

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:30 PM, WEDNESDAY, April 8, 2026
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD
In-Person and Via Zoom
MINUTES

PZC Members Present In-Person: Chairman Tom Manning, Vice-chair Kawan Gordon, Eric Loveland, Peyton Rutledge, Marilee Manning, Ellen King, Arlene Fiano, Rhea Klein, James Cropley (arrived 7:46 pm)

PZC Members Absent: Joshua Llyod

Staff Present Via Zoom: Michael D'Amato, Zoning Enforcement Officer; Jim Rupert, Town Administrator

Others Present in Person: First Selectman, Rodney Fournier; John Marino, JAM Landscaping Connecticut

1. **Call To Order:** T. Manning called the meeting to order at 7:42pm. T. Manning appointed P. Rutledge for J. Llyod.
2. **Approval of Minutes: February 11, 2020:** A. Fiano MOVED to APPROVE the minutes from the February 11, 2026 as written. K. GORDON SECONDED. MOTION CARRIED, 7:0:0.
3. **Residents' Forum:** No residents wished to speak.
4. **Staff Reports:** M. D'Amato reports:
 - Working with P. Carson to consider regulation amendments that may be necessary to be compliant with House Bill 8002. They plan to have regulations as complete as possible for July 1, 2026 with the understanding that refinements may be necessary to fully comply. Relevant bills that may impact regulations are still being considered by the CT Legislature.
 - The owner of the property on the corner of Tolland Rd and RTE 44 has been in contact with town staff and is contemplating getting some of his items inside a building to be compliant.
5. **Public Hearings:**
 - a. **Application: Amendments to the Zoning Regulations Article XVIII Signage (#PL-26-1):** T. Manning MOVED to POSTPONE opening the public hearing until the May 13th Planning and Zoning meeting. M. Manning SECONDED. MOTION CARRIED, 7:0:0.

6. Old Business

- a. **Discussion/Possible Decision: Amendments to the Zoning Regulations Article XVIII Signage (#PL-26-1):** Postponed
- b. **Other:** Brief discussion of HB 8002. The focus of the bill is on creating additional housing units. For Bolton, that may look like converting vacant or underused commercial buildings into housing units. Discussion on limitations of sewer for housing projects.

7. New Business

a. **8-24 Referral: Soccer Fields and Walking Track at Herrick Park**

First Selectman Rodney Fournier requested an endorsement from the Planning and Zoning Commission for the proposed soccer fields and walking track at Herrick Park. Grant funding has been secured. The proposed soccer fields would be on the left side as you enter Herrick Park. There would be a line of trees. The fields would not be illuminated. The drainage would go down towards the western side of the field. The abutters have been notified. One full sized soccer field and a junior field would be developed for a total of 1.5 fields. A crushed stone walkway would be installed around the fields. No bleachers are planned at this time. A parking area is included in design. There would be no impact to existing trails.

Brief discussion of the relevancy of Conservation Commission concerns regarding proposed scope of work to Planning and Zoning Commission decisions. Conversation Commission is continuing to have discussions with town staff and many of the concerns have been addressed. Inlands and Wetlands Commission has reviewed the project. Inlands and Wetlands did not hold a public hearing because the proposed work is outside of the upland review area and not directly impacting wetlands. The Board of Selectman will take the project up and hold a public hearing.

T. Manning MOVED that in accordance with 8-24 Municipal Improvements of the CT General Statutes, the Bolton Planning and Zoning Commission has reviewed the request by the Town Administrator on behalf of the Board of Selectman to create soccer fields and a walking track at Herrick Park. The project is consistent with the POCD and the Planning and Zoning Commission RECOMMENDS ACCEPTANCE of the same to the Board of Selectman. A. Fiano SECONDED. MOTION CARRIED, 7:0:0.

b. **Informal Discussion: Landscaping Business at 1 West Street, John Marino:**

John Marino shared that his landscaping business, JAM Landscaping Connecticut, is looking to purchase a property in town and is considering 1 West Street. The plan for

the property would include a skills shop and selling some landscape materials. The material yard would be placed so as not to be very visible from the road. The business would be willing to adding trees for additional privacy. Informal discussion with commissioners including business activities planned, curb cuts, and noise ordinance.

