

**BOLTON PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**7:30 PM, WEDNESDAY, FEBRUARY 8, 2023**  
**BOLTON TOWN HALL, 222 BOLTON CENTER ROAD**  
**In-Person and Via Zoom**

**MINUTES**

**PZC Members Present (In-person):** Chairman Tom Manning, Arlene Fiano, Rodney Fournier, Thomas Robbins

**PZC Members Present (via Zoom):** Vice-Chair James Cropley, Jeffrey Scala, Jeremy Flick, and Alternates Steven Clark, Tom Crockett, Kawan Gordon

**Staff Present (In-person):** Patrice Carson, AICP, Consulting Director of Community Development

**Staff Present (via Zoom):** Michael D'Amato, Interim Zoning Enforcement Officer and Linda H. McDonald, Recording Secretary

**Others Present (In-person):** Peter DeMallie, Design Professionals, Trevor Forbes, James Waskey, Jerry Fossey, Eric Luntta, William Anderson, Pamela McIntyre, Daniel McIntyre, Jim Pendergrast, Judi Lodi, Andrew Ladyga

**Others Present (via Zoom):** Terri Christians, Alison Fracchia, Thomas Danieluk, Sara Trueax (8:05pm), Bernice Dixon (8:42pm)

**1. Call to Order:** Chairman T. Manning called the meeting to order at 7:30 p.m.

**2. Approval of Minutes: January 11, 2023**

J. Cropley MOVED to APPROVE the regular meeting minutes of January 11, 2023 as presented. J. Scala SECONDED. By roll call vote, the MOTION CARRIED 7:0:0.

**3. Residents' Forum:** No one came forth to speak.

**4. Staff Reports:**

P. Carson reported she is working on the senior housing regulations and on items for Connecticut's Countryside group.

M. D'Amato reported he received an application for a person to open a new business at 299 Boston Turnpike. They would like to operate a candle business where small groups of people would come in and make candles. The property sits in the GMUIZ. He said looking at the regulations, unless you are a school or public utility, there are no permitted uses in the zone, only by special permit. There would be no changes to the property, no additional parking required, no more intensive interior or exterior modifications of any kind. M. D'Amato said Section 16 of the regulations which permits the Commission to review a proposed use and determine, because there is no increase in intensity, parking, exterior renovations or, effectively, no real changes, the Commission could find no special permit would be required.

P. Carson said the prior use of the property was a Thai restaurant and there is plenty of parking.

T. Manning said there should be a Special Permit application to the Commission.

## 5. Public Hearings

### a. **APPLICATION: Modification of Special Permit to Allow Part-Time Use for Religious Assembly & As-Needed Preparation of Humanitarian Packages/Emergency Relief Items, 180 West Street (Highland Meeting Room), Peter DeMallie, Design Professionals, Inc. (#PL-23-1)**

P. Carson read the legal notice into the record.

P. DeMallie stated he was here representing the applicant. He said the restaurant on the property closed around March 2020 and has been vacant ever since. Highland Meeting Room is in need of an area for part-time use for faith-based sessions for under two hours and for humanitarian efforts to prepare packages for emergency relief purposes, for example, if there is a natural disaster. He said this particular building is well-suited for these uses. The applicant is not interested in food service right now. The purpose right now is to take a pre-packaged item and put into a container, no baking or cooking.

P. DeMallie noted, Eastern Highlands Health District said if the applicant was to get into the food service business of actually preparing the food, they would have to get a food service permit.

P. DeMallie introduced three members of the non-profit in the audience, Trevor Forbes, Jerry Fossey and James Waskey. He said this is a 501-C nonprofit, based in Manchester and they have a facility for when they break out into groups for their faith purposes, they do not have the space. That is why they are looking for a satellite facility that is nearby where some of their members can gather up to three times a week. He noted they will be going way down on intensity of use, used only three times a week, small numbers of people and they are going to do anything such as funerals, memorial services, weddings or anything like that. They are not proposing to use the space for anything other than their faith-based things and for when they are preparing kits and relief packages on a humanitarian basis on an as-needed basis. If there is a crisis in the South, a hurricane comes through or a need in Ukraine or something like that, they will assemble people from their membership and put together kits, at their own expense and ship them out. The kits will not be distributed there, so no one is coming there for that purpose. They call it the Rapid Relief Team and they respond to local emergencies and domestic and overseas disasters. P. DeMallie said his perspective is that it is what they do is very admirable what they do and he is pleased to be associated with it.

P. DeMallie noted the building is just over 2,000 square feet in size and the group would not be using the second floor. He said it has a dining area, a bathroom, an office and a kitchen. Subsequent to the informal discussion with the Commission, back on December 14<sup>th</sup>, the conclusion was they did not need to do a text amendment because these particular uses, the relief assembly of packages for humanitarian efforts and the part-time usage of the building for up to three times a week for small parts of their group, would fit under the categories to modify the special permit for the restaurant so they could proceed with an application. Subsequent to that, Highland Meeting acquired the property and they are the owners. They reached out to some of the area businesses and neighbors and they want to be good neighbors and quiet neighbors. The property is in the Neighborhood Business Zone and to the south of it is the R1 Zone, just over an acre in size and five parking spaces in front and thirteen in the rear.

P. DeMallie said when they met with the Commission, two possible categories were discussed for permits, Personal Business Zone under Section 8.B.2.b and the thought was the services category would apply to the faith-based assembly and the light manufacturing use would be item 17, Light Manufacturing, which is just putting together relief kits. The consensus that day was those two categories would work and when they met with town staff, prior to meeting with the Commission, the

notion that maybe in the future it could be used for another use if Highland Meeting Room no longer needed the property and it would certainly be suitable for a restaurant or another permitted use.

P. DeMallie referred to exhibits, the original site plan, noting a new septic system was installed in 2015 and the septic system is much larger than what is needed for this part-time use, rated for 900 gallons a day. The prior restaurant had to have a state permit for the well system. If the applicant chooses to do food service, they will have to work with EHHD to make sure they have all the permits.

T. Manning asked if there were any questions from the Commission.

R. Fournier asked if there would be anything like fast food takeout at the facility. P. DeMallie responded no one will come to site to pick up food. He explained members of the 501-C would go to the facility when there is a need and put together packages in boxes/bags and distribute them from there. No one will be coming to the site to pick up relief items.

T. Manning asked for questions or comments from the audience and there were none.

A. Fiano MOVED to close the public hearing for Peter DeMallie's application to modify a Special Permit to allow part-time use for religious assembly & as-needed prep of humanitarian packages/emergency relief items at 180 West St (Highland Meeting Room) (#PL-23-1). T. Robbins SECONDED. By roll call vote, MOTION CARRIED 7:0:0.

**b. APPLICATION: Zoning Regulation Amendments Regarding Cannabis (#PL-22-6):**

- 1. allow only retail sales of cannabis products only in the GB Zone by Special Permit**
- 2. prohibit any cannabis establishment**
- 3. extend the current moratorium to continue to further evaluate public input and consider amendments to draft regulations.**

P. Carson read the legal notice into the record and noted this is a three-part public hearing. All proposals have been on file in the Land Use Department and on the Town website. No written correspondence has been received for this matter.

T. Manning asked for questions or comments from the audience regarding item **1: Allow only retail sales of cannabis products only in the GB Zone by Special Permit.**

William Anderson, 77 French Road, commented he got some data off the State's website of each town's status, and it looks like, as of today, 37 towns have approved it, 33 are in moratorium and 20 have prohibited it, out of 169 towns in the State. The rest have not reported. His concern is there is a 3% gross revenue to the Town and every town that prohibits this, the people in that town are going to go to another town. From a monetary standpoint, whether people approve or not, everyone is going to travel to get it if they want it so why not keep that revenue in this town. He questioned why only allow the retail because by State statute, each town is allowed one retail and one micro grower. Why is the Commission not allowing one grower as well?

T. Manning responded some of the reasons given were the difficulty of controlling the odor, whether there was any suitable location in town, what zone would it go in, so the Commission decided to bring these regulations.

