

BOLTON PLANNING & ZONING COMMISSION
Regular Meeting
7:30 p.m., Wednesday, January 12, 2022
Virtual Meeting
Minutes & Motions

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

Members Excused: Vice Chairman James Cropley, Jeremy Flick

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

Others Present: Marilee Manning

1. Call to Order: T. Manning called the meeting to order at 7:30 p.m.
T. Crockett was seated for J. Cropley; R. Fournier was seated for J. Flick.

2. Approval of Minutes: December 8, 2021 Regular Meeting Minutes

Correction: Page 2, item c., first paragraph – add “(sic)” after “sixteen”.

T. Crockett moved to approve the minutes of the December 8, 2021, regular meeting as corrected. **J. Scala seconded.** Vote: 7-0-0. Motion passed.

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

4. Staff Reports:

P. Carson reported:

- Approved applications – AllTown Fresh is in process and moving forward. They hope to be done by spring.
- Upcoming business/applications – Bolton Vet is getting closer to submitting an application that the Commission will see possibly in February. There has been a brief conversation with the engineer and informal back and forth with Staff.
- Anticipated legislation – There is nothing right now. What came out in the last round has been addressed through zoning regulation changes the Commission made in October 2021.
- Status of affordable housing plan – There is a survey out with an extended (because of the holidays) closing date of January 14. There will be a status update when the draft report is completed.
- Anticipated planning issues issued from the BOS or BOE – There are none at this time.

M. D'Amato reported:

- Approval for change of use for M&M Oil office space that was previously a barber shop.
- Has been working on a number of enforcement cases he has absorbed from Jim. Compliance has not happened for 1225 Boston Turnpike (Happy Town, LLC) and 17 Howard Road (Bolton Notch RV). Letters from the Town Attorney were issued to both businesses last week.
- Is working on the Affordable Housing Plan with Nick Tatro.

R. Fournier: What is the status of the Shoddy Mill Road property under enforcement? Staff was not aware of the status but believes nothing has changed.

5. Old Business:

a. Discussion: Overhaul of Zoning Regulations and Subdivision Regulations

T. Manning: Asked that this item be put on the agenda. The PZC had begun the process of going through the regulations line-by-line. It has gotten through the Definitions section. He would like to talk about taking a different approach. His suggested approach is to go back to the beginning and talk about the purpose of zoning and what it has come from. Is there a way for Bolton to do it better or differently? One example is the recent discussion on the number of houses on a cul-de-sac. Zoning regulations should try to ameliorate nuisances but not eliminate development. Bolton is primarily residential. People should be able to enjoy their residences and not be bothered by a neighbor. PZC had considered regulations for barking dogs; once the public hearing was held on the matter it was determined there would be no way to regulate this. For the kind of development, we are likely to get in Bolton there is a huge amount of regulated details. He would like to see higher density mixed-use zone and a lower density residential zone. The locations for mixed-used in Bolton is along Routes 85, 6, and 44. This approach would mean an overhaul of the zoning regulations.

P. Carson: The recently completed POCD, which is a reflection of what the community wants, does not currently support what T. Manning is suggesting. J. Scala stated that new development is likely to be on 2+ acres.

A. Fiano: Does not disagree with simplifying certain things in the regulations. Are there models of what T. Manning is talking about? Are there examples out there that towns are doing right now? Are there ways to adopt less rigid section after section after section to be more understandable and more developable? Are there models that would fit into the existing area? She is interested in knowing models and other things towns are using in order to keep the zones and yet have better zoning practices. J. Scala: Does not have a problem with mixed-use higher density. The controlling factors are going to be septic systems. How much more can we get than what we have? A. Fiano: Community septic system and wells are not the norm but they are alternatives. P. Carson: The non-availability of water was the issue with the Cider Mill property. Sewered areas in town are restricted. The sewer line was put in to protect the lake from effluent, not to allow additional density of residential development. J. Scala: Is additional discharge to a septic system beyond the available EDUs is allowed? P. Caron: Does not know the answer to that. M. D'Amato: This does work in towns with no infrastructure available. The town has to be in a place to be flexible and nimbler. The market will demand what comes to Bolton, not the zoning regulations. T. Crockett: Does residential include single-family homes, apartments, condominiums, over-55 housing? P. Carson: Yes.

T. Manning: Is willing to do the research and bring in models and other ideas if the PZC is willing. J. Scala: Changes can be explored but we have to keep the physical constraints of Bolton in mind. He is not in favor of elderly housing because it is discriminatory. R. Fournier: Our elders make too much money to be eligible for such housing.

b. Other: There was none.

6. New Business

a. Appointment of Planning & Zoning Commission Alternate Member: To fill vacated 4-year term of Jeff Scala, term ending November 20, 2023

A. Fiano moved to nominate Kawan Gordon to fill the Alternate vacancy term ending November 20, 2023, on the Commission. **J. Scala seconded** the nomination.
J. Crockett moved that the nominations be closed. **A. Fiano seconded.** Vote: 7-0-0. Motion passed.
A. Fiano cast the ballot for Kawan Gordon. Vote: 7-0-0. Motion passed.

b. Discussion: Legislative Proposals From Desegregate Connecticut

T. Manning said he is following their agenda. One proposal was to let municipalities consolidate their Land Use agencies. Bolton decided not to do this during the Charter Revision process.

i. Transit-Oriented Development

T. Manning stated that Bolton has the commuter lot.

ii. Minimum Lot Area

T. Manning stated this is to reduce or eliminate minimum lot area as was done with house sizes.

c. Other: There was none.

7. Correspondence: There was none.

8. Adjournment:

T. Crockett moved to adjourn the meeting at 8:18 p.m. **R. Fournier 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.