannabis shops? T. Manning said there is nothing in the regulations as this point in time. This can be a future agenda item. T. Manning said Bolton is allowed one grower and one seller based on population. P. Carson said there has been discussion and that it is likely it would be treated like a liquor store. We have not had any requests to even discuss it.

T. Manning thanked M. D'Amato for being on the AAI CT panel. Based on his credentials from the panel we have a really good person as Interim Zoning Enforcement Officer.

8. Adjournment:

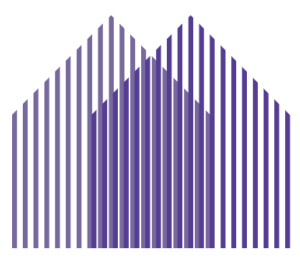
J. Scala moved to adjourn the meeting at 8:37 p.m. **J. Cropley seconded.** Vote: 7-0-0.
Motion passed.

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.*



1. Allowing Mixed-Income Homes Around Train Stations



- **WHAT:** Equitable transit-oriented communities are mixed-use neighborhoods near train stations or CTfastrak stations which include diverse housing options.
- **WHY:** At no cost to taxpayers, we could create thousands of affordable homes, jump-start economic growth, connect businesses and employees, and protect our environment.
- **HOW:** Allow as-of-right housing within a 10-minute walk from train or CTfastrak stations, at an overall average of 15 homes/acre (matching Massachusetts' new law), with a 10% minimum affordability requirement and no onerous parking mandates.

2. Creating More Sensible Lot Sizes



- **WHAT:** Minimum lot size mandates are requirements that each home be built on a lot of a certain size. 81% of Connecticut's residential land requires at least 1 acre per home.
- **WHY:** Connecticut could reduce housing costs and foster more interconnected, sustainable communities by reducing large minimum lot size mandates.
- **HOW:** Reduce lot size mandates to a 1/8 acre anywhere there is sewer and water infrastructure (similar to bipartisan legislation in Vermont, which protects 1/8-acre lots).

3. Simplifying Zoning Processes and Expanding Town Options



- **WHAT:** All 169 Connecticut towns are currently required to maintain several land use commissions and processes, which particularly burdens small, rural towns and their residents.
- **WHY:** Allowing towns to choose to merge internally or with other towns can help towns reduce costs and more easily find volunteers, while applicants benefit from streamlined permitting.
- **HOW:** Empower towns to merge their planning/zoning commissions and zoning boards of appeals, or to merge their land use boards with other towns' boards.

Connecticut residents think zoning reform is smart – so these ideas are popular, too.

65%

Feel housing is too expensive

58%

Support rezoning for transit-oriented development

66%

Support "clear, more uniform," as-of-right zoning

2:1

Support more housing & more types of housing

Polling was conducted 01/2021 via the web by a third-party survey operator, with 300 randomized Connecticut residents over the age of 18.

Find out more at: www.desegregatect.org/platform