Eric Luntta, 384 Lake Street, stated he does not know if any Commission member has considered looking at the Plan of Conservation and Development (POCD) because the Commission's decisions are based upon that document. On everything that sits in front of the Commission there is nothing, not one word, that supports drug use in this town or selling it. He would like to make sure that all the members are aware of this and consider this in their decision. The 3% revenue is not going to make or break Bolton because there will be many facilities put in Manchester, in Willimantic or Lebanon. Bolton is not a very densely populated area and when the POCD was done, Bolton, by the advisor that the town hired to help the Commission do it, made reference that Bolton is a drive-through town, it is not a town destination and if you want to make this town a destination over cannabis, shame on you for doing that. That's not what it is all about. We have destinations now, like Fish Farm, Munson's, things like that. But if the Commission approves this, they are giving the town a home to be a destination for cannabis. He is not sure this town is for that. If the Commission goes any farther with this, it should be on a referendum vote because the whole town should make the decision on what this should be. There are people for and against. There are a lot of people that feel that if this town goes through with this, it is a federal offense. Still on the books it is a federal offense for any of these cannabis operations to be selling this. The federal government law supersedes the State, but the federal government is not going to step on anybody's toes at this point in time until Congress and the Senate approve cannabis nationally, which is never going to happen. So, the federal government is just going to let this thing keep going and going. This is similar to the adult establishments that this Commission went through. There are a couple of you that were here on that Commission. I don't think anybody should vote on this until they see a regulation; distances from schools, distances from churches, distances from alcohol. He said he has not seen anything on a regulation.

T. Manning responded the proposed regulations have been published and they are available.

E. Luntta said he could not locate anything on the website and that is his mistake. He said he thinks the Commission really needs to take a hard look at this. He would like to see the Commission continue the hearing. He would like to get the selectpersons opinions on this regulation in writing so everyone in the town can see what their opinion is and every one of them that does not write an opinion that would be a "yes" vote. He said that is the only way you get politicians to respond. He is not sure the Commission has the power to do that, and would highly suggest before the Commission makes its decision, it gets their opinions on what they believe because most of the people in the selectman's position now want this to be a country town. Cannabis, we feel, is not a country town atmosphere. They want it rural. This is his opinion and he is not saying that he is for or against it. He is just here to voice his opinion.

T. Manning asked for any responses from the Commission.

A. Fiano clarified her understanding that W. Anderson is in favor of extending the current moratorium until the topic of growing and manufacturing is clearer and E. Luntta is in favor of extending it because he is not for or against but is not sure the board has done its due diligence.

T. Manning asked for questions or comments from the audience (in-person and online) regarding item **2: prohibiting any cannabis establishment**. There were no comments from the audience.

T. Manning asked for questions or comments from the audience (in-person and online) regarding item **3: Extend the current moratorium to continue to further evaluate public input and consider amendments to draft regulations**. There were no comments from the audience.

T. Manning asked if there was any kind of discussion the Commission needs to have for the record because he knows the Commission cannot bring up new topics in the meeting that has not been discussed at the public hearing.

J. Scala commented that this would be a much more controversial topic in the general public and, with only two people speaking tonight, he is surprised. In his many years of experience, in not only planning and zoning, but other public involvement types of meetings, generally you get people who come to things that do not want to see it. He said he is kind of surprised the Commission does not have more opposition one way or another.

T. Manning said he is aware of discussion in the community that is in opposition and he was expecting to see more of that here himself. It was published appropriately, on the website appropriately and he is kind of shocked that the Commission does not have more comments one way or another.

J. Cropley agreed with T. Manning. He is shocked and has heard comments everywhere he goes in town.

T. Manning asked if the Commission should continue the public hearing. J. Scala said he is leaning that way so the Commission can receive as much information as possible. Discussion followed on extending the public hearing in all three matters to give the public the opportunity to make comments.

T. Manning said if the Commission extends the public hearing to the March meeting, it will not effect any deadline for the moratorium so, given the controversial nature of this topic, he thinks the Commission should extend the hearing and try to get people to comment.

J. Flick said he thinks the Commission needs to follow all avenues to get word to the community because if the town is just doing this on the town website, people do not go there. He said they are on Everything Bolton and East of the River, all this other stuff. He said the Commission needs to reach the community at the level they are using for communication now in 2023. A. Fiano asked if the Commission has the authority to use social media. P. Carson responded board dealings must be through the public hearing.

T. Manning commented the Commission as individuals cannot start posting stuff under their individual name because it is an open public hearing and if you get any feedback how do you collect that record as part of a formal public hearing record. It has to come through something formal through the town where they can collect everything.

K. Gordon asked if it would be possible to have signage throughout the town referencing the public hearing on cannabis with the date and time.

M. D'Amato commented it is important to note the reason why we are here. When cannabis was legalized in Connecticut, the legislature told towns if you do not adopt regulations you must allow it like a similar use. Towns had to be reactive and make a decision. The challenge is this happened a year ago so if you are using zoning regulations, POCD's, strategic plans, community input, anything that existed prior to that date is not referencing that because it was pushed upon the towns without notice. The legislature has made other changes since then. It is a mandated obligation that the Commission has.

M. D'Amato said it might be possible for someone in town to reach out to a social media site administrator and ask them to share the legal notice or whatever is on the town website into that group

and they can turn the comment ability off so it does not create a second quasi-public hearing via social media.

J. Cropley was in favor of extending the public hearings and not do anything special like putting up signs.  
A. Fiano said she is in favor of extending the public hearing to March and not extend the moratorium.

P. Carson said she will hear from the newspaper and she could give them what happened at this meeting and perhaps an article about the continuation of the public hearing to March meeting.

K. Gordon fears the Commission will miss a majority of residents in Bolton just using the newspaper article. He said this is such a consequential decision, the more participation is best to help the Commission make the best-informed decision.

T. Manning MOVED to continue the public hearing to Amend the Zoning Regulations (#PL-22-6) re: cannabis regulations amendments to:

1. allow only retail sales of cannabis products only in the GB Zone by Special Permit, or
2. prohibit any cannabis establishment, or
3. extend the current moratorium to continue to further evaluate public input and consider amendments to draft regulations

to March 8, 2023, 7:30 p.m., Bolton Town Hall, 222 Bolton Center Road in-person or virtual. J. Flick SECONDED. By roll call vote, MOTION CARRIED 7:0:0.

## 6. Old Business

a. **DISCUSSION/POSSIBLE DECISION: Modification of Special Permit to Allow Part-Time Use for Religious Assembly & As-Needed Preparation of Humanitarian Packages/Emergency Relief Items, 180 West Street (Highland Meeting Room), Peter DeMallie, Design Professionals, Inc. (#PL-23-1)**

P. Carson referenced the conditions for approval of the application.

T. Manning MOVED to approve Peter DeMallie's application for modification of a Special Permit to allow part-time use for religious assembly and as-needed preparation of humanitarian packages/emergency relief items at 180 West Street, application #PL-23-1, in accordance with the application and information submitted which is conditioned on the following:

1. The applicant shall apply for a Food Service Establishment Plan Review Application.
2. The applicant shall obtain and maintain all necessary Food Service Licenses.
3. This approval is subject to compliance with any comments or requirements of the State Department of Public Health, Eastern Highlands Health District, Fire Marshal, the Town Engineer, and Inland Wetlands Commission.
4. Distribution from the property directly to consumers is prohibited.
5. Signs are not part of this decision. Any proposed signage will need separate permit application(s) and approvals from the Zoning Enforcement Officer.
6. By acceptance of this approval and its conditions, the applicant, owner and/or their successors and assigns acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

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

T. Robbins SECONDED. By roll call vote, MOTION CARRIED 7:0:0.

**b. DISCUSSION/POSSIBLE DECISION: Zoning Regulation Amendments Regarding Cannabis (#PL-22-6)**  
No action taken as the public hearing has been continued to the March 8, 2023 meeting.

**c. Other: None**

## **7. New Business**

**a. DISCUSSION/POSSIBLE DECISION ON BOND RELEASE REQUEST: Site Improvement Bond for AllTown Fresh, 129 Boston Turnpike, Global Montello Group Corp. (#PL-21-7)**

P. Carson explained in a January 17<sup>th</sup> correspondence, the town engineer reported he has reviewed the site improvement plan and, based on his inspections, the work has been completed in substantial conformance with the approved plans and recommends the site improvement bond be released in its entirety as requested.

