

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:30 PM, WEDNESDAY, SEPTEMBER 13, 2023
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD
In-Person and Via Zoom

MOTIONS

PZC Members Present In-Person: Chairman Tom Manning, Arlene Fiano, Jeremy Flick, Rodney Fournier, Thomas Robbins

PZC Members Present Via Zoom: Jeffrey Scala, Alternate Kawan Gordon

PZC Members Absent: Vice-Chair James Cropley, Alternates Steven Clark & Tom Crockett

Staff Present Via Zoom: Patrice Carson, AICP, Consulting Director of Community Development, Michael D'Amato, Interim Zoning Enforcement Officer, Recording Secretary Linda H. McDonald

Others Present in-person: Michael Bugnacki, Larry Pesce, John Erwin, Mark Reynolds, P.E., Sydney Shifrin, Jerrie Tessier, Norman Tessier, Jim Pendergrast, Judy Lodi, Kevin Burnham, Debbie Burnham, Marilee Manning, Attorney Edward Joy

Others Present via zoom: Susan Erwin and two others

1. **Call to Order:** Chairman T. Manning called the meeting to order at 7:31 p.m. K. Gordon was seated for J. Cropley.
2. **Approval of Minutes:**
R. Fournier MOVED to APPROVE the regular meeting minutes of August 9, 2023 as presented. A. Fiano SECONDED. By roll call vote, the MOTION CARRIED 7:0:0.
5. **Public Hearing**
 - a. **APPLICATION: Special Permit for 6-Unit Senior Housing Project, 7 Loomis Road, Michael Bugnacki (#PL-23-6):**
R. Fournier MOVED to close the public hearing for application #PL-23-6 for Special Permit for 6-Unit Senior Housing Project, 7 Loomis Road, Michael Bugnacki . A. Fiano SECONDED. By roll call vote, MOTION CARRIED 7:0:0.
6. **Old Business:**
 - a. **DISCUSSION/POSSIBLE DECISION: Special Permit for 6-Unit Senior Housing Project, 7 Loomis Road, Michael Bugnacki (#PL-23-6):**
T. Manning MOVED the Planning and Zoning Commission approve Michael Bugnacki's Special Permit for a 6-unit senior housing project at 7 Loomis Road, application #PL-23-6, in accordance with the plans submitted as "Site Development Plan, Senior Housing Complex, 7 Loomis Road, Bolton, CT" (4 sheets) dated: 7/26/2023, revised through 9/6/23, and elevation and floor plans (4 sheets) dated: July 31, 2023, and architectural plans (8 sheets) dated: 9/13/2023 which is conditioned on the following:
 1. All appropriate seals and signatures of the design professionals for this plan shall be placed on the plans before recording.

2. The approval letter with conditions shall be placed on the mylars to be recorded in the Office of the Town Clerk.
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, and the Town Engineer.
4. The owner of the premises shall maintain the retention area depicted along the eastern side of the parcel so that it continues to fulfill its designed drainage function.
5. An Erosion & Sedimentation Control Bond including contingency in the amount of \$20,760.00 shall be posted as part of the permit process prior to any commencement of work on the site.
6. Signs are not part of this decision. Any proposed signage or menu sign board will need separate permit application(s) and approvals from the Zoning Enforcement Officer.
7. Prior to occupancy, the applicant shall file on the land records an appropriate deed restriction regarding the project being occupied by 62-year-old and older persons per the Zoning Regulations to the satisfaction of town staff.
8. Prior to the Issuance of a Certificate of Zoning Compliance, final grading, stabilization, and seeding shall be in place or adequate bond filed with the Town.
9. Prior to the Issuance of a Certificate of Zoning Compliance, one electronic PDF and paper copy of the final as-built survey showing structures, pins, driveways/parking, final floor elevations, and spot grades shall be submitted.
10. Additional erosion & sedimentation controls may be required by Town staff as necessitated by field conditions.
11. 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.
12. The luminaire shown on the south side of the proposed building shall be deleted.
13. All other conditions and waivers of the prior approval for 6 business units on this site shall apply to this approval.

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

R. Fournier SECONDED. By roll call vote, MOTION CARRIED 7:0:0.

10. Adjournment: J. Scala MOVED to adjourn the meeting at 9:23 p.m. A. Fiano SECONDED.
MOTION CARRIED 7:0:0.

Respectfully submitted by Linda H. McDonald

Linda H. McDonald