

**BOLTON PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**7:30 PM, WEDNESDAY, February 11, 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, Arlene Fiano, Ellen King, Marilee Manning, Alternate Joshua Lloyd

**PZC Members Present via Zoom:** James Cropley, Alternate Rhea Klein

**PZC Members Absent:** Eric Loveland, Alternate Peyton Rutledge

**Staff Present Via Zoom:** Patrice Carson, AICP, Consulting Director of Community Development; Michael D'Amato, Zoning Enforcement Officer; Rebekah Lyon, Recording Secretary

**Others Present Via Zoom:** Jim Loersh

**1. Call To Order:** T. Manning called the meeting to order at 7:30pm. R. Klein was seated for E. Loveland.

**2. Approval of Minutes: January 14, 2026**

K. Gordon MOVED to APPROVE the January 14, 2026 minutes with the addition of listing A. Fiano and J. Lloyd as absent. E. King SECONDED. MOTION CARRIED 7:0:0.

**3. Residents' Forum:** No residents wished to speak.

**4. Staff Reports**

P. Carson reported that she has been working on the following items:

- Review of House Bill 8002
- Receive a draft zone change amendment for the Cider Mill Project
- Speak with a group of people that want to talk about reuse of Dean Cabinetry Property
- Fill in at the building office for coverage due to staff absences

M. D'Amato reported:

- Staff have been reviewing the beta site of the town's web-based GIS. Town parcels have been digitized, and old tax maps were imported. There is still some work to be done to add the zoning map. The new system will be updated more regularly than the regional GIS system that is currently in use. The site is fully web based and does not require signup.
- A zoning complaint was received regarding the property at Tolland Rd and RTE 44. M. D'Amato sent a letter regarding the requirements and permitting conditions and will follow up.

**5. Old Business**

**a. 2026/27 Biennial Appointment to CRCOG Regional Planning Commission**

J. Cropley was happy to let another interested party be appointed to the commission as the alternate. A. Fiano MOVED to APPOINT E. King as the alternate for the 2026/27 Biennial

Appointment to CRCOG Regional Planning Commission. K. Gordon SECONDED. E. King accepted the appointment. MOTION CARRIED 7:0:0.

**b. Other:** There was no other Old Business.

**6. New Business**

**a. Other**

M. D'Amato shared that there will be a workshop for commissioners on HB 8002. P. Carson recommended canceling the conflicting March PZC meeting in order to attend the housing workshop which will also count as two hours of Commissioner training.

Discussion of HB 8002 ramifications for Bolton. Bolton will not be required to have or refer to a housing authority. DOH development of state lands will be for excess properties only, excluding those acquired for open space, water shed, or other necessities. Bolton will need to review for compliance with new mobile home regulation. Need more clarity around what a "transit-oriented community" is.

Per HB 8002, Bolton will need to decide on the adoption of a housing growth plan. Bolton can opt into the regional plan that will be developed by CRCOG or develop a their own plan. The Board of Selectman is anticipated to have the authority over the decision. Currently, towns are waiting on OPM to develop the methodology to set the formula for housing goals. After the goals are released, towns have 30 days to determine if they are doing a regional or town plan. There was brief discussion of the workload anticipated with the development of a housing plan.

P. Carson asked commissioners to think about summary review requirements. The standards to evaluate a project under summary review must be non-discretionary, yes/no requirements. Model regulations will be forthcoming, laid out in a summary reviews style and include all of the design considerations. There was brief discussion of important dates/deadlines.

T. Manning MOVED to RESCHEDULE the March 11, 2026 public hearing to April 8, 2026 at the same time and place and CANCEL the March 11, 2026 Planning and Zoning Commission meeting in order for Commissioners to attend training. J. Cropley SECONDED. MOTION CARRIED 7:0:0.

Brief discussion regarding featuring Dunkin Donuts on RTE 6 as business of the month in an upcoming edition of Connecticut's Countryside, if the business provides the relevant information.

**7. Ongoing Discussion**

**a. Bolton Subdivision and Zoning Regulations**

P. Carson highlighted two issues for the commissioners to consider as text amendments to the regulations: ducks vs chickens and zoning regulation 450 – 3.7 governing structures withing 50 feet of a water resource.

The current regulations specify poultry, a term which includes ducks in the dictionary. However, prior sentiment has not been in favor of ducks. The commission should clarify this regulation. Regulation 450 – 3.7 governing structures within 50ft of a water resource overlaps with the purview of the Inland Wetlands Commission. Some discussion on the resources and expertise of the Inland Wetlands Commission and the redundancy of the regulation. The commission will consider the removal of regulation 450 – 3.7.

**8. Correspondence:** There was no Correspondence.

**9. Adjournment**

J. Cropley MOVED to ADJOURN the meeting at 8: 42pm. SECONDED M. Manning. 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.*