T. Manning MOVED to release the Global Montello Group Corp. Site Improvement Bond in the amount of \$300,000.00 for completed site improvements at 129 Boston Turnpike (#PL-21-7) as requested by Global Partners, LP on January 16, 2023 and as reviewed and approved by Town Engineer Joseph Dillon on January 17, 2023. A. Fiano SECONDED. By roll call vote, MOTION CARRIED 7:0:0.

**b. DISCUSSION/DECISION: Request for Extension of Time to File Plans With Town Clerk Under Zoning Regulations Section 16B.5.b: Special Permit Application for Bed & Breakfast, 60 Villa Louisa Road, (A Villa Louisa), Asim Etem (#PL-22-7)**

P. Carson reported in a January 31<sup>st</sup> correspondence applicant Asim Etem requested a 90-day extension of time to file the approved Bed and Breakfast plans for 60 Villa Louisa Road with the Town Clerk.

T. Manning MOVED to grant a 90-day extension of time from February 8, 2023 to May 9, 2023 to file plans with the Town Clerk's office as allowed by and in accordance with Section **16B.5.b. Endorsement and Filing** of the Bolton Zoning Regulations for all approvals granted under Permit #PL-22-7 for Asim Etem, which application and plans were approved by the Planning and Zoning Commission on November 9, 2022. T. Robbins SECONDED. By roll call vote, MOTION CARRIED 7:0:0.

## **8. Correspondence**

**a. Request for Letter of Support for Parking Area for Nathan Hale Corridor/Greenway**

P. Carson said a letter was received from Gwen Marrion asking the PZC to write a letter of support for a parking area off Route 6, next to the Munson's employee parking lot, to provide public access to the Nathan Hale Corridor trail head. P. Carson said when the State gave the property back to the town, a requirement was that it stay as passive recreation.

T. Manning asked if any other parcels in the area had been considered. P. Carson said at least one other parcel owned by the town closer to Auto Collision but required a lot more in regard to site line to use it.

T. Manning MOVED the Commission send a letter of support for parking area at Nathan Hale Corridor/Greenway as requested. J. Cropley SECONDED. By roll call vote, MOTION CARRIED 7:0:0.

**b. Request from the BOS to consider and act on an 8-24 referral for the property located at 130 Hop River Road**

P. Carson said looking at the POCD there are things that would support this request. Correspondence from the Town Administrator dated February 3, 2023, requesting, on behalf of the Board of Selectmen, the PZC consider and act on an 8-24 referral for the property located at 130 Hop River Road. The site is

owned by the Town of Bolton and will be the subject of some improvements in the future. The town's intention is to utilize an existing curb cut with the permission of the CTDOT and make a parking area for a trail head. The driveway is proposed to be gravel with the exception of the apron. The driveway is proposed to lead to a gravel parking for approximately ten cars and will be outlined with large stones or felled trees using natural material from the site to the extent possible. The town expects some limited signage identifying the location and that the parking area is closed at sunset.

T. Manning MOVED that, in accordance with Section 8-24 Municipal Improvements of the Connecticut General Statutes, the Bolton Planning and Zoning Commission has reviewed the request by the Town Administrator on behalf of the Board of Selectmen for improvements to 130 Hop River Road to make a parking area for a trail head for the Nathan Hale Greenway. The project is consistent with the POCD, and the Planning and Zoning Commission recommends acceptance of the same to the Board of Selectmen. J. Cropley SECONDED. By roll call vote, MOTION CARRIED 7:0:0.

**c. Request to Schedule Presentation on DesegregateCTs Work Live Ride at Future Meeting**

S. Trueax with DesegregateCT explained this is an organization looking to use land use policy to help with the social and regional implications of redlining as well as the social justice issues revolving around that and to help with the affordable housing crisis through all types of housing. She said this is a presentation of a bill the group is working on. She said she is requesting to be added to the agenda of an upcoming meeting with the Planning and Zoning Commission to present a short brief on their upcoming state-level proposal, Work Live Ride.

Consensus of the board is to schedule the presentation for April 12, 2023 meeting.

**9. Adjournment:** J. Scala MOVED to ADJOURN the meeting at 9:05 p.m. MOTION CARRIED 7:0:0.

Respectfully submitted by Linda H. McDonald

*Linda H. McDonald*

*Please see the minutes of subsequent meetings for the approval of these minutes and any corrections hereto.*



**SECTION 10- Golf Courses Special Provisions**

**Golf Courses-10A-10G (to remain)**

**New 10H- Cannabis Establishments**

**1. Purpose**

The purpose of this section is to allow for the comprehensive review and deliberation of cannabis establishments to ensure any cannabis establishment proposed is in harmony with and will not have a detrimental effect upon the surrounding area and, that both the operation and location are protective of public health and welfare.

**2. Definition of Terms:**

For the purposes of this section only, the terms referred to herein shall be defined and used as outlined and defined in PA-21-1 (SB 1201) as amended.

**Cannabis Establishment:** a non-profit, person(s) or business entity otherwise engaged in an activity which would be defined as a producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, and product package, delivery service or transporter.

**Cannabis Hybrid Retailer:** A person that is licensed to purchase cannabis and sell cannabis and medical marijuana products.

**Cannabis Retailer:** A person, excluding a dispensary facility and hybrid retailer, that is licensed to purchase cannabis from producers, cultivators, micro-cultivators, product manufacturers and food and beverage manufacturers and sell cannabis to consumers and research programs.

**Cultivator:** A person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than fifteen thousand square feet of grow space.

**Micro-cultivator:** A person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the Commissioner of DCP.

**Food and Beverage Manufacturer:** A person that is licensed to own and operate a place of business that acquires cannabis and creates food and beverages.

**Producer:** A person that is licensed as a producer pursuant to section 21a-408i of the general statutes and any regulations adopted thereunder.

**Product Manufacturer:** A person that is licensed to obtain cannabis, extract and manufacture products exclusive to such license type.

**Product packager:** A person that is licensed to package and label cannabis.

**3. Cannabis Establishments Allowed by Special Use Permit**

Cannabis Establishments may only be permitted in the General Business Zone subject to the standards specified herein in addition to the standards set forth in Section 16 of these Regulations.

<b>Cannabis Establishment Type</b>	<b>GB</b>		
Retailer or Dispensary Facility	<b>SP</b>		
Hybrid Retailer	<b>SP</b>		
Cultivator	<b>X</b>		
Micro-Cultivator	<b>X</b>		
Food and Beverage Manufacturer	<b>X</b>		
Product Manufacturer	<b>X</b>		
Product Packager	<b>X</b>		
Producer	<b>X</b>		

**4. Cannabis Retailers, Hybrid Retailers and Dispensaries:**

**A. All retail establishments shall meet the following criteria:**

1. Shall not be located within one thousand (1000) feet of any other cannabis establishment as defined herein or, within five hundred (500) feet of any child day-care facility, park, playground, school or place of worship when measured using a direct line between any main entrance of the proposed permit premises and any part of a lot used as such.
2. Hours of operation will be limited to no earlier than 8:00am or later than 9:00pm.
3. No consumption of any cannabis product may take place on site.
4. Signage shall be in accordance with Section 300-29 of these Regulations and comply with the provisions of RERACA.

**B. Any application for a Cannabis Retailer shall include:**

1. An operational plan to indicate at a minimum, how the facility will be managed related to:
  - i. Hours of operation
  - ii. Security and access
  - iii. Installed signage
  - iv. Odor monitoring and mitigation
  - v. Parking and Circulation and Traffic

**5. Conditional Approval:**

In addition to any conditions imposed pursuant to Section 16 of the Regulations, all special permits for cannabis establishments shall be subject to the following conditions:

- A.** Special Permits shall be approved with the condition that the applicant continuously maintains all necessary approvals required by the State of Connecticut for the duration of the operation.
- B.** The conditional approval shall not be considered fully executed until a copy of the State issued license has been provided to the Land Use Office. Such approval must be filed with the Town within six (6) months of the issuance of the Special Permit.
  1. The Zoning Officer may issue not more than two six-month extensions to this requirement provided the applicant can demonstrate that an application has been filed with the Department of Consumer Protection and the expected decision date will fall within the timeframe of the extension.
- C.** No entity shall commence operations, sales or advertisements without a valid, current license from the State and fully executed Special Permit from the Town.

