

BOLTON PLANNING & ZONING COMMISSION
Regular Meeting
7:30 p.m., Wednesday, May 11, 2022
Virtual
Minutes & Motions

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

Members Excused: Alternates Rodney Fournier and Kawan Gordon

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

Others Present: Ed Grace, Gregg Fedus, Matt Mecca, John Kopec, Dan O’Neill, Asif Choudhry, Andrew Bushnell, David Madden, Glenn Martin, Attorney Curtis Roggi, Jackie Steele, Paul Badeau, Deborah Livingston.

1. Call to Order: T. Manning called the meeting to order at 7:33 p.m. A. Fiano did not listen to the recording of the last meeting; J. Flick did listen to the recording.

2. Approval of Minutes: April 13, 2022, Regular Meeting Minutes

Correction: Page 1, item 4, third paragraph, second sentence – change to read “T. Manning has been working with Desegregate CT on his own.”.

J. Cropley moved to approve the minutes of the April 13, 2022, Regular Meeting as amended.

J. Scala seconded. Vote: 7-0-0. Motion passed.

3. Residents’ Forum: No one present wished to speak on a non-agenda item.

4. Staff Reports

P. Carson reported:

- Has been working on the two applications on the agenda this evening.
- The BOS approved the Affordable Housing Plan at their last meeting. PZC should look to start the process to include it in the POCD.

M. D-Amato reported:

- Has been wrapping up the Affordable Housing Plan with the intern.
- Working on continuing correction of Zoning Violations.

J. Cropley: What is the status of the property on Boston Turnpike? M. D’Amato: Information was sent to the owner regarding expectations with deadlines. They did meet the first deadline. They asked about a modification and what the PZC may be willing to consider. The owner provided a rendering of the proposed stanchions for the bunker. He is working with a fence company for the sliding gate. M. D’Amato will follow up with a phone call on Friday but this seems to be moving in the right direction.

T. Manning – Is the Affordable Housing Plan available online. P. Carson: That is the next step; to file with the Town Clerk and get it posted online.

5. Public Hearings (begin at 7:45 p.m.)

a. Continuation: Special Permit Application for Gas Station/Convenience Store, 271 Hop River Road, Nathaniel Fleming (#PL-22-2)

P. Carson read the public notice into the record. Gregg Fedus, Fedus Engineering, was present representing the owner. Owner Asif Choudhry was also present. Debbie Livingston, Chairman of the Bolton Land Trust, was also on the call.

G. Fedus: A letter in response to the May 8, 2022, staff comments has been submitted on May 11, 2022. The owner agrees with most of the comments and is willing to submit an updated plan. The owner has agreed to create a path that connects the convenience store to the Hop River Trail south of the property. A waiver is no longer being requested for unpaved parking; a pervious pavement will be used. Staff is comfortable with the porous pavements as long as maintenance of the surface is kept up-to-date. Wood rail guardrails are proposed on the edge of the pavement instead of bollards. Light posts will be set behind the guardrail. The owner wants to keep the light pole on the corner near Route 6 for safety reasons. A shield can be added in the back of the fixture to keep all light spillage on the property. The “proposed billboard light” will be removed – they do not intend to add any lights to the billboard that don’t already exist. The sign light that was proposed is being eliminated; we are staying with the existing set up. The dumpster on the plan and detail will be revised to show two dumpsters, one for trash and one for cardboard, in an 8’ x 16’ area.

P. Carson: The rear elevation of the store was changed to match the front as requested making it a more inviting entrance. A drive-through window and queuing were added to the plans in case they want to add a business. The queuing will hold 13 - 15 vehicles. The Fire Chief did approve the access for fire apparatus.

J. Scala: There is no need to change the drainage calculation with the change in the parking surface? G. Fedus: That is correct as the porous pavement will allow infiltration. J. Scala: For the record, G. Fedus is the licensed engineer who stamped the drawings.

T. Manning is pleased with the willingness to make a connection to the walking trail. He knows this will not be the easiest thing to do and he is pleased that will happened.

There was no public comment.

J. Scala moved to close the public hearing on Special Permit Application for Gas Station/Convenience Store, 271 Hop River Road, Nathaniel Fleming (#PL-22-2). **J. Cropley seconded**. Vote: 7-0-0. Motion passed.

b. Special Permit Application for Veterinary Hospital/Veterinary Emergency Care, 233 Boston Turnpike & 12 Williams Road (Bolton Vet), Veterinarians of Eastern Connecticut LLC (#PL-22-3)

P. Carson read the public notice into the record. Attorney Curt Roggi, was present, representing the Veterinarians of Eastern CT (Bolton Vet). The vet wants to build a new hospital across the street from the current location. They are seeking two small waivers. The new location will be on the corner of Williams Road and Boston Turnpike. The area is made up of two parcels of

land that will be put together to create a 5.17 acre lot. 233 Boston Turnpike is in the GMUIZ and aquifer zones; 12 Williams Road is in the R1 zone. The new hospital of 31,187 square feet will be a three story building that includes a basement level. A landscaping plan is included. Also present with Atty. Roggi is Ed Grace, President of Bolton Vet, Dave Madden, the project architect, Andrew Bushnell, Engineer, and Dan O'Neill, traffic engineer.

Ed Grace: Bolton Vet was founded in 1953 making this our 70th year in town. The current facility was built in 1974 with five vets providing service. The vet has grown to 22 vets and two to three times that in staff positions; we have outgrown the facility. We want to continue what we are doing with more room for staff and the clients. We will not be creating a new business but expanding to better serve our clients doing what we do now. We like being in Bolton and we are lucky to have this parcel available. T. Crockett: Is there a plan to use the existing building?
E. Grace: No, not sure but suspects it will be sold; it is 48 years old.

D. Madden: He is the project manager for a group of architects working on the project. He has been involved with the project from the beginning. The entrance driveway will be on Williams Road away from the intersection. The building will be Colonial style, handicapped accessible, and has an elevator. The vinyl windows will have shutters and the retaining walls will have a stone veneer as will the dumpster enclosure. Colors to be used are earth tones and warm grays with spots of bright colors.

T. Manning: The exterior is everything we hope for in commercial design in Bolton. J. Scala: Has the fire department looked at this and have they obtained public health approval?

Andrew Bushell, Bushnell Associates: Suzanne Choate was the professional for the drainage plan. We came to the PZC in the July/August 2021 for a preliminary discussion. The biggest change was the acquisition of the Williams Road parcel of 1.16 acres. This gave the project more space and the detention basin was spread out. One of the well sites was moved away from the building to allow for more space for the loading zone. The Williams Road parcel has a residential house that will be removed and a shed that will be retained. The grade will be less steep coming into the site. The client's entrance will be at the south and east end. The northerly end will be the employee and service entrance. Potential shown for future parking expansion. One hundred parking spaces is a good number to meet the need and the Bolton regulations.

Storm water from the westerly side of the building is going into underground infiltrators. The soil is quite good for Bolton. The remaining water from easterly side and most of the parking area will be collected to a series of pipes connected to catch basins going into a water quality unit and then discharge into the detention basin on the south end. The basin has been sized to accommodate the build out of the future parking. This water will sheet flow into the basin for pretreatment. The discharge point is the system of catch basins on Williams Road. The erosion and sediment control silt fence will be down gradient of the construction area and areas of disturbance and will have continuous maintenance during the duration of the project. It will be kept in place until there is a good grass surface. A tracking pad is shown and there will be dust control. Natural gas for the heat and emergency generator source will come in from Boston Turnpike. The generator enclosure will be made to match the building. Utilities will be coming from Williams Road and underground from pole. Sanitary sewer from BLRWPCA will be used. They approved the connection on condition of the public hearing. Bolton Vet will be purchasing five ADUs. Water will be from one or two wells. This will be a community water system as

determined by the Department of Public Health. The State Archeologist was contacted. The wood turtle was found in the DEEP Natural Diversity Database for this area. DEEP gave recommendations on what should be done if they are seen on the site. The lighting plan was reviewed and approved. The turning radii was shown using the Bolton FD tower truck.

J. Scala: Does DPH look at the wells around this to see if there is an affect? A. Bushnell: Yes, we are doing 10 gallons per minute and will have storage tanks using ~1,000 gallons per day. J. Scala: Does BLRWPCA have issues with the animals? A. Bushnell: There will be a pet hair trap. There is no concern about fluids from surgery; they are on sewer now. E. Grace: Nothing goes into the sewer for fecal or blood. There is no crematorium on site.

Glenn Martin: The landscaping plan includes shade trees in the parking areas and screening along Williams Road. The infiltration basin will be seeded with wildflower seed mixes. There will be a screen of evergreens/shrubs for the adjacent properties to the south. The landscaping will be professionally maintained. All proposed plantings are native or non-invasive.

J. Flick: There will be no kennels, correct? D. Madden: There will be no exterior kennels. There will be a couple of areas to take dogs out to relieve themselves. There will be a dog yard to the west and a dog area in the southeast corner. No dogs will be staying outside for a long period of time. There will be no barking or noise.

Dan O'Neill, Traffic Engineer from Fuss & O'Neill: Traffic-wise the size of the building may be different but operationally there will be the same amount of traffic now with a slight change of where that is happening. The driveway is designed to handle the amount of traffic, the trip distribution, and that cars can enter and exit safely. We look at the morning and afternoon rush hours. The morning peak hours for traffic are 6:00am to 8:00am with this facility opening after those peak hours. There will be 17 trips from staff arriving during that peak but not clients. The afternoon peak has about 44 trips between clients and staff. Typically, if you have fewer than 50 trips added, the State does not need to hear about it. A speed study was done on Williams Road; traffic travels about 43 mph on that roadway. The sight distance needed at that speed is about 463' looking to the left and 470' looking to the right. On the left we will have well over 500' and 380' to the intersection on the right but cars are turning so they would not be at 43 mph. Our change in location is not going to change anything on Boston Turnpike. Traffic can safely be accommodated with the current roadway system.

Jackie Steele, 21 Williams Road: Has lived on Williams Road for 23 years and is concerned about the entrance on Williams Road. The road is narrow and the driveway is across from one for Simonize which is typically gated off. School buses have trouble passing. There will be a traffic impact. D. O'Neill: People going to the facility now will not change that much. People will be able to see when entering or exiting the driveway. The mileage for Williams Road is 25 mph but people are traveling at an average of 43 mph. The conflict points are minimal.

A. Fiano: Regarding the wood turtles – curbing and other permanent structures can be turtle friendly. Bolton Vet should be even more aware of possible impact to the wood turtles after construction and how the facility can impact their habitat. Also, Williams Road is posted with a request that no large trucks use this road. Can PZC have peace of mind that large trucks will enter the site from Route 44 and not from Bolton Center Road? P. Carson: PZC can condition that delivery trucks should come in and out of Route 44. C. Roggi: He does not think the

owners would have a problem with that and that would include construction trucks. E. Grace: It is not a problem to tell the project manager where construction trucks should enter and we can absolutely tell delivery trucks to use Route 44. We do not have a ton of product coming in.

