

# *Bolton Center Study*

TOWN OF BOLTON, CONNECTICUT



**BOLTON**

Formerly known as Hamden or Hart-  
Hamden, the town was incorporated in 1786  
having been settled by a group of United  
States men. Settling near the town, in 1774,  
in 1774 the French army of General Burgoyne  
on their way to and the army of General  
Montgomery at Saratoga. The army camped  
near the site. On this green was the first  
Bolton meeting house of the Congregational  
Church organized in 1722 by Act of Legislature.  
The Reverend Thomas White its first minister.  
Early products of Bolton included linen threads  
and finished goods. The Quarrelville flag and  
a banner were used to give white identity to  
Bolton and other large Eastern cities.  
Among the great men and leaders living in  
Bolton were Benjamin Knapp, who lived in  
Bolton House (1780-1820) from 1780-1820  
and George C. Knapp who after holding many  
Bolton offices, later became Mayor of Hartford  
and Lieutenant Governor of Connecticut.

1980

The background of the slide is a faded photograph. On the left, there is a white church building with a prominent steeple. On the right, a large, leafy tree stands in the foreground. In the center-right, there is a wooden signpost with a plaque that has the word 'BOLTON' visible at the top. The overall scene is outdoors, likely in a town square or church grounds.

## **Agenda:**

- Introduce Team
- Review Study Purpose and Approach
- Discuss Existing Conditions Inventory and Analysis
- Identifying Challenges and Opportunities
- Solicit Input from Stakeholders Group
- Project Schedule and Next Steps

# Project Team and Responsibilities

*Town of Bolton*

**Richter & Cegan Inc.**

**Master Planner / Landscape Architect / Team Administrator**

Project Principal: **Michael A. Cegan, ASLA, APA**

Project Manager: **Richard S. Conary, ASLA**

Inventory / Analysis

Master Planning

Programming

Study Organization

Community Input

Presentations

**Crosskey Architects LLC**

**Historic Architect**

**William W. Crosskey, II, AIA, LEED AP**

**Marguerite Carnell Rodney**

Architectural Services

Architectural Design Guidelines

**Historical Perspective Inc.**

**Historic Consultant**

**Cece Saunders**

Historic Inventory

Heritage Tourism

**Bartram & Cochran**

**Economic Development Consultant**

**Maura Cochran, CRE, SIOR**

**Peter Holland, CRE**

Economic Development

Heritage Tourism Strategy

**Planimetrics**

**Land Use Regulations**

**Glenn Chalder, AICP**

**Heidi Samokar, AICP**

Zoning Regulation Amendments

Design Guidelines

**Frederick P. Clark Associates**

**Traffic Engineer**

**Michael A. Galante**

Traffic Issues

Complete Streets Approach



## Study Purpose

- To develop a land-use study and plan to create a unified vision for Bolton Center
- Focusing on its historic, municipal and recreational assets, the potential for a unified vision and linkages among the Town assets



## Study Tasks & Objectives

- Examine and propose a common theme throughout the Study Area – include all municipal facilities and other open space such as Heritage Farm and Hop River Trail
- Examine Town Hall Expansion Options and Linkages
- Examine use of Historic House
- Study Heritage Farm and its potential as a center for heritage tourism
- Examine Opportunities for limited commercial development on Town land – based on market potential created by Heritage Farm, recreational use and other municipal facilities
- Consider expansion potential for recreational facilities on all properties in the Study Area
- Examine existing zoning and other preservation protections for Bolton Center