**Proposed Prohibition Language:**

**SECTION 5 – PROHIBITED USES**

(new)5J: Any Cannabis Establishment, as defined by PA 21-1 “An Act Concerning Responsible and Equitable Regulation of Adult Use Cannabis” or “RERACA” including but not limited to: Retailer, Hybrid Retailer, Dispensary Facility, Cultivator, Micro-Cultivator, Food and Beverage Manufacturer, Product Packager or Producer. However, for the purposes of this Section, the lawful delivery and/or transportation of Cannabis within Bolton by any person or entity who has obtained and maintains all necessary licenses by the State of CT and, as defined by RERACA shall not be subject to this prohibition.

**Proposed Extension of 9-Month Moratorium Language:**

The Planning and Zoning Commission hereby adopts a three (3) month extension to Section 17-2 Section 3 Temporary Moratorium in order to further evaluate the public input and consider amendments to draft regulations that were presented at the public hearing.

**Section 17-2: Temporary Moratorium on Cannabis Establishments**

**Section 3: Temporary Moratorium:**

For the reasons set for above, and notwithstanding any other provisions of the Zoning Regulations to the contrary, the Planning & Zoning Commission hereby adopts a temporary moratorium related to the acceptance, review and/or approval of applications seeking to establish the use of land and/or structures for a Cannabis Establishment and other uses related to recreational marijuana. This moratorium shall be in effect until July 16, 2023~~nine (9) months from the date of adoption~~ or until such time as the Commission adopts Zoning Regulations that regulate the establishments and activities described herein, whichever occurs earlier. While this moratorium is in effect, the Commission will undertake a planning process to evaluate the potential impact of allowing these establishments and uses and consider any draft regulatory language provided by the CT Department of Consumer Protection with the ultimate goal of adopting a new Zoning Regulation which addresses these uses in a manner that is suitable to the Town.



# PL-23-3

Planning & Zoning

**Status:** Active

**Date Created:** Feb 10, 2023

## Applicant

Meghan Crandall  
candlecollaborative@gmail.com  
327 Woodbridge St  
Manchester, CT 06042  
8603316580

## Primary Location

299 BOSTON TPKE  
BOLTON, CT 06043

## Owner:

Larry Fiano  
240 BOSTON TPKE BOLTON, CT 06043

## Permit Info

### Permit For

Special Permit Application

### Development Title, if any

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### Occupancy Type

Commercial

### New Building or Expansion of Existing Building Size?

No

### Is this a modification of a previously approved application? (please note the Commission may require a new application if the proposed modification significantly alters the previously approved application)

No, this is a new application.

## Comments

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**Deed Reference (Bolton Land Records) (you may obtain this information from the Town Clerk's office or online at <https://recordhub.cottsystems.com>)**

### Volume

163

### Page

625

**Assessor's Records Reference (you may obtain this information from the Assessor's Office)**

### Map No.

8

### Block No. (if known)

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### Parcel/Lot No.

107

**Subject Property Location**

**Current Zone**

GMUIZ

**Acreage**

6.7

**Located in Aquifer Protection District?**

No

**Located in FEMA Flood Zone?**

No

**Wetlands Application Required? (if activity is within 100 ft. of wetlands, a wetlands permit may be required. Please check with the Wetlands Agent if you are unsure).**

No

**Is the neighboring town line within 500 ft of the subject property?**

No

**Applicant Information**

**Applicant Type**

Other

**Applicant Name**

Meghan Crandall

**Applicant Address (street, city, state and zip)**

299 Boston Turnpike Ste D Bolton, CT 06043

**Applicant Phone Number**

860-331-6580

**Applicant Email Address**

candlecollaborative@gmail.com

**Owner Name (of subject property)**

Larry Fiano

**Owner Address**

240 Boston Turnpike Bolton, CT 06043

**Owner Phone Number**

860-558-6215

**Owner Email Address**

lawrenceffiano@aol.com

**Name of Official Contact/Representative of Application**

Meg Crandall

**Contact Address (street, city, state and zip)**

299 Boston Turnpike Ste D Bolton, CT 06043

**Contact Phone Number**

860-331-6580

**Contact Email Address**

candlecollaborative@gmail.com

**Project Information**

**Brief description of proposed use of subject property (provide greater detail in separate written Narrative)**

CANdle studio and retail store. During open hours customers can come in and create a custom CANdle in a variety of containers while also shopping in the retail store with other home and crafts.

**Gross Sq Ft of Existing Structure(s)**

2,100

**Gross Sq Ft of Proposed Structure(s)**

--

**Existing Parking Spaces**

--

**Proposed Parking Spaces**

--

**Total Acreage / Sq Ft**

--

**Linear Feet of Frontage**

--

**List section(s) of Zoning Regulations under which application is made:**

--

**Engineer Information**

**Company Name**

--

**Engineer Name**

--

**Address (street, city, state and zip)**

--

**Phone**

--

**Email**

--

**Architect Information**

**Company Name**

--

**Architect Name**

--

**Address (street, city, state and zip)**

--

**Phone**

--

**Email**

--

**Attorney Info**

**Name**

--

**Address (street, city, state and zip)**

--

**Phone**

--

**Email**

--

**Zoning Site Plan and Special Permit Checklist**

**All draft deeds for any roads, road widenings and easements for drainage, conservation, driveways, utilities**

--

**Evidence of request for approval by the Health District and/or Sewer Authority for review, as appropriate**

--

**Evidence of submission of application to the Inland Wetlands Commission if it is within that Commission's jurisdiction**

--

**Evidence of submission of a request for review and approval by the Fire Marshal and Fire Chief of the water supply for fire protection**

--

**Copies of any required applications to other local, state or federal regulatory approvals**

--

**Written evidence of applicant's legal interest in the subject property (deed, lease option to purchase, bond for deed, etc.)**

--

**List of mailing address of all current property owners within 500 feet of the subject property from the Town Assessor records**

--

**List of all hazardous or potentially hazardous materials which will be present on the property with a full description of procedures that will be used to assure safety with the material safety data sheets**

--

**Digital copy of plans in DXF or DGN format if available**

--

**Paper and digital copies of all reports including hydrology, hydraulic and drainage computations and**

--

**5 sets of complete stamped and signed site plans measuring 24" x 36**

--

**A-2 boundary survey of the subject property showing all existing and proposed boundary lines and markers, easements, adjoining property lines and the names of all current abutting property owners**

--

**Names of abutting lot owners**

**USDA Soils boundaries and types**

--

--

**Plan title block in the extreme lower right corner (not sideways) to include the name of the town of Bolton**

--

**All plan sheets numbered with the format "sheet x of y"**

--

**Clear legible plans with all lines, symbols and features readily identifiable**

--

**North arrow on each plan including the reference meridian**

--

**Graphic bar scale on each plan sheet, not smaller than 1"= 40' unless otherwise approved by the Commission**

--

**Overall plan of site at a smaller scale, with sheet index, if the site does not fit on one sheet at a scale of 1"=40'**

--

**Key map at a scale of 1"= 500' showing the relation of the site to abutting properties and streets, shown on plan and zoning district boundaries within 500' of site**

--

**Original and revision plan dates and revision explanations shown on the affected plan sheets**

--

**Existing and proposed grading with two foot contours to T-2 standards, for all ground surfaces, shown on plan**

--

**Existing and proposed structures and features, their uses and those to be removed, shown on the plan**

--

**HVAC equipment located outside the building(s)**

--

**Existing and proposed driveway entrances to street, parking, loading areas, fire lanes, sidewalks and construction detail drawings, shown on plan**

--

**Sight distances from property entrances along public roads shown on plan and on profile if grading is needed**

--

**Soil test locations and soil test results shown on plan**

--

**Existing and proposed sewage disposal systems and design information, shown on plan**

--

**Outside Storage Areas\Field**

--

**Underground / overhead utilities, existing and proposed**

--

**Existing and proposed water supply shown on plan**

--

**Existing wells and sewage disposal systems on other properties that could conflict with proposed site improvements, shown on plan**

--

**Existing and proposed footing drains, curtain drains and dry wells, shown on plan**

--

**Existing and proposed drainage systems, any affected floodway or floodplain and construction detail drawings, shown on plan, including base flood elevation and floor elevation data.**

--

**Existing and proposed bridges and culverts on or adjacent to the site, shown on plan**

--

**Existing and proposed signs with dimensions and construction detail drawings, shown on plan**

--

**Existing and proposed fences and walls with dimensions and construction detail drawings, shown on plan**

--

**Zoning district boundaries affecting the site, shown on plan**

--

**Table shown on plan of zoning dimensions required and provided for lot area, street frontage, lot width, yard setbacks, impervious area, building coverage and the height and floor area of each building**