J. Scala: When do you anticipate breaking ground once approvals are given? D. Madden: Within a month or two of approval. E. Grace: Our original goal was to get rolling on it in this construction season. J. Scala: The effort of the team certainly shows. C. Roggi: A written narrative was submitted with the last page being very specific of what we need.

J. Cropley moved to close the public hearing on Special Permit Application for Gas Station/Convenience Store, 271 Hop River Road, Nathaniel Fleming (#PL-22-2). **J. Scala seconded**. Vote: 7-0-0. Motion passed.

6. Old Business

a. Discussion/Possible Decision: Special Permit Application for Gas Station/Convenience Store, 271 Hop River Road, Nathaniel Fleming (#PL-22-2)

T. Manning moved to approve Nathaniel Fleming's Special Permit application for a gas station/convenience store with drive-thru window at 271 Hop River Road, application #PL-22-2, in accordance with the application and plans submitted as "Planning & Zoning Submission, 271 Hop River Road, Proposed Convenience Store, 271 Hop River Road, Bolton - Connecticut" (6 sheets) dated: January 3, 2022, revised through 4/28/2022, Elevation Plans (3 sheets) dated: 06-15-21 which is conditioned on the following:

1. A copy of any required submission to the CTDOT shall be submitted to the Building Department.
2. This approval is subject to compliance with any comments or requirements of the Health District, Fire Marshal, Town Engineer, and Inland Wetlands Commission.
3. A Site Improvement Bond which includes Erosion & Sedimentation controls and a 20% contingency in the amount of \$275,780.00 shall be filed prior to the commencement of work on the site. Should items covered by this Bond not be constructed within a year from approval, an appropriate escalation factor shall be reviewed by the Town Engineer and applied if warranted.
4. An Erosion Control Bond of \$6,964.00 shall be posted as part of the permit process prior to any work commencing on the site.
5. Bollards to keep vehicles in the parking spaces shown in the southerly parking area behind the building shall be replaced with a wood guide rail and set back to allow for vehicle overhang and shown on the plans with a detail of the guide rail. The three light poles on the back edge of the pavement will also be shown on the plans as set back off the edge of pavement to allow for vehicle overhang.
6. The light pole closest to the western corner of the property will be modified to include an additional shield that will eliminate all spillage onto the neighboring property. The southerly light pole on the western property boundary will be moved further south and east along the curve in order to eliminate any spillage onto the adjoining property.
7. The dumpster pad and detail shall be revised to show one 8' x 16' enclosure for one trash and one cardboard dumpster.
8. The new light on the existing billboard shall be removed from the plans.
9. The proposed sign shall be removed from the plans and revised to reflect just the existing sign.

10. Since the property is undergoing remediation, the water system shall be provided with treatment to remove those potential remediation contaminants, and the system water will be tested for those contaminants pursuant to the remediation plan and results shall be provided to the CTDPH and EHHD.

The Planning and Zoning Commission finds with these conditions the plan meets the requirements of the Bolton Zoning Regulations.

J. Scala seconded. T. Manning seated T. Crockett for A. Fiano. Vote: 7-0-0. Motion passed.

b. Discussion/Possible Decision: Special Permit Application for Veterinary Hospital/Veterinary Emergency Care, 233 Boston Turnpike & 12 Williams Road (Bolton Vet), Veterinarians of Eastern Connecticut LLC (#PL-22-3)

T. Manning moved to approve Veterinarians of Eastern Connecticut LLC's Preliminary Development Plan and Special Permit with Site Plan Review for a Veterinary Hospital/Veterinary Emergency Care at 233 Boston Turnpike & 12 Williams Road (Bolton Vet), application #PL-22-3, in accordance with the application and plans submitted as "Bolton Veterinary Hospital Site Plan/Special Permit, 233 Boston Turnpike (Route 44) Bolton, CT Parcel ID 2079" (13 sheets) dated: 3/21/22, revised through 05/11/22, and Exterior Renderings and Floor Plans, which is conditioned on the following:

1. A copy of any required submission to the CTDOT shall be submitted to the Building Department.
2. This approval is subject to compliance with any comments or requirements of the Health District, Fire Marshal, Town Engineer, Inland Wetlands Commission, and the BLRWPCA.
3. C-T2 Site Plan Truck Movement shows appropriate turning radii for a fire truck on the plans. Prior to final paving the Town will perform a drive thru with current fire apparatus to confirm effective transportation routes without obstruction as indicated on the C-T2 plan and any site adjustments needed will be corrected by the applicant.
4. Construction vehicles shall enter Williams Road from Boston Turnpike and not from Bolton Center Road. After construction is complete, the same condition shall apply to delivery vehicles serving the property.
5. A separate lot line reconfiguration plan and application to dissolve the property line between 233 Boston Turnpike and 12 Williams Road will need to be submitted, approved, and filed with the Town Clerk prior to the Town's execution of the final mylars for this application.
6. Construction of the dumpster enclosure shall be shown on the plans as masonry faced with stone veneer.
7. Cape Cod curbs shall be indicated on the plans wherever there is no sidewalk.
8. A Site Improvement Bond which includes a 20% contingency in the amount of \$683,393.00 shall be posted prior to the commencement of work on the site. Should items covered by this Bond not be constructed within a year from approval, an appropriate escalation factor shall be reviewed by the Town Engineer and applied if warranted.
9. An Erosion Control Bond of \$14,656.00 shall be posted as part of the permit process prior to any work commencing on the site.
10. Comply with conditions imposed by the BLRWPCA:
 - a. Purchase additional EDU's as determined by the BLRWPCA

- b. Apply for and gain approval for permits to connect to the existing sanitary sewer service lateral as approved by the BLRWPCA
- c. Pay all associated fees and post the required bonds for the sewer connection.
- d. Install a water meter to be read by a representative of BLRWPCA at or about the time of CO issuance and at intervals as determined by the BLRWPCA to monitor water usage

The Planning and Zoning Commission approves the following waivers requested by the applicant:

1. Waive Section 9.B.7a requiring the proposed building be located no greater than 25 feet from the street line along Williams Road.
2. Waive Section 15G requiring parking be located no closer than 50 feet to the front property line along Boston Turnpike.

The Planning and Zoning Commission finds with these conditions the plan meets the requirements of the Bolton Zoning Regulations.

Friendly amendment suggested by J. Scala and accepted by T. Manning: Item 10 should have subitems listed as “a., b., c., d.”.

J. Scala seconded. T. Manning returned A. Fiano to voting status. Vote: 7-0-0. Motion passed.

c. Other: There was none.

7. New Business:

a. Other

P. Carson: What kind of site plan will someone need to change the use of existing buildings on a property where they are not adding any structures? For parking, storage, etc., what level of survey or plan? T. Manning: Download a map from GIS and sketch on it. M. D’Amato: The proposal will need approval for the use. There will be no exterior changes. This will be a business place; the public are not coming and going. There is an A-2 Survey. J. Scala is okay with sketching on the survey map since the date of the map is not that old.

8. Correspondence: There was none.

10. Adjournment:

J. Cropley moved to adjourn the meeting at 9:55 p.m. **J. Flick 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.

Planning Permit**Applicant****Location****PL-22-4**

 Randy Becker
 8602428586
 @randyb@pdsec.com

837 BOSTON TPKE
BOLTON, CT 06043

Permit Info**Permit For**

Special Permit Commercial or Industrial Construction or Addition

Building Type

Commercial

Development Title

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Occupancy Type

Commercial

Project Cost

1500000

Project Description

12000 SQFT MANUFACTURING / WAREHOUSE

Is this a modification of a previously approved application?

No, this is a new application.

Additional Applicant Info**Applicant Type**

Other

Application Contact Name

BILL JODICE

Additional Project Info**Legal Notice Date 1**

--

Legal Notice Date 2

--

Existing Gross Sqft

--

Proposed Gross Sqft

12000

Existing Parking Spaces

59

Proposed Parking Spaces

45

Total Acreage / Sqft

45.27

Linear Feet of Frontage

480

Distance to Town Line

--

Parcels Included in Project**MBL / Parcel ID****Land Records: Vol.**

Construction Progress

Construction Progress	Time Spent (hrs)
0	--

Setbacks

Front Required	Front Provided
--	--
Back Required	Back Provided
--	--
Left Required	Left Provided
--	--
Right Required	Right Provided
--	--
Open Space Required	Open Space Provided
--	--
Lot Coverage Required	Lot Coverage Provided
--	--

Engineer Information

Company Name	Engineer Name
PDS ENGINEERING & CONSTRUCTION INC	--
Address	City
107 OLD WINDSOR ROAD	BLOOMFIELD
State	Zip
CT	06002
Phone	Registration #
8602428586	--
Insurance Expiration	AOR
--	--
Email	
BILLJ@PDSEC.COM	

Architect Information

Company Name

PDS ENGINEERING & CONSTRUCTION INC

Architect Name

--

Registration #

--

License Expiration

--

Address

107 OLD WINDSOR ROAD

City

BLOOMFIELD

State

CT

Zip

06002

Phone

8602428586

Email

BILLJ@PDSEC.COM

AOR

--

Attorney Info

Name

--

Address

--

City

--

State

--

Zip

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Phone

--

Email

--

Contractors

Other Experts Retained by Applicant

Name	Title / Expertise
------	-------------------

RANDY BECKER

P.E.

Address

107 OLD WINDSOR ROAD

Phone No

8602428586

New Field

--

Application Submission and Certification

I hereby certify that I am the owner of the record of the named property or that the proposed work is authorized by the owner of record and I have been authorized to make this application as agent, and we agree to conform to all applicable laws, regulations, and ordinances. All information contained within is true and accurate to the best of my knowledge.