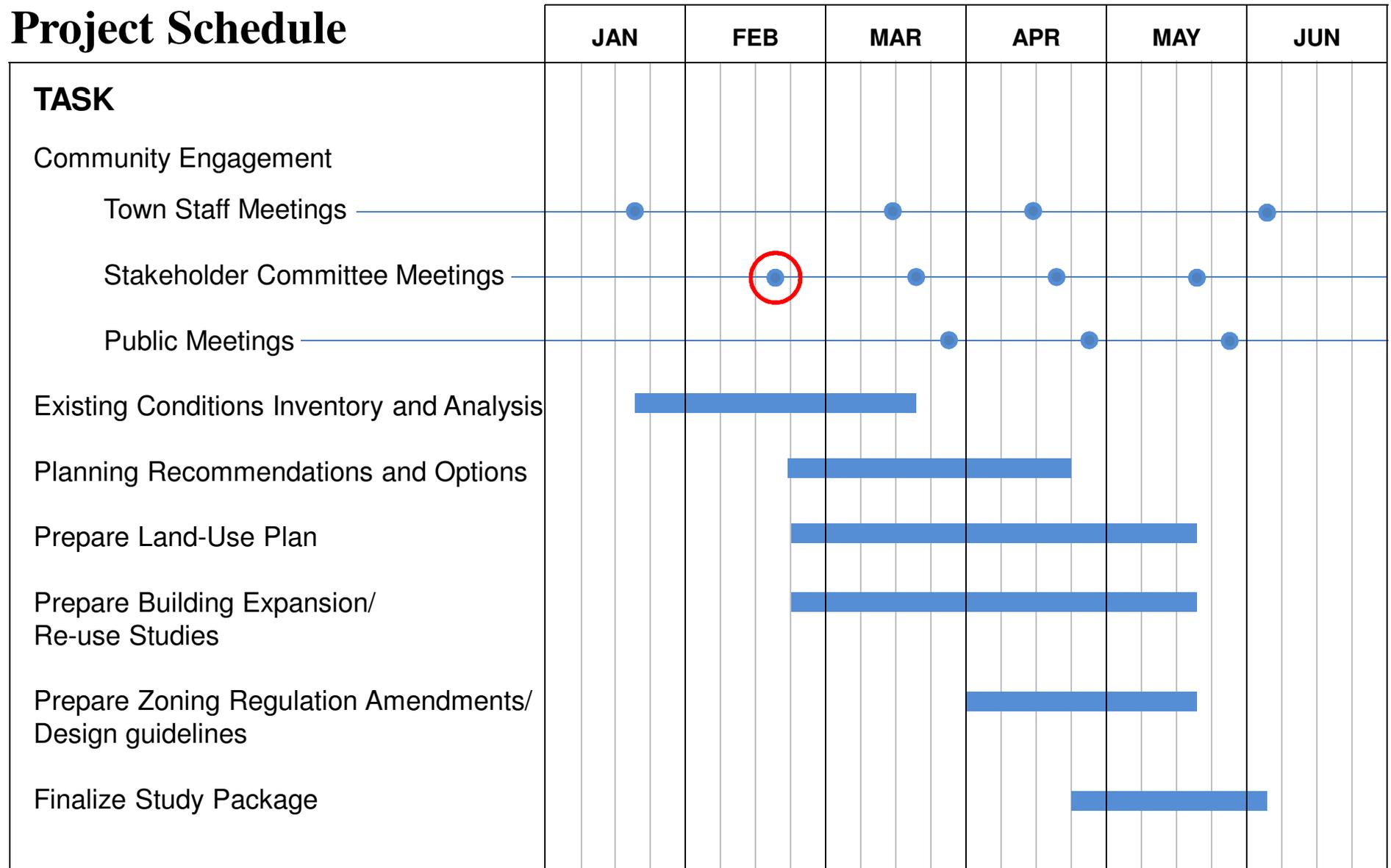
## Study Approach

### The Planning Process for a Community-Based Vision

- Data Collection and Prepare Study Base Maps
  - Review Previous Reports and Plans
- Center Inventory and Analysis
  - On-site Observations
  - Online and Town Resources
  - Stakeholder Input
- Planning Recommendations and Options
- Town Center Vision Plan
- Building Expansion and Re-use Studies
- Implementation Tools
- Community Input / Meetings
  - Town Staff Input
  - Stakeholder Committee Meetings
  - Public Meetings
  - Town-wide Survey

# Bolton Center Study

## Project Schedule



# *Boston Heritage Farm*

## *Bolton, Connecticut*



### Eastern Connecticut Environmental Review Team Report

Eastern Connecticut Resource Conservation and Development Area, Inc.