--

**Table on plan of parking / loading spaces required / provided**

--

**Fire lanes**

--

**New Sidewalks and other pedestrian walk-ways**

--



**Off-site traffic improvements**

--

**Limits of wetlands as delineated by a certified soil scientist with the soil scientist's signed certification, shown on plan or a certification signed by a soil scientist that no wetlands are within 100 feet**

--

**Natural features including 100 year flood plain areas, ponds, vernal pools, aquifers, slopes steeper than 25% and potential areas of endangered species, shown on plan**

--

**Landscaping plan including the locations, numbers, installed sizes, anticipated mature sizes, species and common names of proposed plants plus cost estimate based on published Connecticut DOT unit prices**

--

**Existing trees of 6" caliper or greater**

**Significant archaeological sites**

--

--

**Lighting plan including the location, size, height, light intensity coverage areas and manufacturer's product descriptions for each light type**

--

**Erosion and Sedimentation Control Plan, with narrative and construction detail drawings, in accordance with the latest Connecticut Guidelines for Soil Erosion and Sediment Control**

--

**Best management practices to remove contaminants, including sediments and oils, from runoff water, shown on plan, in construct detail drawings, and explained in a report by a qualified professional**

--

**Architectural elevation drawings of proposed buildings**

--

**Architectural floor plans of existing and proposed buildings**

--

**Perspective color drawings or digital views of the site as seen from adjacent roads and from abutting property lines showing the proposed conditions including buildings, landscaping and appurtenant features**

--

**Traffic Impact Report for applicable sites as described in Zoning Regulations Section 16A.2.k.**

--

**Thorough, well organized drainage design report for before and after development conditions, that conforms to the latest Conn. Dept. of Transportation and Conn. Dept. of Environmental Protection guidelines and requirements with appropriate calculations, maps, graphics and narrative descriptions of hydrology, hydraulics, assumptions, erosion controls, drainage paths and systems for the 1, 2, 10, 50 and 100 year storm events**

--

**Thorough, well organized drainage design report for before and after development conditions, that conforms to the latest Conn. Dept. of Transportation and Conn. Dept. of Environmental Protection guidelines and requirements with appropriate calculations, maps, graphics and narrative descriptions of hydrology, hydraulics, assumptions, erosion controls, drainage paths and systems for the 1, 2, 10, 50 and 100 year storm events**

--

**Statement in drainage report that the after development flows for all storm events do not exceed the before development flows**

--

**Sanitary Waste Disposal Plan (if community sewerage system)**

--

**Evaluation of the impact of proposed development upon existing and potential public surface and ground drinking water supplies, pursuant to CGS, Section 8-2**

--

**Certified copy of Certificate of Public Convenience and Necessity in connection with a "water company"; in accordance with CGS, Section 8-25a**

--

**Existing and proposed Covenants or Restrictions**

--

**Engineer's itemized cost estimate for the installation of all erosion and sediment controls based on published Connecticut DOT unit prices**

--

**Engineer's itemized cost estimate for public improvements based on published Connecticut DOT unit prices as basis for the establishment of a performance bond.**

--

**Engineer's itemized cost estimate in connection with any restoration guarantee required pursuant to Section 12**

--

**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.

**Applicant's Electronic Signature**

Meghan Crandall  
02/10/2023

**Owner's Electronic Signature**

Meghan Crandall  
02/10/2023

PLEASE BE ADVISED THAT A SEPARATE AUTHORIZATION PAGE CONTAINING THE LIVE SIGNATURES OF THE APPLICANT AND OWNER (IF DIFFERENT THAN APPLICANT) IS REQUIRED TO BE UPLOADED TO THIS APPLICATION. THAT DOCUMENT MAY BE OBTAINED BY CLICKING ON THE LINK BELOW.

Click Here  
([https://viewpointcloud.blob.core.windows.net/profile-pictures/PZC\\_Application\\_Authorization\\_Tue\\_Oct\\_04\\_2022\\_16](https://viewpointcloud.blob.core.windows.net/profile-pictures/PZC_Application_Authorization_Tue_Oct_04_2022_16)) to download a copy of the required signature page

**Internal Use**

**Conditions**

--

**Date Application Received**

--

**Hearing Not Required**

**Petition Received?**

--

**Date of Newspaper Publication of Planning and Zoning Commission Action**

--

**Summary of Planning and Zoning Commission Action**

--

**Legal/Technical Review NOT Required**

**Bond amount if Legal/Technical review required:**

--

**Date of Planning and Zoning Commission Action**

--

**Date Application Received by Inland/Wetlands Commission (if applicable)**

--

**Date in Inland/Wetlands Commission Action (if applicable)**

--

**Attachments**



20230210\_114621.jpg

Uploaded by Meghan Crandall on Feb 10, 2023 at 11:50 am

299 Boston Tpke.Full Site Plan.pdf

Uploaded by Danielle Palazzini on Feb 13, 2023 at 9:30 am

Narrative and Supp Narrative.pdf

Uploaded by Danielle Palazzini on Feb 13, 2023 at 1:07 pm

Abutters Within 500 Ft.pdf

Uploaded by Danielle Palazzini on Feb 13, 2023 at 9:30 am



SPACE LAYOUT.jpg

Uploaded by Meghan Crandall on Feb 27, 2023 at 1:01 pm

Intent of Use.pdf









Uploaded by Meghan Crandall on Feb 27, 2023 at 1:02 pm

**History**

Date	Activity
Feb 10, 2023 at 9:16 am	Meghan Crandall started a draft of Record PL-23-3
Feb 10, 2023 at 9:18 am	Meghan Crandall altered Record PL-23-3, changed ownerEmail from "" to "lawrenceffiano@aol.com"
Feb 10, 2023 at 9:18 am	Meghan Crandall altered Record PL-23-3, changed ownerName from "" to "Larry Fiano"
Feb 10, 2023 at 9:18 am	Meghan Crandall altered Record PL-23-3, changed ownerPhoneNo from "" to "860-558-6215"
Feb 10, 2023 at 11:51 am	Meghan Crandall submitted Record PL-23-3
Feb 10, 2023 at 11:53 am	completed payment step Permit Fee on Record PL-23-3
Feb 10, 2023 at 11:53 am	approval step Application Reviewwas assigned to Danielle Palazzini on Record PL-23-3
Feb 13, 2023 at 12:55 pm	Danielle Palazzini approved approval step Application Review on Record PL-23-3
Feb 13, 2023 at 12:56 pm	approval step Legal/Technical Review was assigned to Patrice Carson on Record PL-23-3
Feb 13, 2023 at 12:56 pm	Danielle Palazzini assigned approval step Legal/Technical Review to Danielle Palazzini on Record PL-23-3
Feb 13, 2023 at 12:56 pm	Danielle Palazzini waived approval step Legal/Technical Review on Record PL-23-3
Feb 13, 2023 at 12:56 pm	approval step Inland Wetlands Approvalwas assigned to Cameron Covill on Record PL-23-3
Feb 13, 2023 at 12:56 pm	approval step Planning Approvalwas assigned to Patrice Carson on Record PL-23-3
Feb 13, 2023 at 12:56 pm	approval step Engineering Approvalwas assigned to Joe Dillon - Engineer on Record PL-23-3

Date	Activity
Feb 13, 2023 at 12:56 pm	approval step Fire Marshal Approval was assigned to Jim Rupert on Record PL-23-3
Feb 13, 2023 at 12:56 pm	Danielle Palazzini assigned approval step Fire Marshal Approval to William Call on Record PL-23-3
Feb 13, 2023 at 12:56 pm	Danielle Palazzini waived approval step Inland Wetlands Approval on Record PL-23-3
Feb 13, 2023 at 12:57 pm	Danielle Palazzini waived approval step Engineering Approval on Record PL-23-3
Feb 13, 2023 at 12:58 pm	Danielle Palazzini added approval step ZEO Approval to Record PL-23-3
Feb 14, 2023 at 11:51 am	William Call approved approval step Fire Marshal Approval on Record PL-23-3
Feb 27, 2023 at 1:00 pm	Meghan Crandall added attachment SPACE LAYOUT.jpg to Record PL-23-3
Feb 27, 2023 at 1:02 pm	Meghan Crandall added attachment Intent of Use.pdf to Record PL-23-3

## Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Permit Fee	Paid	Feb 10, 2023 at 11:51 am	Feb 10, 2023 at 11:53 am	-	-
 Application Review	Complete	Feb 10, 2023 at 11:53 am	Feb 13, 2023 at 12:55 pm	Danielle Palazzini	-
Legal/Technical Review	Skipped	Feb 13, 2023 at 12:56 pm	Feb 13, 2023 at 12:56 pm	Danielle Palazzini	-
Inland Wetlands Approval	Skipped	Feb 13, 2023 at 12:56 pm	Feb 13, 2023 at 12:56 pm	Cameron Covill	-
Engineering Approval	Skipped	Feb 13, 2023 at 12:56 pm	Feb 13, 2023 at 12:57 pm	Joe Dillon - Engineer	-
 Fire Marshal Approval	Complete	Feb 13, 2023 at 12:56 pm	Feb 14, 2023 at 11:51 am	William Call	-
 ZEO Approval	Active	Feb 13, 2023 at 12:58 pm	-	Mike D'Amato	-
 Planning Approval	Active	Feb 13, 2023 at 12:56 pm	-	Patrice Carson	-
 Application Approval	Inactive	-	-	-	-
 Bond Received	Inactive	-	-	-	-
 Legal/Technical Review Release	Inactive	-	-	-	-



# Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

## BOLTON PLANNING & ZONING COMMISSION APPLICATION AUTHORIZATION

### APPLICANT:

The Applicant, (name) Meghan Crandall, certifies that he/she is authorized to submit the attached Application for a (subject/project) Special Permit, at (address) 299 Boston Turnpike Ste D, Bolton, CT 06043, and that the statements made within are true to the best of the Applicant's knowledge, information and belief.

Applicant Signature: \_\_\_\_\_

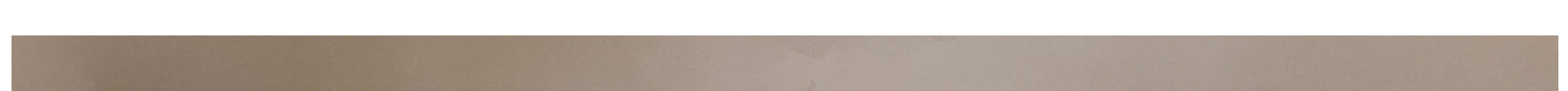
*Meghan Crandall*

### OWNER (IF DIFFERENT THAN APPLICANT):

I, (name) Larry Fiano, certify that I am the owner of the property located at (address) 299 Boston Turnpike; that I authorize (name) Meghan Crandall to act as my Agent/Representative; and that I am a willful participant and am fully aware of the contents of the attached Application for a (subject/project) Special Permit.

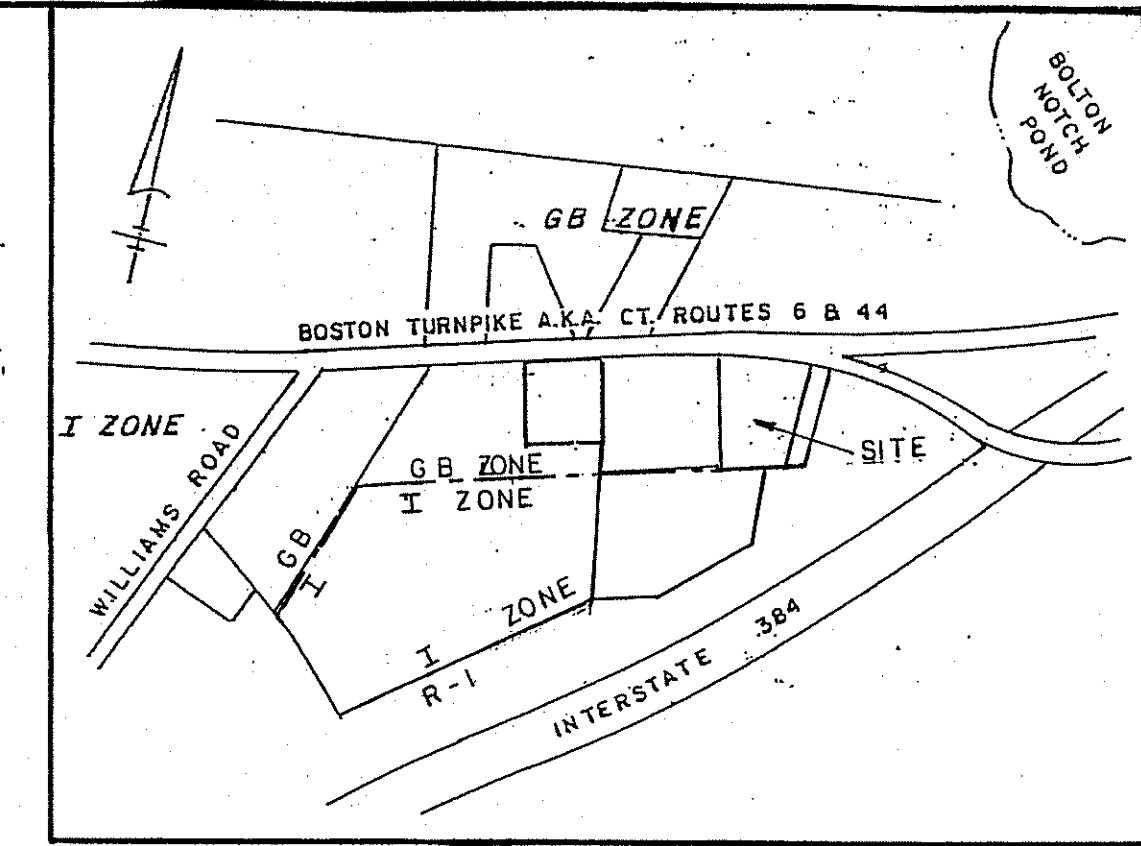
Owner Signature: \_\_\_\_\_

*Larry Fiano*



REFERENCE MADE TO THE FOLLOWING MAP:

- AS-BUILT PLAN PREPARED FOR ANTHONY FIANO 299 BOSTON TPKE. BOLTON, CT. SCALE 1" = 20' 2/10/88 SHT 1 OF 1 LANDTECH ASSOCIATES, INC. ENGINEERS-SURVEYORS 71 WOODLAND STREET, MANCHESTER, CONN.
- PLAN PREPARED FOR ANTHONY FIANO, 299 BOSTON TURNPIKE BOLTON, CONN' PLOT PLAN SCALE 1" = 20' 9/18/87 REV. TO 8/24/88, BY LANDTECH ASSOCIATES, INC.
- PLAN PREPARED FOR ANTHONY FIANO NO. 299 BOSTON TURNPIKE A.K.A. CONN. RT. 44 BOLTON, CT. IMPROVEMENT LOCATION SURVEY - SEPTIC REPAIR PLAN SCALE: 1" = 20' DATE: 24 JAN. 2001 FILE NO. 2096 SHEET 1 OF 1 JAMES PAGGIOLI LAND SURVEYING, INC. 24 TUMBLEBROOK ROAD BOLTON, CONNECTICUT PHONE: (860) 645-6699 REVISIONS: 3/1/01, 4/09/2001
- PLAN PREPARED FOR THE CARLYLE JOHNSON MACHINE COMPANY 291 BOSTON TURNPIKE BOLTON, CONN. PLOT PLAN SCALE: 1" = 40' DESIGN: MG PROJECT: 97209 ACAD: 97209SITEPLAN.DWG DATE: NOV. 24, 1997 DRAFT VSR C/SC13/WORK/97209 SHEET 1 OF 2 MEEHAN & GOODIN ENGINEERS - SURVEYORS, P.C. 387 NORTH MAIN STREET, MANCHESTER, CT 06040 (860) 643-2820 FAX (860) 649-8806



KEY MAP  
 SCALE: 1" = 500'

ZONING TABLE

ITEM	REQUIRED/ALLOWED/EXISTING	PROPOSED
MIN. LOT AREA	40,000 S.F.	49,250 S.F.
MIN LOT FRONTAGE	200.00'	238.96'
BUILDING LINE	35'	21.2'
SIDE YARD	25'	22.6'
REAR YARD	25'	13'
BUILDING COVERAGE	25%	19.6%
IMPERV. COVERAGE	65%	33.9%
BUILDING HEIGHT	40'	<40'