Electronic Signature

true

Applicant Name

WILLIAM JODICE



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: ABLE COIL AND ELECTRONICS CO. MANUFACTURING BUILDING /
WAREHOUSE

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 837 BOSTON TURNPIKE, BOLTON, CT 06043

4. Deed Reference (Bolton Land Records) Volume 180 Page 1042

5. Assessor's Records Reference: Map # 05; Block # _____ Parcel / Lot # 159 / LOT 1 / LOT 2

6. Current zone(s) of subject property GB/IND/RMUZ/R-2 Acreage: 37.19 + 1.87 + 6.21

7. In Aquifer Protection District? Yes _____ No LOT 1 LOT 2

8. In FEMA Flood Area? Yes _____ No

9. Wetlands Application Required? Yes _____ No

10. Applicant(s) ABLE COIL AND ELECTRONICS CO. / PDS ENGINEERING & CONSTRUCTION ^{INC}

Address 837 BOSTON TURNPIKE, BOLTON, CT Zip 06043

Phone # 860-646-5686 Fax # 860-646-5678 E-mail ablesales@ablecoil.com

11. Owner(s) of subject property HOWARD ROAD REALTY, LLC

Address P.O. Box 9127 / 25 HOWARD ROAD, BOLTON, CT Zip 06043

Phone # N/A Fax # N/A E-mail N/A

12. Official Contact / Representative regarding this Application: STEVEN K. ROCKEFELLER

Address P.O. Box 9127 / 25 HOWARD ROAD, BOLTON, CT Zip 06043

Phone # 860-646-5686 Fax # 860-646-5678 E-mail srockefeller@ablecoil.com

13. Project Engineer: PDS ENGINEERING & CONSTRUCTION, INC
 Address 107 OLD WINDSOR ROAD, BLOOMFIELD, CT Zip 06002
 Phone # 860-242-8586 Fax # 860-242-8587 E-mail billj@pdsec.com
14. Project Architect: PDS ENGINEERING & CONSTRUCTION, INC
 Address 107 OLD WINDSOR ROAD, BLOOMFIELD, CT Zip 06002
 Phone # 860-242-8586 Fax # 860-242-8587 E-mail billj@pdsec.com
15. Other Experts Retained by Applicant: RANDALL J. BECKER, P.E. 20603
PDS ENGINEERING & CONSTRUCTION, INC.
860-242-8586 randyb@pdsec.com
16. Briefly describe the proposed use of the subject property. Provide greater detail in Project Narrative.
NEW 12,000 SQ. FT. PRE-ENGINEERED METAL BUILDING
TO BE USED FOR LIGHT MANUFACTURING / WAREHOUSE.
17. Square footage of new / expanded space: 12,000 # of new parking spaces 45
18. List the Section(s) of the Zoning Regulations under which application is made: 8

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 [Signature] Date 6/2/2022

William Z. Indre 6/2/2022
 PDS ENGINEERING & CONSTRUCTION INC

21. Owner's Endorsement:

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

Signature [Signature] Date 6/2/2022

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.

For Town Use Only

Base Fee Paid _____ Check # _____

Date application received by Inland Wetlands Commission (if applicable) _____

Date of Inland Wetlands Commission action (if applicable) _____

Date application received by Planning and Zoning Commission _____

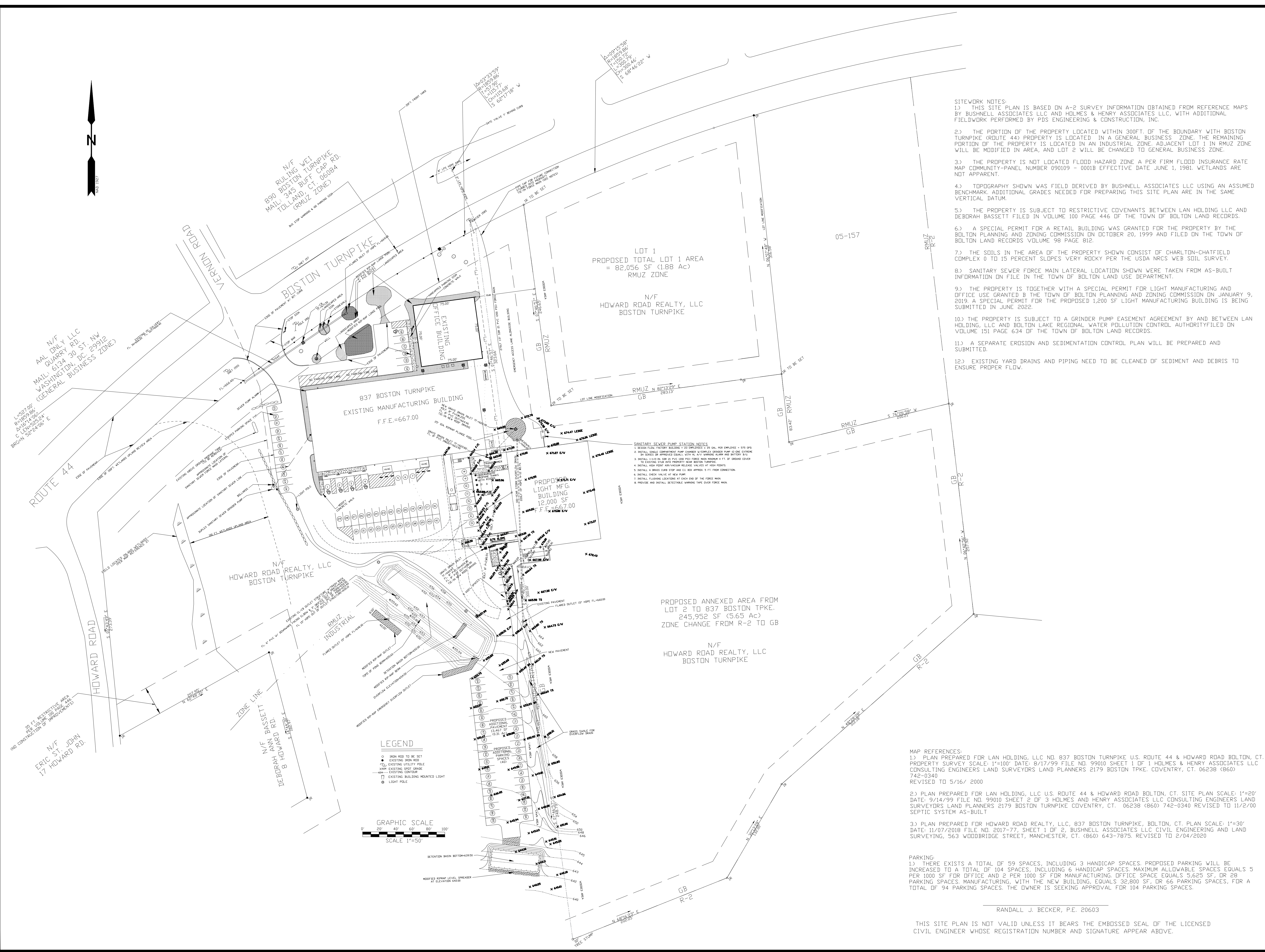
Date of public hearing (if required) _____

Date of Planning and Zoning Commission action _____

Date of newspaper publication of Planning and Zoning Commission action _____

Summary of Planning and Zoning Commission action _____

Revised March 11, 2009



- SITework NOTES:**
- 1.) THIS SITE PLAN IS BASED ON A-2 SURVEY INFORMATION OBTAINED FROM REFERENCE MAPS BY BUSHNELL ASSOCIATES LLC AND HOLMES & HENRY ASSOCIATES LLC, WITH ADDITIONAL FIELDWORK PERFORMED BY PDS ENGINEERING & CONSTRUCTION, INC.
 - 2.) THE PORTION OF THE PROPERTY LOCATED WITHIN 300FT. OF THE BOUNDARY WITH BOSTON TURNPIKE (ROUTE 44) PROPERTY IS LOCATED IN A GENERAL BUSINESS ZONE. THE REMAINING PORTION OF THE PROPERTY IS LOCATED IN AN INDUSTRIAL ZONE. ADJACENT LOT 1 IN RMUZ ZONE WILL BE MODIFIED IN AREA, AND LOT 2 WILL BE CHANGED TO GENERAL BUSINESS ZONE.
 - 3.) THE PROPERTY IS NOT LOCATED FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 090109 - 0001B EFFECTIVE DATE JUNE 1, 1991. WETLANDS ARE NOT APPARENT.
 - 4.) TOPOGRAPHY SHOWN WAS FIELD DERIVED BY BUSHNELL ASSOCIATES LLC USING AN ASSUMED BENCHMARK. ADDITIONAL GRADES NEEDED FOR PREPARING THIS SITE PLAN ARE IN THE SAME VERTICAL DATUM.
 - 5.) THE PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS BETWEEN LAN HOLDING LLC AND DEBORAH BASSETT FILED IN VOLUME 100 PAGE 446 OF THE TOWN OF BOLTON LAND RECORDS.
 - 6.) A SPECIAL PERMIT FOR A RETAIL BUILDING WAS GRANTED FOR THE PROPERTY BY THE BOLTON PLANNING AND ZONING COMMISSION ON OCTOBER 20, 1999 AND FILED ON THE TOWN OF BOLTON LAND RECORDS VOLUME 98 PAGE 812.
 - 7.) THE SOILS IN THE AREA OF THE PROPERTY SHOWN CONSIST OF CHARLTON-CHATFIELD COMPLEX 0 TO 15 PERCENT SLOPES VERY ROCKY PER THE USDA NRCS WEB SOIL SURVEY.
 - 8.) SANITARY SEWER FORCE MAIN LATERAL LOCATION SHOWN WERE TAKEN FROM AS-BUILT INFORMATION ON FILE IN THE TOWN OF BOLTON LAND USE DEPARTMENT.
 - 9.) THE PROPERTY IS TOGETHER WITH A SPECIAL PERMIT FOR LIGHT MANUFACTURING AND OFFICE USE GRANTED BY THE TOWN OF BOLTON PLANNING AND ZONING COMMISSION ON JANUARY 9, 2019. A SPECIAL PERMIT FOR THE PROPOSED 1,200 SF LIGHT MANUFACTURING BUILDING IS BEING SUBMITTED IN JUNE 2022.
 - 10.) THE PROPERTY IS SUBJECT TO A GRINDER PUMP EASEMENT AGREEMENT BY AND BETWEEN LAN HOLDING, LLC AND BOLTON LAKE REGIONAL WATER POLLUTION CONTROL AUTHORITY FILED ON VOLUME 151 PAGE 634 OF THE TOWN OF BOLTON LAND RECORDS.
 - 11.) A SEPARATE EROSION AND SEDIMENTATION CONTROL PLAN WILL BE PREPARED AND SUBMITTED.
 - 12.) EXISTING YARD DRAINS AND PIPING NEED TO BE CLEANED OF SEDIMENT AND DEBRIS TO ENSURE PROPER FLOW.