## Start-up & Data Collection

- Review of Information on Project
- Prepare Study Base Maps



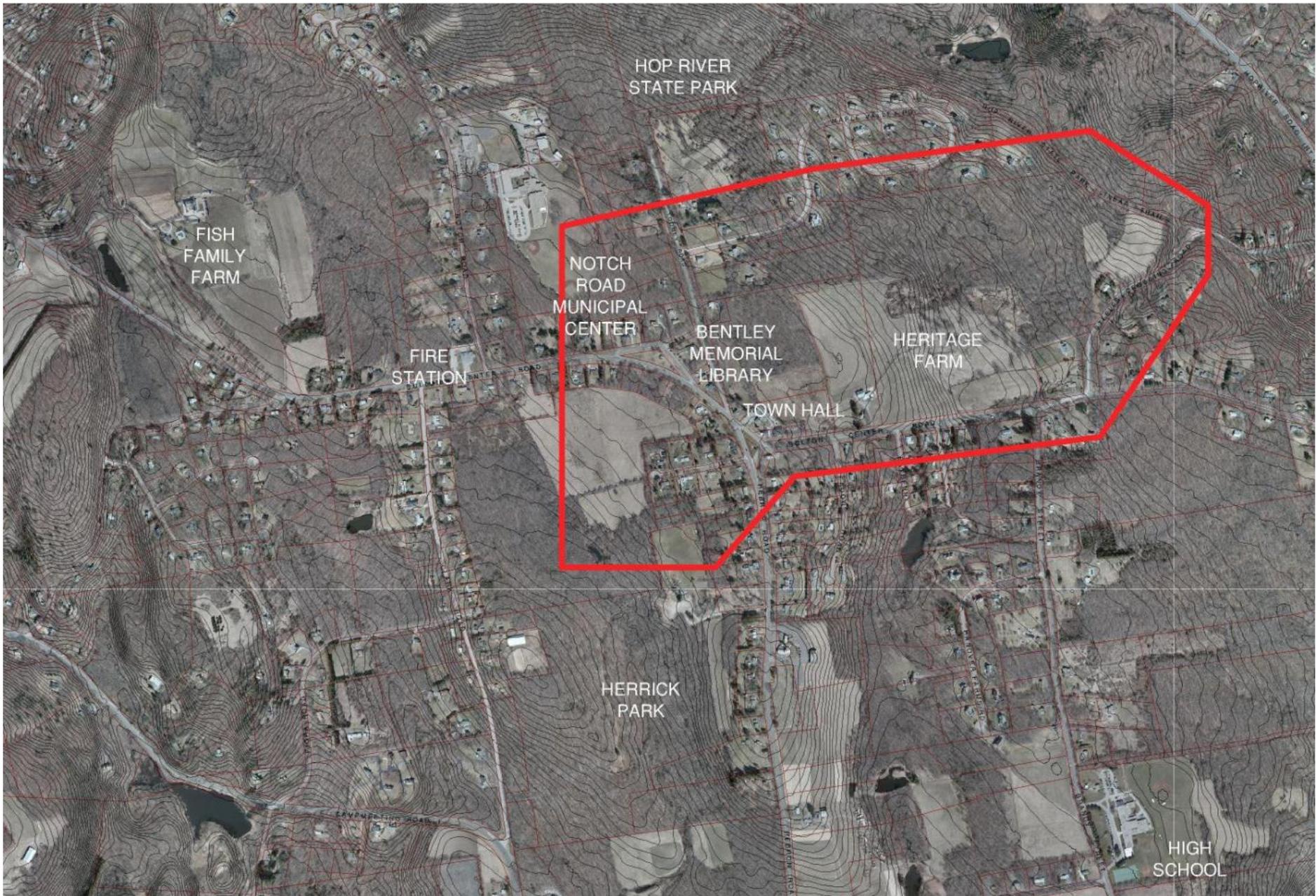
### Architectural and Site Design Guidelines

#### Bolton, Connecticut

Approved: June 25, 2012  
Effective: June 25, 2012



Bolton Planning and Zoning Commission



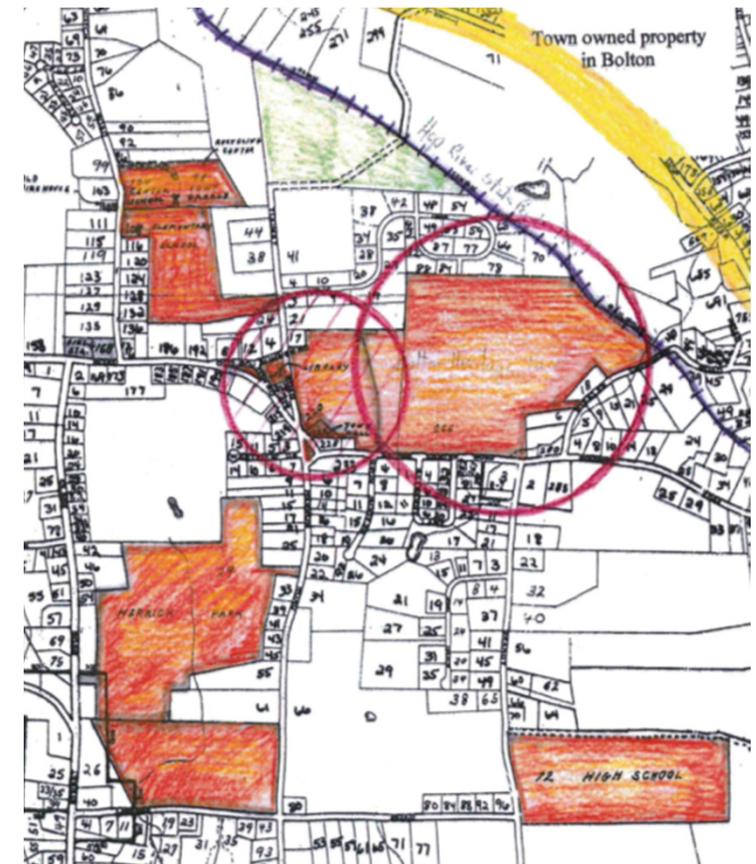
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TOWN OF BOLTON, CONNECTICUT