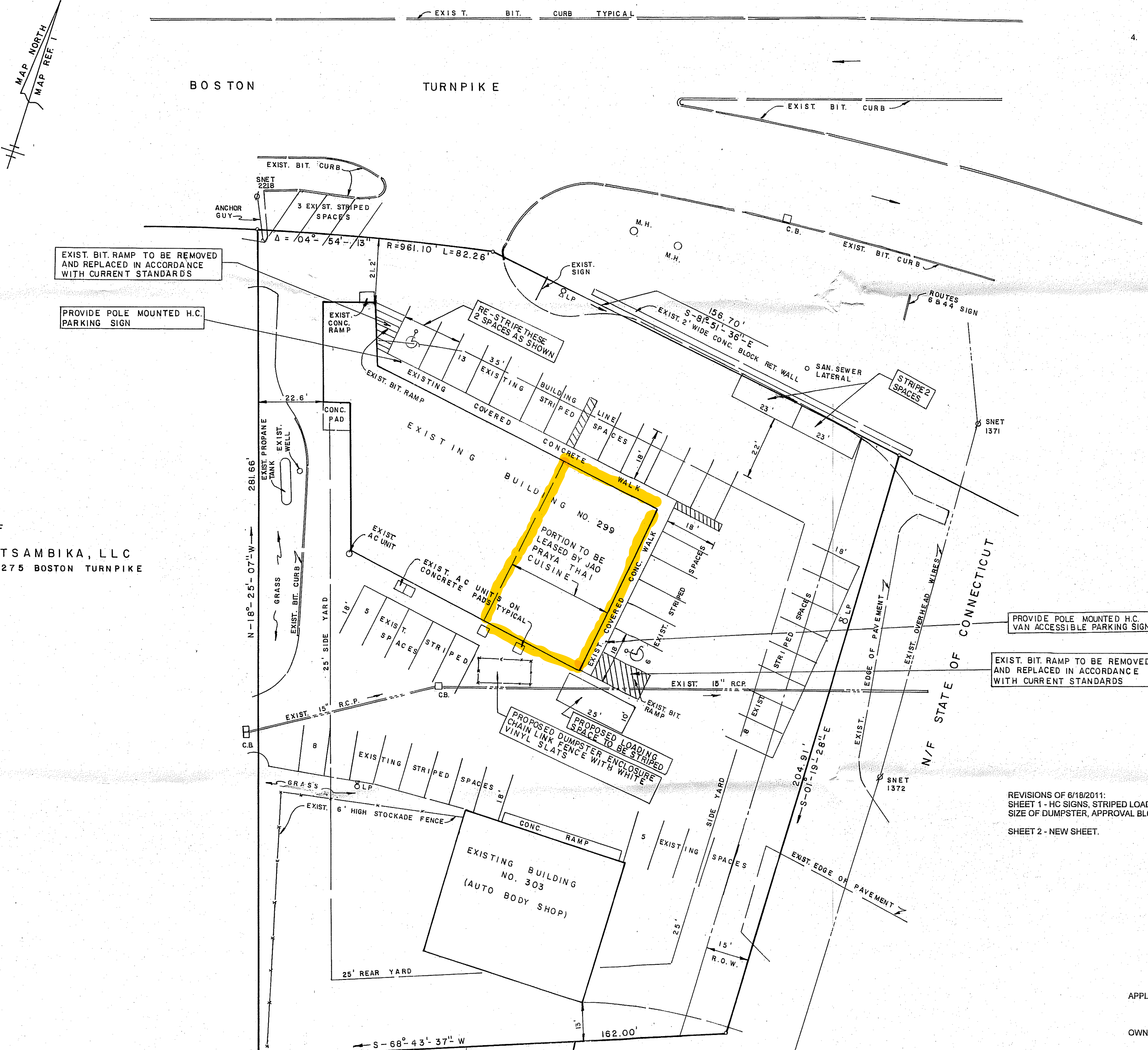
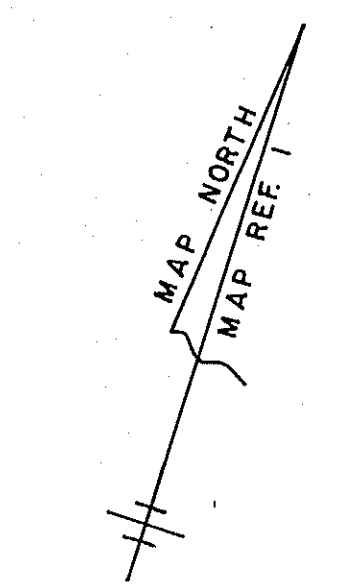
PARKING SCHEDULE EXISTING BUILDINGS

USE	SPACES
RETAIL & OFFICE	4558/200 = 23
RESTAURANT	1 PER 3 SEATS = 16
AUTO BODY SHOP	5 SPACES + 2 PER BAY = 11
TOTAL	50
PROVIDED	50

EXISTING RETAIL BUILDING HAS 6780 S.F.  
 2224 S.F. IS TO BE USED AS RESTAURANT.  
 THERE ARE 48 EXISTING SPACES STRIPED.  
 2 ADDITIONAL SPACES ARE TO BE STRIPED IN AN AREA PREVIOUSLY USED FOR PARKING  
 ONE LOADING SPACE REQUIRED AND PROVIDED PER SEC. 15L.1

NOTES:

- TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. 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 FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A GENERAL LOCATION SURVEY AND DOES NOT REPRESENT A PROPERTY/BOUNDARY OPINION. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS D. THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, LIMITED FIELD MEASUREMENTS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.
- THE PROPERTY IS LOCATED IN A GB ZONE.
- THE PROPERTY IS SHOWN ON ASSESSOR'S MAP 7 PARCEL 59.
- THE PREMISES ARE NOT LOCATED WITHIN A FEDERAL FLOOD HAZARD ZONE AS SHOWN ON FEDERAL INSURANCE ADMINISTRATION MAP FOR COMMUNITY NUMBER 090109, PANEL NUMBER 0002B, DATED 6 - 1 - 81.
- THE EXISTING BUILDINGS, WELL, FENCES, SIGN AND DRAINAGE STRUCTURES WERE TAKEN FROM MAP REFERENCE 1. UPDATED ENTRANCE, PARKING SPACES AND EDGE OF PAVEMENT WERE FIELD LOCATED BY HOLMES & HENRY.
- BOUNDARY INFORMATION WAS TAKEN FROM MAP REFERENCE 1.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF THE PROPOSED USE AND ADDITIONS & ALTERATION TO THE EXISTING PARKING SPACES.
- SOILS ON THE SITE CONSIST OF UDORHTENTS - URBAN LAND COMPLEX PER USDA NATURAL RESOURCES CONSERVATION SERVICE.
- THE FRONT AND SIDE YARD OF 299 BOSTON TURNPIKE AND REAR YARD OF 303 BOSTON TURNPIKE ARE NON CONFORMING TO PRESENT ZONING REGULATIONS.



N/F  
 TSAMBIKA, LLC  
 275 BOSTON TURNPIKE

N/F 291 BOSTON TURNPIKE ASSOCIATES, LLC  
 291 BOSTON TURNPIKE

REVISIONS OF 8/18/2011:  
 SHEET 1 - H.C. SIGNS, STRIPED LOADING DOCK, CHAIN LINK FENCE WITH WHITE VINYL SLATS, SIZE OF DUMPSTER, APPROVAL BLOCK.  
 SHEET 2 - NEW SHEET.

APPLICANT: KANUNGNIT (KAY) SARTORI  
 88 PINE HILL ROAD  
 TOLLAND, CT 06084  
 OWNER: LAWRENCE F. FIANO  
 266 BOSTON TURNPIKE  
 BOLTON, CT 06043

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING. CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."