SANITARY SEWER PUMP STATION NOTES:

1. DESIGN FLOW FACTOR BUILDING = 0.05 EMPLOYEES PER 1000 SF PER EMPLOYEE = 370 GPD
2. DESIGN FLOW FACTOR BUILDING = 0.05 EMPLOYEES PER 1000 SF PER EMPLOYEE = 370 GPD
3. METALLIC SINGLE COMPARTMENT PUMP CHAMBER WITH 1/2" GRINDER PUMP IN-LINE EXTENDING TO EXISTING STATION EQUAL TO 1/4" A.V.V. VARIING PLUMB AND METERS R/S
4. INSTALL 1-1/2" DIA. 20' DE. PVC ODR PIPING WITH 4" DIA. 1' FT. OF GROUND COVER TO EXISTING STATION WITH PROPERLY KEYS AND TIGHT JOINTS
5. INSTALL HIGH POINT AIR-UNDER-RELEASE VALVES AT HIGH POINTS
6. INSTALL 1/2" DIA. 20' DE. PVC ODR PIPING WITH 4" DIA. 1' FT. OF GROUND COVER
7. METALLIC CHECK VALVE AT NEW PUMP
8. METALLIC FLOORING LOCATED AT EACH END OF THE FORCE MAIN
9. PROVIDE AND INSTALL DETECTABLE WARNING TAPE OVER FORCE MAIN

PROPOSED ANNEXED AREA FROM LOT 2 TO 837 BOSTON TPKE. 245,952 SF (5.65 Ac) ZONE CHANGE FROM R-2 TO GB

N/F HOWARD ROAD REALTY, LLC BOSTON TURNPIKE

LEGEND

- IRON ROD TO BE SET
- EXISTING IRON ROD
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING SPOT GRADE
- ⊕ EXISTING CONTAMINANT
- ⊕ EXISTING BUILDING MOUNTED LIGHT
- LIGHT POLE

GRAPHIC SCALE
 SCALE 1"=50'

MAP REFERENCES:

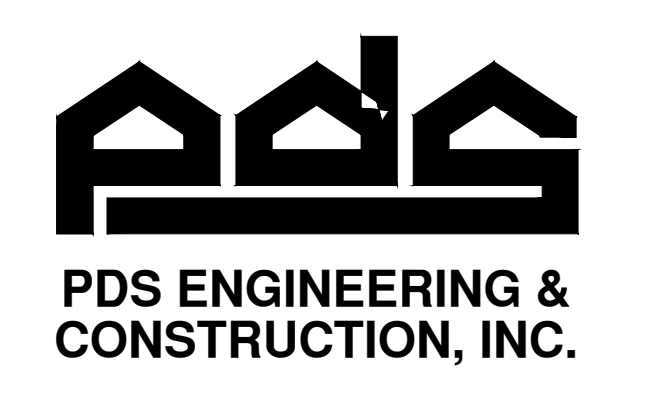
- 1.) PLAN PREPARED FOR LAN HOLDING, LLC U.S. ROUTE 44 & HOWARD ROAD BOLTON, CT. PROPERTY SURVEY SCALE: 1"=100' DATE: 9/17/99 FILE NO. 99010 SHEET 1 OF 1 HOLMES & HENRY ASSOCIATES LLC CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS 2179 BOSTON TPKE. COVENTRY, CT. 06238 (860) 742-0340 REVISED TO 5/16/ 2000
- 2.) PLAN PREPARED FOR LAN HOLDING, LLC U.S. ROUTE 44 & HOWARD ROAD BOLTON, CT. SITE PLAN SCALE: 1"=20' DATE: 9/14/99 FILE NO. 99010 SHEET 2 OF 3 HOLMES AND HENRY ASSOCIATES LLC CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS 2179 BOSTON TURNPIKE COVENTRY, CT. 06238 (860) 742-0340 REVISED TO 11/2/00 SEPTIC SYSTEM AS-BUILT
- 3.) PLAN PREPARED FOR HOWARD ROAD REALTY, LLC, 837 BOSTON TURNPIKE, BOLTON, CT. PLAN SCALE: 1"=30' DATE: 11/07/2018 FILE NO. 2017-77, SHEET 1 OF 2, BUSHNELL ASSOCIATES LLC CIVIL ENGINEERING AND LAND SURVEYING, 563 WOODBRIDGE STREET, MANCHESTER, CT. (860) 643-7875. REVISED TO 2/04/2020

PARKING:

1.) THERE EXISTS A TOTAL OF 59 SPACES, INCLUDING 3 HANDICAP SPACES. PROPOSED PARKING WILL BE INCREASED TO A TOTAL OF 104 SPACES, INCLUDING 6 HANDICAP SPACES. MAXIMUM ALLOWABLE SPACES EQUALS 5 PER 1000 SF FOR OFFICE AND 2 PER 1000 SF FOR MANUFACTURING. OFFICE SPACE EQUALS 5,625 SF, OR 28 PARKING SPACES. MANUFACTURING, WITH THE NEW BUILDING, EQUALS 32,800 SF, OR 66 PARKING SPACES, FOR A TOTAL OF 94 PARKING SPACES. THE OWNER IS SEEKING APPROVAL FOR 104 PARKING SPACES.

RANDALL J. BECKER, P.E. 20603

THIS SITE PLAN IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED CIVIL ENGINEER WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.



PDS ENGINEERING & CONSTRUCTION, INC.
 107 Old Windsor Road
 Bloomfield, Connecticut 06002
 Telephone: (860) 242-8586
 FAX (860) 242-8587

OWNER :
 HOWARD ROAD REALTY, LLC.
 25 HOWARD ROAD
 PO BOX 9127
 BOLTON, CONNECTICUT 06043

APPLICANT :
 ABLE COIL AND ELECTRONICS CO.
 25 HOWARD ROAD
 PO BOX 9127
 BOLTON, CONNECTICUT 06043

PROJECT NAME:
ABLE COIL & ELECTRONICS

889 BOSTON TURNPIKE
 BOLTON, CONNECTICUT

DRAWING TITLE:
PROPOSED SITE PLAN

SEAL

ENGINEER: FB
ARCHITECT:
PROJECT MGR:
DRAFTED BY: FB

C-1

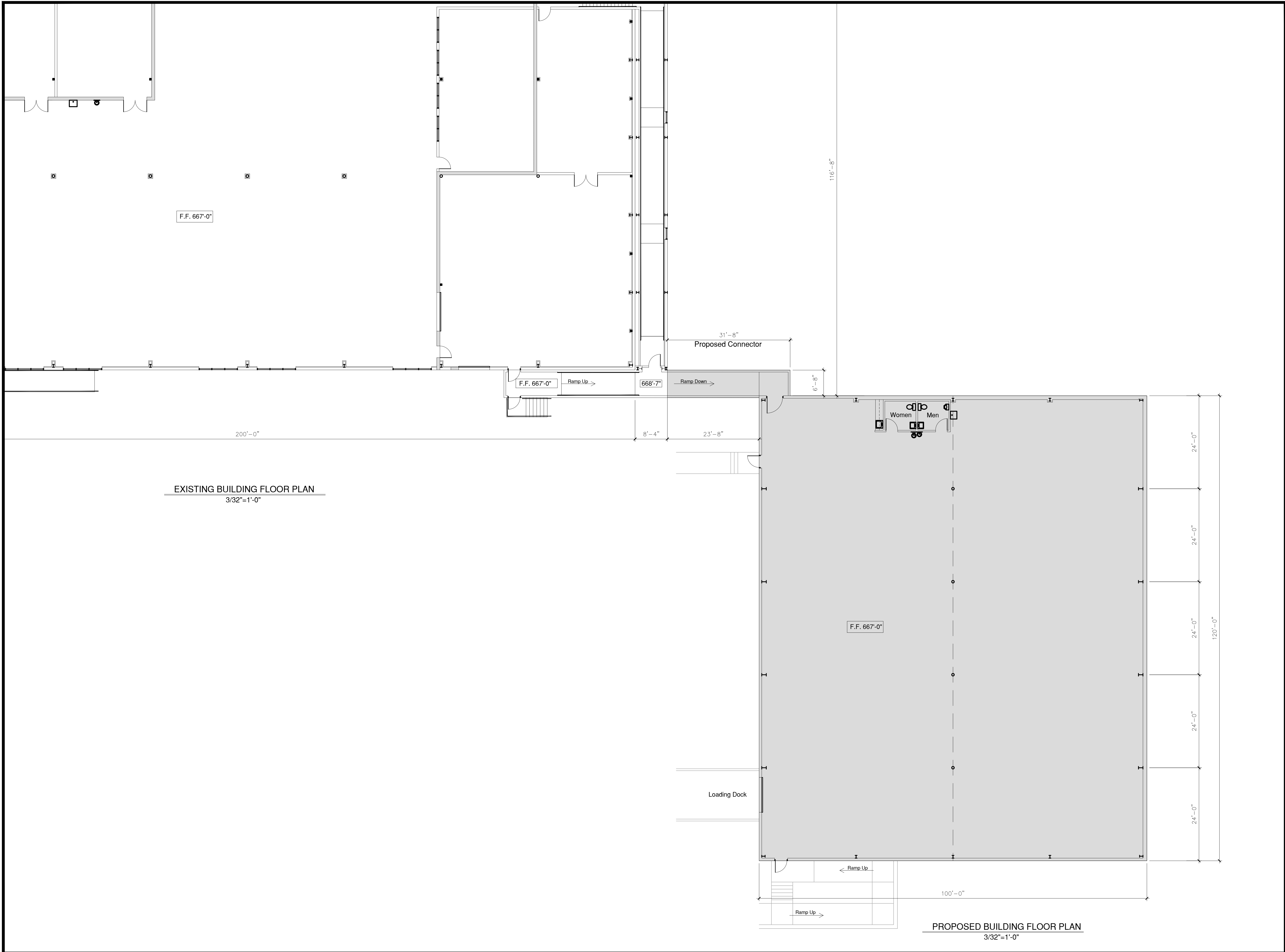
DATE	ISSUE
6-2-2022	P&Z APPLICATION



PDS ENGINEERING & CONSTRUCTION, INC.

107 Old Windsor Road
 Bloomfield, Connecticut 06002
 Telephone: (860) 242-8586
 FAX (860) 242-8587

CONSULTANTS:



EXISTING BUILDING FLOOR PLAN
 3/32"=1'-0"

PROPOSED BUILDING FLOOR PLAN
 3/32"=1'-0"

PROJECT NAME:
ABLE COIL - PROPOSED WAREHOUSE

889 BOSTON TURNPIKE
 BOLTON, CONNECTICUT

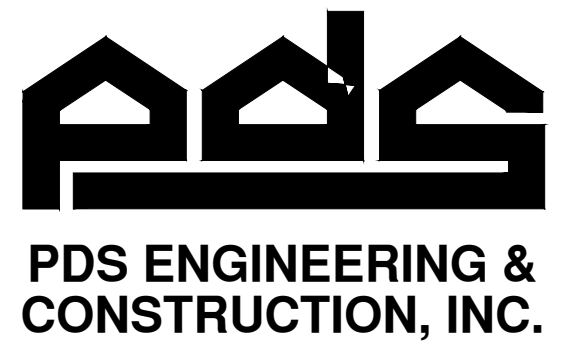
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FLOOR PLAN

