

**BOLTON PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**7:30 PM, WEDNESDAY, JULY 10, 2024**  
**BOLTON TOWN HALL, 222 BOLTON CENTER ROAD**  
**In-Person and Via Zoom**  
**MINUTES**

**PZC Members Present In-Person:** Chairman Tom Manning, Arlene Fiano, Marilee Manning, Alternate Diane DeNunzio

**PZC Members Present Via Zoom:** Vice-Chair James Copley, Alternate Kawan Gordon

**PZC Members Absent:** Steven Clark, Jeremy Flick, Thomas Robbins, Alternate Tom Crockett

**Staff Present Via Zoom:** Patrice Carson, AICP, Consulting Director of Community Development, Recording Secretary Linda H. McDonald

**Others Present In-Person:** Andrew Ladyga

**1. Call to Order:** T. Manning called the meeting to order at 7:30 p.m. K. Gordon was seated for S. Clark and D. DeNunzio was seated for T. Robbins.

**2. Approval of Minutes: June 12, 2024**

J. Copley MOVED to APPROVE the regular meeting minutes of June 12, 2024 as presented. K. Gordon SECONDED. MOTION CARRIED 6:0:0.

**3. Residents' Forum:** No member of the public wished to speak.

**4. Staff Reports:** P. Carson said she was hoping to show the members Connecticut Countryside's website tonight, but there have been a couple of technical difficulties. She will email the members before the August meeting when the site is ready. She said this is an avenue where businesses can post events. She is contacting local businesses to see if they want to get their websites connected so they can advertise. P. Carson noted people can subscribe for free to get notifications of upcoming events.

P. Carson reported 4 Tolland Road has sold and the new owner wants to operate a landscaping business. She said several people have moved into the senior housing apartments at 7 Loomis Road now that the owners have their certificate of occupancy.

**5. Old Business**

**a. Other:** No other old business.

**6. New Business**

**a. Other:** No other new business.

**7. Ongoing Discussion: Bolton Subdivision and Zoning Regulations**

P. Carson said the staff changes, commission requested changes, and the town engineer's changes have been incorporated into the draft subdivision regulations. She said, if the commission is good to go with this, these are the changes she will give to General Code for codification. They will make the changes and send them back with everything incorporated and that is what the commission will have a public

hearing on. P. Carson reviewed the changes made by staff, commission members and the town engineer.

Members had discussion concerning Section 410-13.2.B (Sewage) regarding the sewer avoidance policy and the role of the Bolton Lakes Regional Water Pollution Control Authority (BLRWPCA). P. Carson explained the loan on the sewer ends next year, but the sewer avoidance policy does not end and will still be in effect to protect the lake. Also, the town has limited EDU's at its disposal. The consensus of the commission is to have a larger discussion on this, probably in the fall.

A few additional changes were made by staff and the commission. The consensus of the commission is to wait for the copy of the draft subdivision regulations after General Code incorporates the changes.

**8. Correspondence:** P. Carson reported there is a housing forum planned for September 11, 2024 in New Haven. She said the office received a copy of the proposed 2024 Capitol Region Council of Governments (CROG) Plan of Conservation and Development. It is posted for public review and a public hearing is scheduled for September 19, 2024. P. Carson said she would email the members the link to the document. She noted members can offer their comments at the public hearing or send comments to her and she will forward them to CROG.

**9. Adjournment:** J. Cropley MOVED to adjourn the meeting at 8:28 p.m. M. Manning SECONDED. MOTION CARRIED 6:0:0.

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.*