PLAN PREPARED FOR  
**JAO PRAYA THAI CUISINE**  
 MINOR MODIFICATION OF SITE PLAN/SPECIAL PERMIT  
 299 BOSTON TURNPIKE AKA CT ROUTES 6 & 44 BOLTON, CT.  
 GENERAL LOCATION SURVEY

SCALE: 1" = 20' DATE: 5/9/2011 FILE NO. 31008 SHEET 1 OF 2

**HOLMES & HENRY** ASSOCIATES LLC  
 CONSULTING ENGINEERS - LAND SURVEYORS - LAND PLANNERS -  
 2179 BOSTON TPKE. COVENTRY, CT. 06238  
 (860) 742-0340

RECEIVED  
 JUL 29 2011  
 TOWN OF BOLTON  
 LAND USE DEPT.

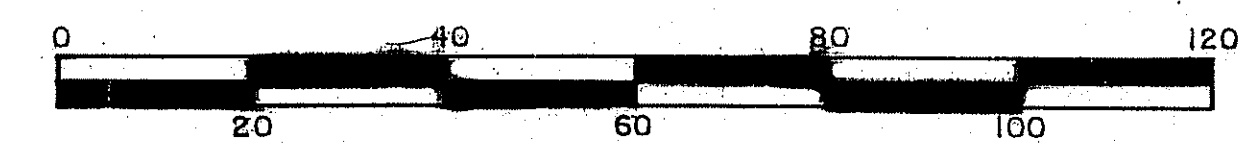
REVISIONS: 6/18/2011

MINOR MODIFICATION OF SPECIAL PERMIT / SITE PLAN  
 APPROVED BY THE BOLTON ZONING ENFORCEMENT OFFICER:

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

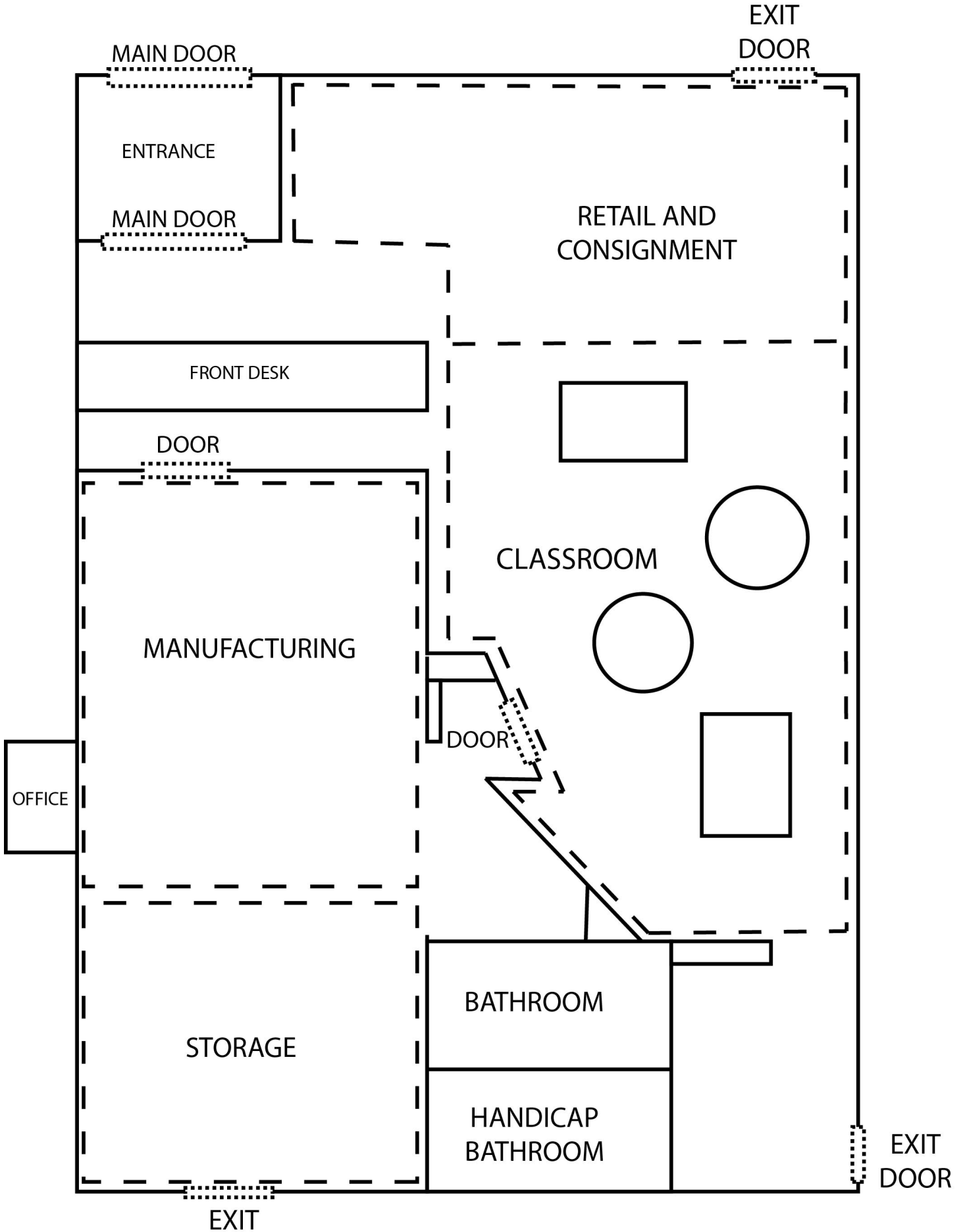
*[Signature]*  
 DATE: 5/9/11

*[Signature]*  
 PETER R. HENRY, L.S. 13636  
 THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL



- LEGEND
- LP EXISTING LIGHT POLE
  - CB CATCH BASIN
  - CONC. CONCRETE
  - BIT. BITUMINOUS CONCRETE
  - M.H. MANHOLE

CANdle Collaborative  
299 Boston Tnpk. Suite D  
Bolton, CT 06043





DOOR

The planned use for 299 Boston Turnpike Suite D is a CANDle production and retail space, along with classroom space to teach CANDle classes. It is my plan that the front "retail and consignment" space be used to sell my CANDles as well as other local crafters items. The "classroom" space will be used when teaching candle making. Please see the attached floor plan to see these areas.

The manufacturing and storage area is for employees ONLY. As of right now I am the only employee for the CANDle Collab, however; it is my intention to hire one or two employees within the first 6 months of the space opening, or sooner if necessary.

I would like the space to be open to the public during my posted hours. Hours of operation will be as follows:

Monday and Wednesdays - CLOSED

Tuesdays - 10am-4pm

Thursday and Fridays - 10am-5pm \*\*\*(5-9pm group classes and private candle parties)

Saturdays - 4pm-8pm

Sundays - 12pm-4pm

During store hours customers can purchase items from the retail space, and/or make a 4oz, 8oz, 12oz, or 16oz candle.

\*\*\*Group classes and private candle parties are booked in advance online. I plan to make this time available for birthday parties, bachelorette parties, or family gatherings where customers can make their own CANDle.

I would like the space to allow for BYOB and BYOF as I am close to Subway and Georginas. I would like customers to have the option to bring some light food, snacks, and drinks to enjoy while they make their CANDle.

TSAMBIKA LLC	275 BOSTON TPKE	BOLTON, CT 06043
CONNECTICUT STATE OF	79 ELM ST	HARTFORD, CT 06106
ANSALDI ANDREW JR EST OF &	39 TUNXIS TRAIL	BOLTON, CT 06043
KERIN KRISTA & HOWELL MARK	72 MT SUMNER DR	BOLTON, CT 06043
BOLTON SENIOR COMMUNITY LLC	1622 MAIN STREET	EAST HARTFORD, CT 06108
FIANO LAWRENCE F & ROSE D	240 BOSTON TPKE	BOLTON, CT 06043
THE CARLYLE JOHNSON MACHINE COMPANY LLC	291 BOSTON TPKE	BOLTON, CT 06043
BOLTON SENIOR COMMUNITY LLC	1622 MAIN ST	EAST HARTFORD, CT 06108
263 BOSTON TURNPIKE LLC	263 BOSTON TPKE	BOLTON, CT 06043
FIANO LAWRENCE F	240 BOSTON TPKE	BOLTON, CT 06043
FIANO LAWRENCE F	240 BOSTON TPKE	BOLTON, CT 06043
COOK CURTIS H & LINDA C	70 MT SUMNER DR	BOLTON, CT 06043
CONNECTICUT STATE OF	2800 BERLIN TURNPIKE	NEWINGTON, CT 06111
BOLTON EXXON LLC	262 BOSTON TPKE	BOLTON, CT 06043