SEAL

ENGINEER: FB
 ARCHITECT:
 PROJECT MGR:
 DRAFTED BY: BF

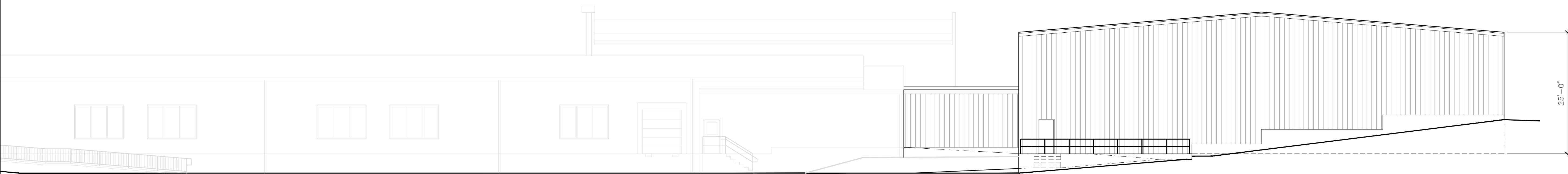
A-100

DATE	ISSUE
6-2-2022	P&Z APPLICATION

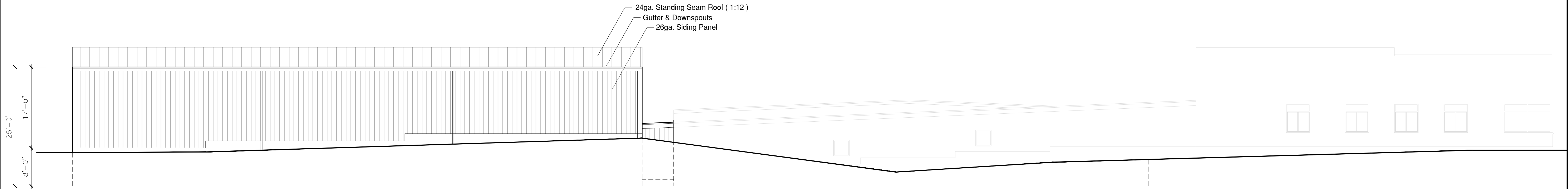


107 Old Windsor Road
 Bloomfield, Connecticut 06002
 Telephone: (860) 242-8586
 FAX (860) 242-8587

CONSULTANTS:



SOUTH ELEVATION
 3/32"=1'-0"



EAST ELEVATION
 3/32"=1'-0"



NORTH ELEVATION
 3/32"=1'-0"



WEST ELEVATION
 3/32"=1'-0"

PROJECT NAME:

ABLE COIL - PROPOSED WAREHOUSE

889 BOSTON TURNPIKE
 BOLTON, CONNECTICUT

DRAWING TITLE:
EXTERIOR ELEVATIONS

SEAL

ENGINEER: FB
 ARCHITECT:
 PROJECT MGR:
 DRAFTED BY: BF

A-200

PL-22-4 (Special Permit Application):

Since 1969 Able Coil & Electronics has manufactured precision-wound coils, toroids, transformers, solenoids, cable and connector harnesses, and many other electrical assemblies. We're currently operating out of two facilities, 837 Boston Turnpike and 25 Howard Road. In an effort to increase operational efficiencies and reduce cost, we're proposing to build a new 12,000 sq-ft building behind our facility at 837 Boston Turnpike. When complete, we plan to move operations from 25 Howard Road to 837 Boston Turnpike. Manufacturing operations performed in the new building will be light industrial and typical for our business. This includes coil winding, electrical assembly, and mechanical assembly. The following operations will also be performed in the new building.

- Small fabrication and repair work center to support operations, repair, and maintenance needs.
- 3D print room to support prototype and custom tooling requirements.
- 2 small plastic injection molding machines to over mold coils.
- Storage of spooled wire, slow moving inventory, and finished goods.

- We estimate 25 employees will work in the new building. The buildings will be connected via a connector so we can share both technical and supervisory resources in a more efficient manner.

MARQUES DAVID & DEBELLA-MARQUES ASHLEY & SURV
WEI RULING
DORGAN MICHAEL
DEBLOIS DAVID J & SANDRA M
CRAYCO JOYCE MUISENER
BOLTON TOWN OF
BOLTON TOWN OF
CALHOUN STEVEN J
BOLTON TOWN OF
MORGANSON WAYNE
ROBBINS THOMAS J & CARLA T
STAVENS BROTHERS INC
VERRASTRO KENNETH F
FAULKNER JOSEPH & YOLANDE A & SURV
DOMENICO ROBERT W
CONNECTICUT STATE OF
PERITO DOMENIC D & FOFANA KIMBERLY M
MAIELI SILVIO C & MAIELI SYLVIA C
DZEN RAYMOND A & JANICE L
HOWARD ROAD REALTY LLC
BASSETT DEBORAH ANN
AAL ONLY LLC
PEACOCK RICHARD & CATHERINE
EAGLES NEST HOLDINGS LLC
LAPENTA CHRISTOPHER
BOLTON SELF STORAGE LLC
BOLTON TOWN OF
MCFATTER ROBERT & CHRISTINE MCFATTER
BEAUDOIN RONALD A
TOOMEY PAUL M & SHIRLEY A & SURV
TOOMEY PAUL M & SHIRLEY A & SURV
PERITO DOMENIC D & FOFANA KIMBERLY M
ADAMS JAMES D & OUNPUU SYLVIA
GRANT PARKER A & WENDIANNE C
MORTENSEN GARY & MORTENSEN KAREN
BRYK DANIEL T
HOWARD ROAD REALTY LLC
HOWARD ROAD REALTY LLC
ST JOHN ERIC
ST JOHN ERIC
ST JOHN ERIC
BOLTON MOUNTAIN VIEW LLC
AAL ONLY LLC
DELLERT MARK
BOLTON TOWN OF
KELLY DEVIN K

BOLTON TOWN OF
BOLTON TOWN OF
BOLTON TOWN OF
LANDRY RONALD G & BUTLER SANDRA S
ANDERSON MATTHEW P &
RYGELIS ANTANAS
BOMBRIA JAMES C & COLLEEN S
MORIN MICHAEL M
RLB REAL ESTATE HOLDINGS LLC
HOWARD ROAD REALTY LLC
PROSPECT APARTMENTS LLC
LAWTON ALLEN A III
BOLTON NOTCH SELF STORAGE LLC
BOLTON NOTCH SELF STORAGE LLC
MANEGGIA ANDREW T & JEANNE M
OWREN PETER N & RHODA L
BOLTON TOWN OF
BOLTON ICE PALACE LLC




LIST OF ABUTTERS WITHIN 500 FT OF 837 BOSTON TPKE

44 STONEHEDGE LANE	BOLTON, CT 06043
345 BUFF CAP RD	TOLLAND, CT 06084
56 STONEHEDGE LANE	BOLTON, CT 06043
753 BOSTON TPKE	BOLTON, CT 06043
733 BOSTON TPKE	BOLTON, CT 06043
222 BOLTON CENTER RD	BOLTON, CT 06043
222 BOLTON CENTER RD	BOLTON, CT 06043
674 BOSTON TPKE	BOLTON, CT 06043
222 BOLTON CENTER RD	BOLTON, CT 06043
50 STONY RD	BOLTON, CT 06043
85 STONY RD	BOLTON, CT 06043
PO BOX 406	WILLINGTON, CT 06279
13013 MICHAEL CALLIN ALLEY	ORLANDO, FL 32828
12 NOTCH RD	BOLTON, CT 06043
18 NOTCH RD EXT	BOLTON, CT 06043
79 ELM	HARTFORD, CT 06106
15 VERNON RD	BOLTON, CT 06043
38 STONEHEDGE LA	BOLTON, CT 06043
59 STONEHEDGE LA	BOLTON, CT 06043
25 HOWARD RD	BOLTON, CT 06043
8 HOWARD RD	BOLTON, CT 06043
6134 30 ST NW	WASHINGTON, DC 29912
23 QUARRY RD	BOLTON, CT 06043
10 QUARRY RD SUITE C	BOLTON, CT 06043
382 HOP RIVER ROAD	BOLTON, CT 06043
131 OLD ANDOVER RD	HEBRON, CT 06248
222 BOLTON CENTER RD	BOLTON, CT 06043
81 STONY RD	BOLTON, CT 06043
2 COOK DR	BOLTON, CT 06043
38 TOOMEY LA	BOLTON, CT 06043
38 TOOMEY LA	BOLTON, CT 06043
15 VERNON RD	BOLTON, CT 06043
48 STONEHEDGE LANE	BOLTON, CT 06043
51 STONEHEDGE LA	BOLTON, CT 06043
922 BOSTON TPKE	BOLTON, CT 06043
61 STONEHEDGE LA	BOLTON, CT 06043
25 HOWARD RD	BOLTON, CT 06043
25 HOWARD RD	BOLTON, CT 06043
17 HOWARD RD	BOLTON, CT 06043
17 HOWARD RD	BOLTON, CT 06043
17 HOWARD RD	BOLTON, CT 06043
81 TUMBLEBROOK DR	VERNON, CT 06066
PO BOX 9585	BOLTON, CT 06043
12 QUARRY RD	BOLTON, CT 06043
222 BOLTON CENTER RD	BOLTON, CT 06043
66 STONY RD	BOLTON, CT 06043

222 BOLTON CENTER RD
222 BOLTON CENTER RD
222 BOLTON CENTER RD
126 BURBANK RD
40 STONEHEDGE LN
52 STONEHEDGE LANE
60 STONEHEDGE LA
65 STONEHEDGE LANE
921 BOSTON TPKE
P O BOX 9127
17 SUNSET LN
27 QUARRY RD
220 HARTFORD TPKE
220 HARTFORD TPKE
70 STONY RD
80 STONY RD
222 BOLTON CENTER RD
6 PROGRESS DRIVE

BOLTON, CT 06043
BOLTON, CT 06043
BOLTON, CT 06043
ELLINGTON, CT 06029
BOLTON, CT 06043
BOLTON, CT 06043
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BOLTON, CT 06043
BOLTON, CT 06043
BOLTON, CT 06043
VERNON, CT 06066
VERNON, CT 06066
BOLTON, CT 06043
BOLTON, CT 06043
BOLTON, CT 06043
CROMWELL, CT 06416

Planning Permit**Applicant****Location****PL-22-5**

 Randy Becker
 8602428586
 randyb@pdsec.com

837 BOSTON TPKE
BOLTON, CT 06043

Permit Info**Permit For**

Zone Change Application

Building Type

Commercial

Development Title

--

Occupancy Type

Commercial

Project Cost

1500000

Project Description

12000 sq ft manufacturing / warehouse

Is this a modification of a previously approved application?

No, this is a new application.

Additional Applicant Info**Applicant Type**

Other

Application Contact Name

Bill Jodice

Additional Project Info**Legal Notice Date 1**

--

Legal Notice Date 2

--

Existing Gross Sqft

--

Proposed Gross Sqft

--

Existing Parking Spaces

--

Proposed Parking Spaces

--

Total Acreage / Sqft

--

Linear Feet of Frontage

--

Distance to Town Line

--

Amendment to Zoning Regulations or Change of Zone**Current Zoning District**

RMUZ

Proposed Zoning District

R2

Describe Amendment to Zoning Regulations or Change of Use; provide reason for amendment; demonstrate consistency with Bolton Plan of Conservation & Development:

REFER TO ZONING PLANS SUBMITTED FOR A BEFORE AND AFTER COMPARISON

Parcels Included in Project

MBL / Parcel ID	Land Records: Vol.
05	180
Land Records: Page	
1042	

Construction Progress

Construction Progress	Time Spent (hrs)
0	--

Setbacks

Front Required	Front Provided
--	--
Back Required	Back Provided
--	--
Left Required	Left Provided
--	--
Right Required	Right Provided
--	--
Open Space Required	Open Space Provided
--	--
Lot Coverage Required	Lot Coverage Provided
--	--

Engineer Information

Company Name	Engineer Name
PDS ENGINEERING & CONSTRUCTION INC	--
Address	City
107 OLD WINDSOR ROAD	BLOOMFIELD
State	Zip

CT	06002
Phone	Registration #
8602428586	--
Insurance Expiration	AOR
--	--
Email	
BILLJ@PDSEC.COM	

Architect Information

Company Name	Architect Name
PDS ENGINEERING & CONSTRUCTION INC	--
Registration #	License Expiration
--	--
Address	City
107 OLD WINDSOR ROAD	BLOOMFIELD
State	Zip
CT	06002
Phone	Email
8602428586	BILLJ@PDSEC.COM
AOR	
--	

Attorney Info

Name	Address
--	--
City	State
--	--
Zip	Phone
--	--
Email	
--	

Contractors

Other Experts Retained by Applicant

Name **Title / Expertise**

RANDY BECKER P.E.