**Study Area Context**



# Center Inventory/Analysis

- Physical Characteristics
- Land-Use Relationships
- Historic Assets
- Development Potential



# Analysis of Existing Conditions

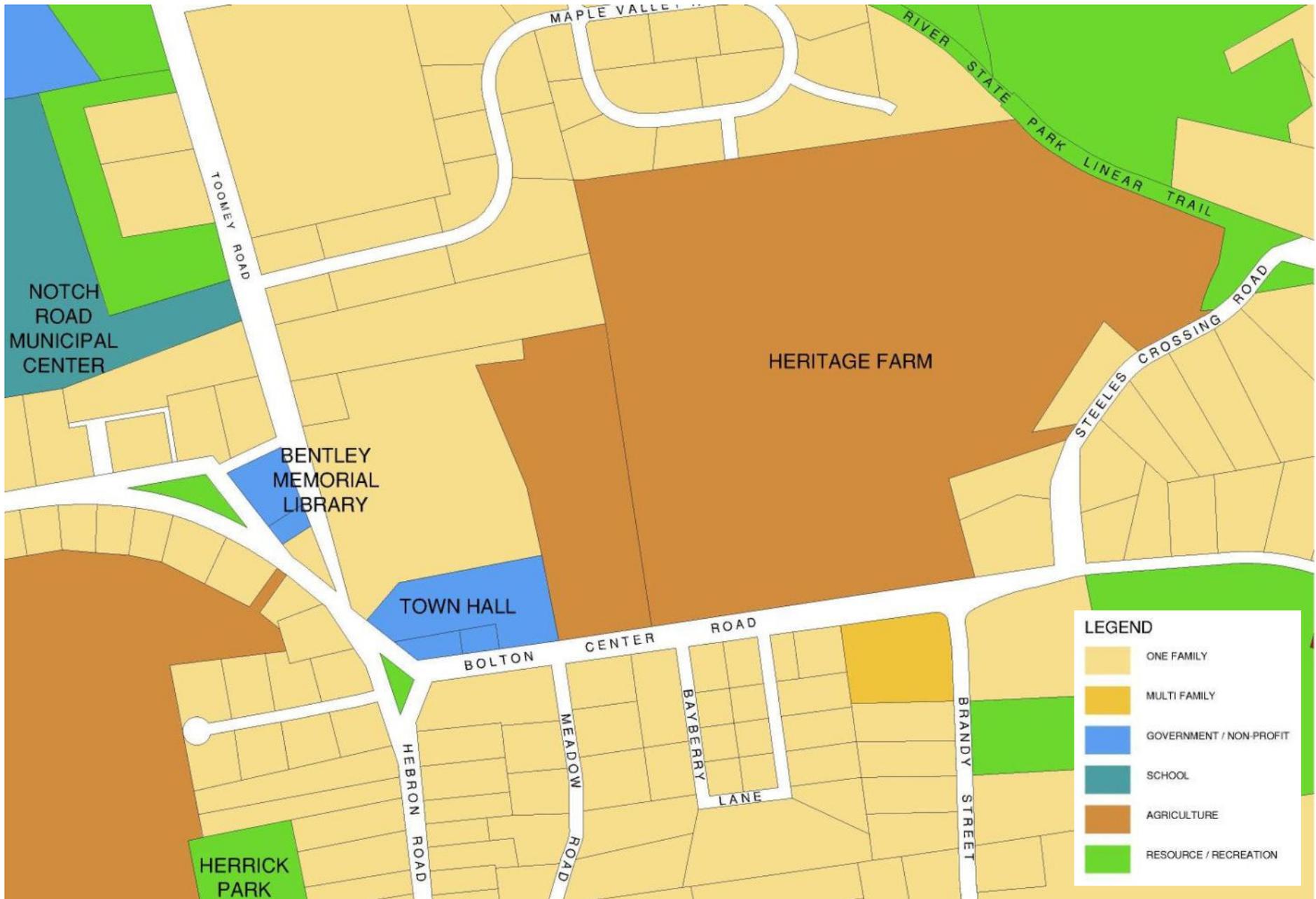
- Center Visual Character
- Land Use
- Town-owned Land
- Open Space
- Zoning & Land Use Regulations
- Design Guidelines
- 2005 Plan of Conservation & Development
- State Plan of Conservation & Development
- Traffic & Circulation
- Vehicular Circulation and Parking
- Pedestrian and Bike Connectivity
- Existing Trails
- Topography & Landform
- Views and Vistas
- Wetlands & Soils
- Center Utilities & Infrastructure
- Signage, Site Details and Furniture
- Center Historic Assets
- Potential Development Parcels
- Economic Development
- Historic Buildings