8. Ongoing Discussion

a. Bolton Subdivision and Zoning Regulations: No

9. Correspondence: None

10. Adjournment

J. Cropley MOVED to ADJOURN the meeting at 8:56pm. K. Gordon SECONDED. MOTION CARRIED 7:0:0.

Respectfully submitted by Rebekah Lyon

Rebekah Lyon

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



Town of Manchester

41 Center Street • P.O. Box 191
Manchester, Connecticut 06045-0191
www.manchesterct.gov

JAY MORAN, MAYOR
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STEVE STEPHANOU, TOWN MANAGER

CERTIFIED MAIL (RRR)

April 22, 2026

Elizabeth C. Waters
Town Clerk
222 Bolton Center Road
Bolton, CT 06043

Re: Application to the Town of Manchester Planning and Zoning Commission
Zoning Regulation Revision: Public Hearing Notification Requirements

Dear Elizabeth C. Waters:


The Town of Manchester Planning and Zoning Commission hereby notifies the Town Clerk for the Town of Bolton by certified mail of the following pending application:

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION
– Zoning Regulation Amendment (REG-0028-2026) – Proposed zoning regulation amendment at Art. VI, Section 20.1 to exempt the Town from a posting of signs requirement for any zoning amendments applicable to multiple properties that require a public hearing, and to provide applicants with an option to conduct mailings where the posting of signs is not feasible.

We expect this application to be considered by the Planning and Zoning Commission no earlier than May 18, 2026. This application is available for review in this office at the Lincoln Center building, 494 Main Street, 2nd floor, and may be viewed by the public during business hours (8:00 a.m. to 4:30 p.m. on Mondays, Wednesdays, and Thursdays; 8:00 a.m. to 7:00 p.m. on Tuesdays; and 8 a.m. to 1:00 p.m. on Fridays). You may also view the proposed changes on our website at <https://www.manchesterct.gov/Government/Departments/Planning-and-Economic-Development/Regulations-and-Maps>.

If you have any questions, please contact me at 860-647-3288.

Sincerely,


Renata Bertotti,
Deputy Director of Planning

rb/kw

cc: Patrice Carson, Director of Community Development





Town of Manchester

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STEVE STEPHANOU, TOWN MANAGER

CERTIFIED MAIL (RRR)

April 24, 2026

Elizabeth C. Waters
Town Clerk
222 Bolton Center Road
Bolton, CT 06043

Re: Rosemarie P. Chirico
Application to the Town of Manchester Planning and Zoning Commission
Zoning Regulation Revision: Processing and Sale of Firewood in Rural Residence Zone

Dear Elizabeth C. Waters:

The Town of Manchester Planning and Zoning Commission hereby notifies the Town Clerk for the Town of Bolton by certified mail of the following pending application:

ROSEMARIE P. CHIRICO – Zoning Regulation Amendment (REG-0027-2026) – Add Processing and Sale of Firewood as a permitted accessory use in the Rural Residence zone.

We expect this application to be considered by the Planning and Zoning Commission no earlier than June 1, 2026. This application is available for review in this office at the Lincoln Center building, 494 Main Street, 2nd floor, and may be viewed by the public during business hours (8:00 a.m. to 4:30 p.m. on Mondays, Wednesdays, and Thursdays; 8:00 a.m. to 7:00 p.m. on Tuesdays; and 8 a.m. to 1:00 p.m. on Fridays). You may also view the proposed changes on our website at <https://www.manchesterct.gov/Government/Departments/Planning-and-Economic-Development/Regulations-and-Maps>.

If you have any questions, please contact me at 860-647-3288.

Sincerely,

Renata Bertotti,
Deputy Director of Planning

rb/kw

cc: Patrice Carson, Director of Community Development