Address **Phone No**

107 OLD WINDSOR ROAD 8602428586

New Field

--

Application Submission and Certification

I hereby certify that I am the owner of the record of the named property or that the proposed work is authorized by the owner of record and I have been authorized to make this application as agent, and we agree to conform to all applicable laws, regulations, and ordinances. All information contained within is true and accurate to the best of my knowledge.

Electronic Signature

true

Applicant Name

WILLIAM JODICE



Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

BOLTON PLANNING AND ZONING COMMISSION

APPLICATION FOR AMENDMENT TO ZONING REGULATIONS OR CHANGE OF ZONE

1. Type of Application:

Amendment to Zoning Regulations

Change of Zone

2. Applicant(s) ABLE COIL AND ELECTRONICS CO.

Address 837 BOSTON TURNPIKE, BOLTON, CT Zip 06043

Phone # 860-646-5686 Fax # 860-646-5678 E-mail ablesales@ablecoil.com

3. Owner(s) of subject property (if Change of Zone; append list if necessary)

HOWARD ROAD REALTY, LLC

Address P.O. Box 9127/25 HOWARD ROAD, BOLTON, CT Zip 06043

Phone # N/A Fax # N/A E-mail N/A

4. Official Contact / Representative regarding this Application: STEVEN K. ROCKEFELLER

Address P.O. Box 9127 / 25 HOWARD ROAD, BOLTON, CT Zip 06043

Phone # 860-646-5686 Fax # 860-646-5678 E-mail srockefeller@ablecoil.com

5. Location of Subject Property / Properties (if Change of Zone; append extra sheet if necessary):

Street Address(es): 837 BOSTON TURNPIKE, BOLTON, CT 06043

Bolton Assessor's Map # 05; Block # _____; Lot # 159 / LOT 1 / LOT 2

Bolton Land Records: Vol. 180; Page: 1042

6. Current Zoning District (if Change of Zone): RMVZ/R-2/GB/IND.

7. Proposed Zoning District (if Change of Zone): RMVZ/GB/IND.

8. Describe Amendment to Zoning Regulations or Change of Zone; provide reason for amendment; demonstrate consistency with Bolton Plan of Conservation & Development (attach additional sheets if necessary): _____

REFER TO ZONING PLANS SUBMITTED FOR A
BEFORE AND AFTER COMPARISON.

9. Application Requirements:

- a. Amendment to Zoning Regulations
 - i. Application Fee: \$ _____
 - ii. Six (6) copies of Amendment language with additions / deletions in the context of the existing Regulations
- b. Change of Zone
 - i. Application Fee: \$ _____
 - ii. Written evidence of Applicant's legal interest in the subject property (ies) (deed, purchase agreement, etc.)
 - iii. List of property owners located within 500 feet of property(ies) to be rezoned, as listed in the most current Bolton Assessor's Records
 - iv. Stamped mailing envelopes addressed to owners of property located within 500 feet of property(ies) to be rezoned, as listed in the most current Bolton Assessor's Records (the applicant is responsible for the cost of certified mailings)
 - v. Six (6) sets of a Class "D" or higher boundary survey of the subject property(ies), prepared by a CT Licensed Surveyor depicting the proposed Change of Zone at a scale not smaller than 1"=100', and depicting properties, names of property owners, and road ROWs within 500 feet.
 - vi. A list of all hazardous, or potentially hazardous, materials anticipated as part of the proposed use of the property.
 - vii. A written statement of intended use of the property

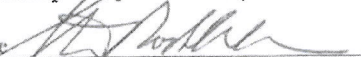
10. Applicant's Endorsement:

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

Signature  Date 6/2/2022

11. Owner's Endorsement (for change of zone, only, and if separate from Applicant:

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

Signature  Date 6/2/2022

For Town Use Only

Fee Paid _____ Check # _____

Date application received by Planning and Zoning Commission _____

Date of public hearing _____

Petition Received? Yes ___ No ___ Date (If Yes) _____

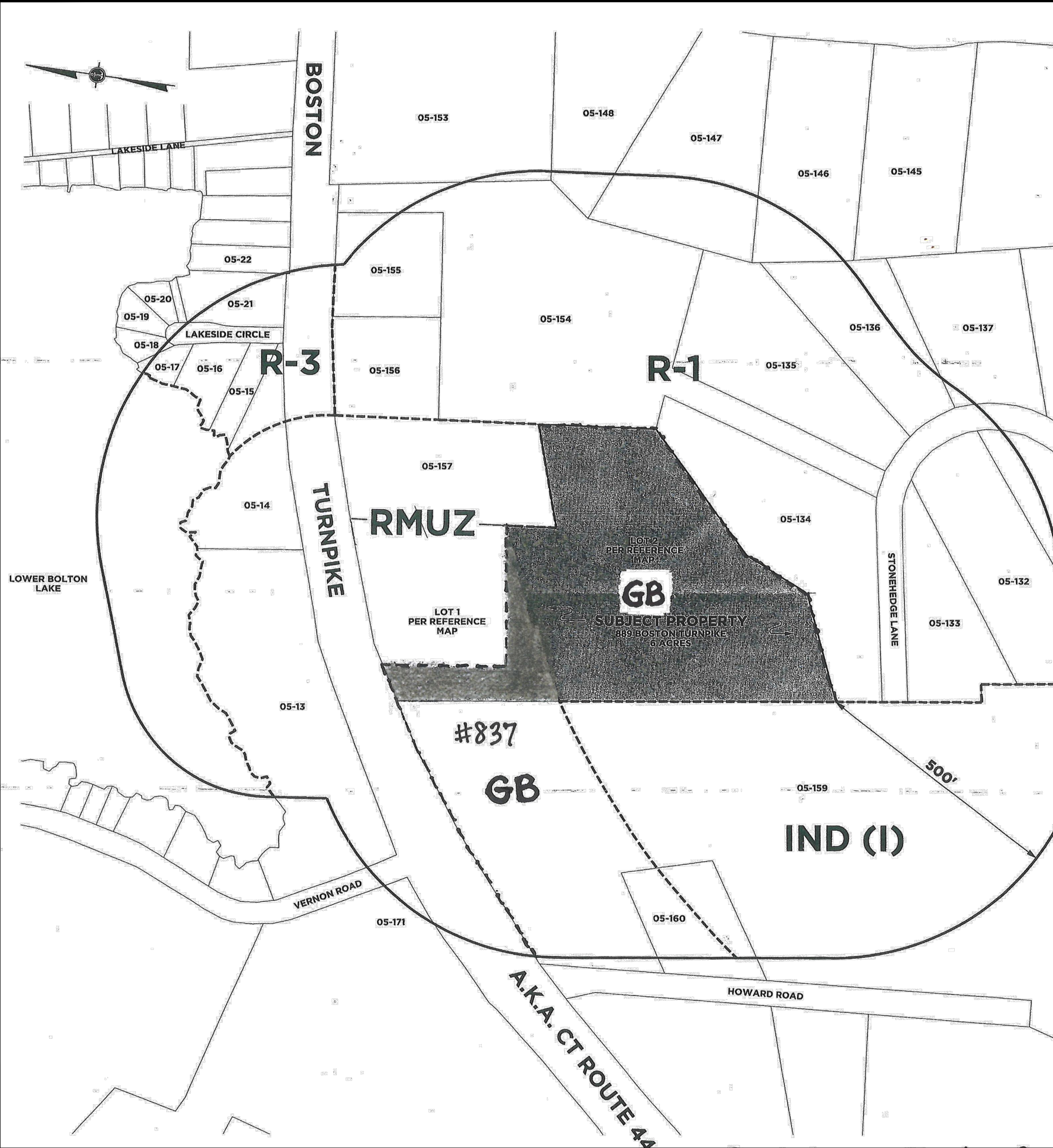
Date of Planning and Zoning Commission action _____

Date of newspaper publication of Planning and Zoning Commission action _____

Summary of Planning and Zoning Commission action _____

Revised June 2, 2009

ABUTTING PROPERTY OWNERS (WITHIN 500 FT)						
MBLU	Street Number	Street Address	Owner Name	Mailing Address	City	State Zip Code
LOT 1						
05-159	837	BOSTON TURNPIKE	WENDY MROSEK, ETAL.	68 JOHN STREET	RIDGEWOOD	NY 07450
05-13	890	BOSTON TURNPIKE	LAN HOLDING LLC	837 BOSTON TPKE	BOLTON	CT 06043
05-157	921	BOSTON TURNPIKE	RULING WEI	345 BUFF CAP RD	TOLLAND	CT 06084
05-14	922	BOSTON TURNPIKE	RONALD BUCKMAN	921 BOSTON TPKE	BOLTON	CT 06043
05-158	939	BOSTON TURNPIKE	GARY & KAREN MORTENSEN	922 BOSTON TPKE	BOLTON	CT 06043
05-22	958	BOSTON TURNPIKE	JAMES D. PATRICK	24 DEXTER RD	COVENTRY	CT 06238
05-155	975	BOSTON TURNPIKE	KIM PALOWSKI	958 BOSTON TPKE	BOLTON	CT 06043
05-160	8	HOWARD ROAD	JAMES D. PATRICK	24 DEXTER RD	COVENTRY	CT 06238
05-18		HOWARD ROAD	TOWN OF BOLTON	222 BOLTON CENTER RD	BOLTON	CT 06043
05-21	1	LAKESIDE CIRCLE	DEBORAH ANN BASSETT	8 HOWARD RD	BOLTON	CT 06043
05-20	17	LAKESIDE CIRCLE	SANDRA M. FOX, PLUMMER & DAVID W. PLUMMER	21 LAKESIDE CIRCLE	BOLTON	CT 06043
05-19	21	LAKESIDE CIRCLE	LALREN D. LALANCETTE	1 LAKESIDE CIRCLE	BOLTON	CT 06043
05-17	23	LAKESIDE CIRCLE	SANDRA M. FOX	17 LAKESIDE CIRCLE	BOLTON	CT 06043
05-16	33	LAKESIDE CIRCLE	SANDRA M. FOX, PLUMMER & DAVID W. PLUMMER	21 LAKESIDE CIRCLE	BOLTON	CT 06043
05-15	35	LAKESIDE CIRCLE	RANDALL E. FISH	23 LAKESIDE CIRCLE	BOLTON	CT 06043
05-171		QUARRY RD	MATTHEW L. & KATIE L. HANNON	33 LAKESIDE CIRCLE	BOLTON	CT 06043
05-148	13	STONEHEDGE LANE	SUSAN M. SANTORO	33 LAKESIDE CIRCLE	BOLTON	CT 06043
05-147	15	STONEHEDGE LANE	AAL ONLY LLC	6134 30 ST NW	WASHINGTON	DC 29912
05-146	19	STONEHEDGE LANE	ANTHONY J. & CLARISSA G. GIRASOLI	13 STONEHEDGE LA	BOLTON	CT 06043
05-145	23	STONEHEDGE LANE	KRISTOFER K. & GWENDULEN V. CAYA	15 STONEHEDGE LA	BOLTON	CT 06043
05-136			JEFFREY S. & SUSAN E. MONROE	19 STONEHEDGE LANE	BOLTON	CT 06043
05-137			LELAND G. & JANET S. FINCH	23 STONEHEDGE LA	BOLTON	CT 06043
05-135			ANTJANAS & EGLE RY GELIS	52 STONEHEDGE LANE	BOLTON	CT 06043
05-134			PALL M. BODNER & VALERIE H. SCHWEITZER	56 STONEHEDGE LA	BOLTON	CT 06043
05-133			CARL & MARY F. GONZALEZ	57 STONEHEDGE LA	BOLTON	CT 06043
05-132			RAYMOND A. & JANICE L. DZEN	59 STONEHEDGE LANE	BOLTON	CT 06043
05-131			JAMES G. & COLLEEN S. BOMBRIA	60 STONEHEDGE LA	BOLTON	CT 06043
05-130			DANIEL T. & MELISSA L. BRYK	61 STONEHEDGE LA	BOLTON	CT 06043
05-129			MICHAEL M. MORIN	65 STONEHEDGE LANE	BOLTON	CT 06043
05-128			LESIA PROTSAILO & TARAS BOKSHAN	55 STONEHEDGE LANE	BOLTON	CT 06043



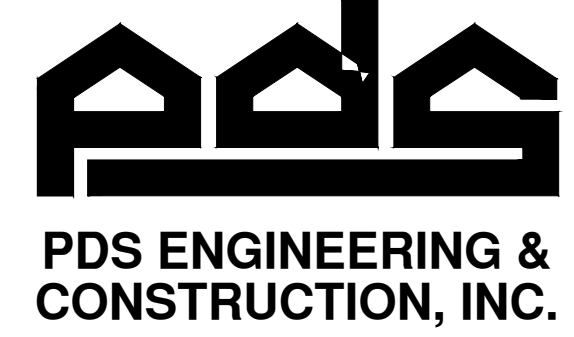
ZONING DISTRICTS	
RMUZ	RURAL MIXED USE ZONE
R-1	RESIDENTIAL ZONE
R-3	RESIDENTIAL ZONE
IND (I)	INDUSTRIAL ZONE

MAP NOTES & REFERENCES:

1. "SUBDIVISION PLAN OF NORTH RIDGE" DATED 03/06/09 REVISED TO 02/16/10, SHEETS 1 THRU 4 OF 4, BY HOLMES & HENRY ASSOCIATES, LLC.

LEGEND:

LIMIT OF ZONE BOUNDARY: - - - - -
 LIMIT OF 500' RADIUS: [Symbol]
 REQUESTED ZONE CHANGE: [Symbol]



107 Old Windsor Road
 Bloomfield, Connecticut 06002
 Telephone: (860) 242-8586
 FAX: (860) 242-8587

OWNER :
 HOWARD ROAD REALTY, LLC.
 25 HOWARD ROAD
 PO BOX 9127
 BOLTON, CONNECTICUT 06043

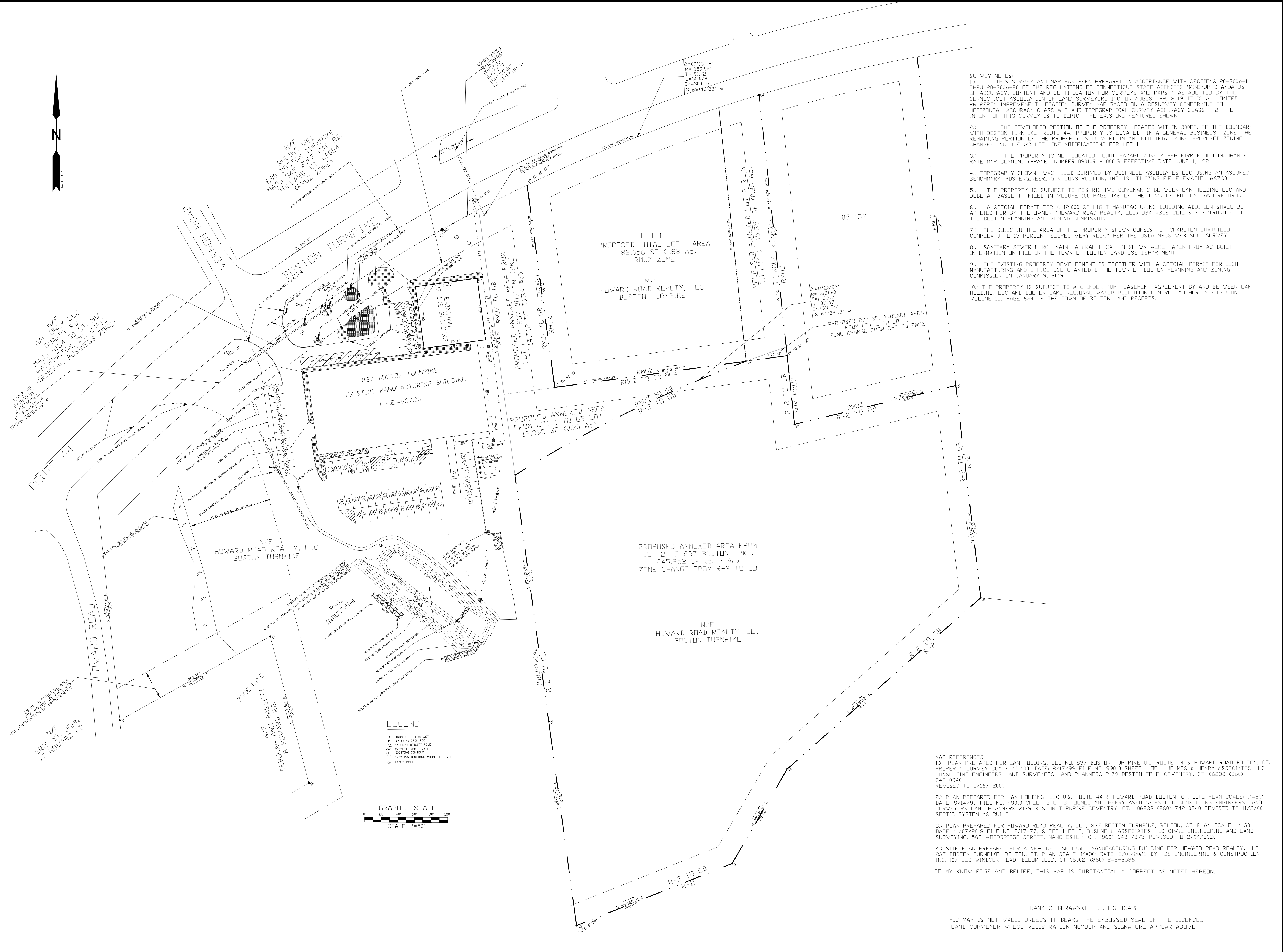
APPLICANT :
 ABLE COIL AND ELECTRONICS CO.
 25 HOWARD ROAD
 PO BOX 9127
 BOLTON, CONNECTICUT 06043

PROJECT NAME:
**ABLE COIL & ELECTRONICS
 PROPOSED ZONE AMENDMENT**
 889 BOSTON TURNPIKE
 BOLTON, CONNECTICUT

DRAWING TITLE:
REVISED ZONING PLAN

SEAL

ENGINEER: FB
 ARCHITECT:
 PROJECT MGR:
 DRAFTED BY: BF



SURVEY NOTES:

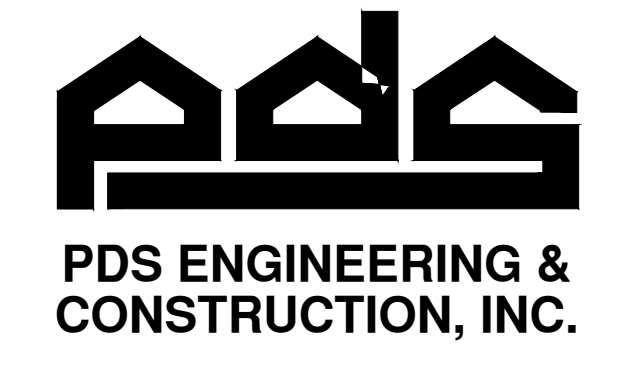
- 1) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS". AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A LIMITED PROPERTY IMPROVEMENT LOCATION SURVEY MAP BASED ON A RESURVEY CONFIRMING TO HORIZONTAL ACCURACY CLASS A=2 AND TOPOGRAPHICAL SURVEY ACCURACY CLASS T=2. THE INTENT OF THIS SURVEY IS TO DEPICT THE EXISTING FEATURES SHOWN.
- 2) THE DEVELOPED PORTION OF THE PROPERTY LOCATED WITHIN 300FT. OF THE BOUNDARY WITH BOSTON TURNPIKE (ROUTE 44) PROPERTY IS LOCATED IN A GENERAL BUSINESS ZONE. THE REMAINING PORTION OF THE PROPERTY IS LOCATED IN AN INDUSTRIAL ZONE. PROPOSED ZONING CHANGES INCLUDE (4) LOT LINE MODIFICATIONS FOR LOT 1.
- 3) THE PROPERTY IS NOT LOCATED FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 090109 - 0001B EFFECTIVE DATE JUNE 1, 1981.
- 4) TOPOGRAPHY SHOWN WAS FIELD DERIVED BY BUSHNELL ASSOCIATES LLC USING AN ASSUMED BENCHMARK. PDS ENGINEERING & CONSTRUCTION, INC. IS UTILIZING F.F. ELEVATION 667.00.
- 5) THE PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS BETWEEN LAN HOLDING LLC AND DEBORAH BASSETT FILED IN VOLUME 100 PAGE 446 OF THE TOWN OF BOLTON LAND RECORDS.
- 6) A SPECIAL PERMIT FOR A 12,000 SF LIGHT MANUFACTURING BUILDING ADDITION SHALL BE APPLIED FOR BY THE OWNER (HOWARD ROAD REALTY, LLC) DBA ABLE COIL & ELECTRONICS TO THE BOLTON PLANNING AND ZONING COMMISSION.
- 7) THE SOILS IN THE AREA OF THE PROPERTY SHOWN CONSIST OF CHARLTON-CHATFIELD COMPLEX 0 TO 15 PERCENT SLOPES VERY ROCKY PER THE USBA NRCS WEB SOIL SURVEY.
- 8) SANITARY SEWER FORCE MAIN LATERAL LOCATION SHOWN WERE TAKEN FROM AS-BUILT INFORMATION ON FILE IN THE TOWN OF BOLTON LAND USE DEPARTMENT.
- 9) THE EXISTING PROPERTY DEVELOPMENT IS TOGETHER WITH A SPECIAL PERMIT FOR LIGHT MANUFACTURING AND OFFICE USE GRANTED BY THE TOWN OF BOLTON PLANNING AND ZONING COMMISSION ON JANUARY 9, 2019.
- 10) THE PROPERTY IS SUBJECT TO A GRINDER PUMP EASEMENT AGREEMENT BY AND BETWEEN LAN HOLDING, LLC AND BOLTON LAKE REGIONAL WATER POLLUTION CONTROL AUTHORITY FILED ON VOLUME 151 PAGE 634 OF THE TOWN OF BOLTON LAND RECORDS.

MAP REFERENCES:

- 1) PLAN PREPARED FOR LAN HOLDING, LLC NO. 837 BOSTON TURNPIKE U.S. ROUTE 44 & HOWARD ROAD BOLTON, CT. PROPERTY SURVEY SCALE: 1"=100' DATE: 8/17/99 FILE NO. 99010 SHEET 1 OF 1 HOLMES & HENRY ASSOCIATES LLC CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS 2179 BOSTON TPKE. COVENTRY, CT. 06238 (860) 742-0340 REVISED TO 5/16/ 2000
- 2) PLAN PREPARED FOR LAN HOLDING, LLC U.S. ROUTE 44 & HOWARD ROAD BOLTON, CT. SITE PLAN SCALE: 1"=20' DATE: 9/14/99 FILE NO. 99010 SHEET 2 OF 3 HOLMES AND HENRY ASSOCIATES LLC CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS 2179 BOSTON TURNPIKE COVENTRY, CT. 06238 (860) 742-0340 REVISED TO 11/2/00 SEPTIC SYSTEM AS-BUILT
- 3) PLAN PREPARED FOR HOWARD ROAD REALTY, LLC, 837 BOSTON TURNPIKE, BOLTON, CT. PLAN SCALE: 1"=30' DATE: 11/07/2018 FILE NO. 2017-77, SHEET 1 OF 2, BUSHNELL ASSOCIATES LLC CIVIL ENGINEERING AND LAND SURVEYING, 563 WOODBRIDGE STREET, MANCHESTER, CT. (860) 643-7875. REVISED TO 2/04/2020
- 4) SITE PLAN PREPARED FOR A NEW 1,200 SF LIGHT MANUFACTURING BUILDING FOR HOWARD ROAD REALTY, LLC 837 BOSTON TURNPIKE, BOLTON, CT. PLAN SCALE: 1"=30' DATE: 6/01/2022 BY PDS ENGINEERING & CONSTRUCTION, INC. 107 OLD WINDSOR ROAD, BLOOMFIELD, CT 06002. (860) 242-8586.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

FRANK C. BORAWSKI P.E. L.S. 13422
 THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.



PDS ENGINEERING & CONSTRUCTION, INC.
 107 Old Windsor Road
 Bloomfield, Connecticut 06002
 Telephone: (860) 242-8586
 FAX (860) 242-8587

OWNER :
 HOWARD ROAD REALTY, LLC.
 25 HOWARD ROAD
 PO BOX 9127
 BOLTON, CONNECTICUT 06043

APPLICANT :
 ABLE COIL AND ELECTRONICS CO.
 25 HOWARD ROAD
 PO BOX 9127
 BOLTON, CONNECTICUT 06043

**ABLE COIL & ELECTRONICS
 PROPOSED ZONE AMENDMENT**

889 BOSTON TURNPIKE
 BOLTON, CONNECTICUT

PROPOSED ZONE PLAN

PROJECT NAME:

SEAL

ENGINEER: FB
 ARCHITECT:
 PROJECT MGR:
 DRAFTED BY: FB

PL-22-5 (Zone Change application):

The proposed light manufacturing building at Able Coil and Electronics requires several zoning changes to consolidate the company's operations. The existing office building and the existing manufacturing building on Boston Turnpike lie in the RMUZ zone. This parcel would change to General Business zone. The property to the south of the existing manufacturing building is zoned Industrial and will remain as-is.

The Owner also owns adjacent Lot 1, which is in the RMUZ zone, and adjacent Lot 2, which is in the R-2 zone. Lot 1 will remain in the RMUZ zone; however, the lot lines are being modified. This lot will remain a sellable 1.88-acre lot for the Owner.

Lot 2 will lose the 50-foot R.O.W. to the east of Lot 1 and will be changed to the General Business zone. The 0.30-acre piece of Lot 2 directly south of Lot 1 will change from RMUZ to General Business.

MARQUES DAVID & DEBELLA-MARQUES ASHLEY & SURV
WEI RULING
DORGAN MICHAEL
DEBLOIS DAVID J & SANDRA M
CRAYCO JOYCE MUISENER
BOLTON TOWN OF
BOLTON TOWN OF
CALHOUN STEVEN J
BOLTON TOWN OF
MORGANSON WAYNE
ROBBINS THOMAS J & CARLA T
STAVENS BROTHERS INC
VERRASTRO KENNETH F
FAULKNER JOSEPH & YOLANDE A & SURV
DOMENICO ROBERT W
CONNECTICUT STATE OF
PERITO DOMENIC D & FOFANA KIMBERLY M
MAIELI SILVIO C & MAIELI SYLVIA C
DZEN RAYMOND A & JANICE L
HOWARD ROAD REALTY LLC
BASSETT DEBORAH ANN
AAL ONLY LLC
PEACOCK RICHARD & CATHERINE
EAGLES NEST HOLDINGS LLC
LAPENTA CHRISTOPHER
BOLTON SELF STORAGE LLC
BOLTON TOWN OF
MCFATTER ROBERT & CHRISTINE MCFATTER
BEAUDOIN RONALD A
TOOMEY PAUL M & SHIRLEY A & SURV
TOOMEY PAUL M & SHIRLEY A & SURV
PERITO DOMENIC D & FOFANA KIMBERLY M
ADAMS JAMES D & OUNPUU SYLVIA
GRANT PARKER A & WENDIANNE C
MORTENSEN GARY & MORTENSEN KAREN
BRYK DANIEL T
HOWARD ROAD REALTY LLC
HOWARD ROAD REALTY LLC
ST JOHN ERIC
ST JOHN ERIC
ST JOHN ERIC
BOLTON MOUNTAIN VIEW LLC
AAL ONLY LLC
DELLERT MARK
BOLTON TOWN OF
KELLY DEVIN K

BOLTON TOWN OF
BOLTON TOWN OF
BOLTON TOWN OF
LANDRY RONALD G & BUTLER SANDRA S
ANDERSON MATTHEW P &
RYGELIS ANTANAS
BOMBRIA JAMES C & COLLEEN S
MORIN MICHAEL M
RLB REAL ESTATE HOLDINGS LLC
HOWARD ROAD REALTY LLC
PROSPECT APARTMENTS LLC
LAWTON ALLEN A III
BOLTON NOTCH SELF STORAGE LLC
BOLTON NOTCH SELF STORAGE LLC
MANEGGIA ANDREW T & JEANNE M
OWREN PETER N & RHODA L
BOLTON TOWN OF
BOLTON ICE PALACE LLC

LIST OF ABUTTERS WITHIN 500 FT OF 837 BOSTON TPKE

44 STONEHEDGE LANE	BOLTON, CT 06043
345 BUFF CAP RD	TOLLAND, CT 06084
56 STONEHEDGE LANE	BOLTON, CT 06043
753 BOSTON TPKE	BOLTON, CT 06043
733 BOSTON TPKE	BOLTON, CT 06043
222 BOLTON CENTER RD	BOLTON, CT 06043
222 BOLTON CENTER RD	BOLTON, CT 06043
674 BOSTON TPKE	BOLTON, CT 06043
222 BOLTON CENTER RD	BOLTON, CT 06043
50 STONY RD	BOLTON, CT 06043
85 STONY RD	BOLTON, CT 06043
PO BOX 406	WILLINGTON, CT 06279
13013 MICHAEL CALLIN ALLEY	ORLANDO, FL 32828
12 NOTCH RD	BOLTON, CT 06043
18 NOTCH RD EXT	BOLTON, CT 06043
79 ELM	HARTFORD, CT 06106
15 VERNON RD	BOLTON, CT 06043
38 STONEHEDGE LA	BOLTON, CT 06043
59 STONEHEDGE LA	BOLTON, CT 06043
25 HOWARD RD	BOLTON, CT 06043
8 HOWARD RD	BOLTON, CT 06043
6134 30 ST NW	WASHINGTON, DC 29912
23 QUARRY RD	BOLTON, CT 06043
10 QUARRY RD SUITE C	BOLTON, CT 06043
382 HOP RIVER ROAD	BOLTON, CT 06043
131 OLD ANDOVER RD	HEBRON, CT 06248
222 BOLTON CENTER RD	BOLTON, CT 06043
81 STONY RD	BOLTON, CT 06043
2 COOK DR	BOLTON, CT 06043
38 TOOMEY LA	BOLTON, CT 06043
38 TOOMEY LA	BOLTON, CT 06043
15 VERNON RD	BOLTON, CT 06043
48 STONEHEDGE LANE	BOLTON, CT 06043
51 STONEHEDGE LA	BOLTON, CT 06043
922 BOSTON TPKE	BOLTON, CT 06043
61 STONEHEDGE LA	BOLTON, CT 06043
25 HOWARD RD	BOLTON, CT 06043
25 HOWARD RD	BOLTON, CT 06043
17 HOWARD RD	BOLTON, CT 06043
17 HOWARD RD	BOLTON, CT 06043
17 HOWARD RD	BOLTON, CT 06043
81 TUMBLEBROOK DR	VERNON, CT 06066
PO BOX 9585	BOLTON, CT 06043
12 QUARRY RD	BOLTON, CT 06043
222 BOLTON CENTER RD	BOLTON, CT 06043
66 STONY RD	BOLTON, CT 06043

222 BOLTON CENTER RD
222 BOLTON CENTER RD
222 BOLTON CENTER RD
126 BURBANK RD
40 STONEHEDGE LN
52 STONEHEDGE LANE
60 STONEHEDGE LA
65 STONEHEDGE LANE
921 BOSTON TPKE
P O BOX 9127
17 SUNSET LN
27 QUARRY RD
220 HARTFORD TPKE
220 HARTFORD TPKE
70 STONY RD
80 STONY RD
222 BOLTON CENTER RD
6 PROGRESS DRIVE

BOLTON, CT 06043
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BOLTON, CT 06043
ELLINGTON, CT 06029
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BOLTON, CT 06043
BOLTON, CT 06043
VERNON, CT 06066
VERNON, CT 06066
BOLTON, CT 06043
BOLTON, CT 06043
BOLTON, CT 06043
CROMWELL, CT 06416