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**Center Visual Character**



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**Land Use**



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**Town-owned Land**



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**Open Space**



- The study area is zoned R-1 (One-family Residential with 40,000 SF minimum lot sizes) and R-2 (Two-family Residential with 40,000 SF minimum lot sizes)
- Permitted uses include:

<b>Residential</b>	<ul style="list-style-type: none"> <li>• Single family detached dwellings</li> <li>• Two-family dwellings</li> <li>• Accessory apartment</li> <li>• Continuing care retirement communities, consisting of congregate housing developments, which may include extended health care facilities, subject to granting of a Special Permit</li> <li>• Multiple Dwelling Complexes (traditional),</li> </ul>
<b>Agriculture</b>	<ul style="list-style-type: none"> <li>• Farming</li> <li>• Keeping of livestock or poultry for domestic purposes only</li> </ul>
<b>Parks</b>	<ul style="list-style-type: none"> <li>• State or Town Parks</li> </ul>
<b>Institutional Uses</b>	<ul style="list-style-type: none"> <li>• Town owned schools, libraries, office, Fire Stations and other civic buildings authorized by a Town Meeting under the jurisdiction of the Public Building Commission</li> <li>• Privately owned houses of worship, schools, colleges, libraries and other civic buildings (subject to a Special Permit)</li> </ul>
<b>Business</b>	<ul style="list-style-type: none"> <li>• Customary home occupations</li> <li>• Bed and breakfast establishments subject to Site Plan Review</li> <li>• Commercial stabling of horses, subject to Special Permit</li> <li>• Child Day Care Centers operated by not-for-profit organizations, as well as Family and Group Day Care Homes</li> </ul>

- Note that the list of business-type uses is quite limited in the study area (business development is permitted on some parts of Route 44 and Route 6 and in some Neighborhood Business zones)

# Architectural and Site Design Guidelines Bolton, Connecticut

Approved: June 25, 2012  
Effective: June 20, 2012

- The Design Guidelines are advisory only but provide good “guidance for planning and design of new and infill development in commercial, mixed use and Incentive Housing Zones throughout the Town of Bolton”
- Note that they do not apply in residential districts as exist in the study area
- Consider way to incorporate the Center Study Area



Bolton Planning and Zoning Commission

**BOLTON**  
**CONNECTICUT**  
**PLAN OF CONSERVATION AND  
DEVELOPMENT**  
**NOVEMBER 2005**



EFFECTIVE DECEMBER 1, 2005

PREPARED BY THE BOLTON PLANNING AND ZONING COMMISSION

- The 2005 POCD contains some very general goals but few specifics about the Bolton Center area:

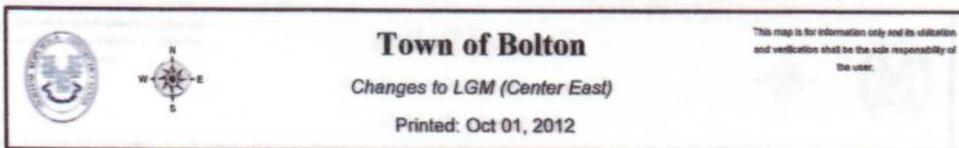
- GOAL 1:** Regulate the land use within the sewer service area and the extent that existing and new land uses may connect to the sewers.
- GOAL 2:** Maintain a low density residential community with opportunities for senior and affordable housing.
- GOAL 3:** Maintain excellence in elementary and high school education.
- GOAL 4:** Maintain adequate levels of municipal services.
- GOAL 5:** Encourage the establishment of appropriate commercial development such as professional services and small retail businesses.
- GOAL 6:** Preserve open space.
- GOAL 7:** Protect wetlands, surface and ground water resources.
- GOAL 8:** Protect other natural resources.
- GOAL 9:** Coordinate with regional and state agencies for safe and efficient transportation services.
- GOAL 10:** Preserve the town's historical heritage.

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**2005 Plan of Conservation and  
Development**



- The Town requested that the State Plan of Conservation and Development recognize the study area as being part of a “village growth area”
- VGA was extended to include the entire study area and beyond

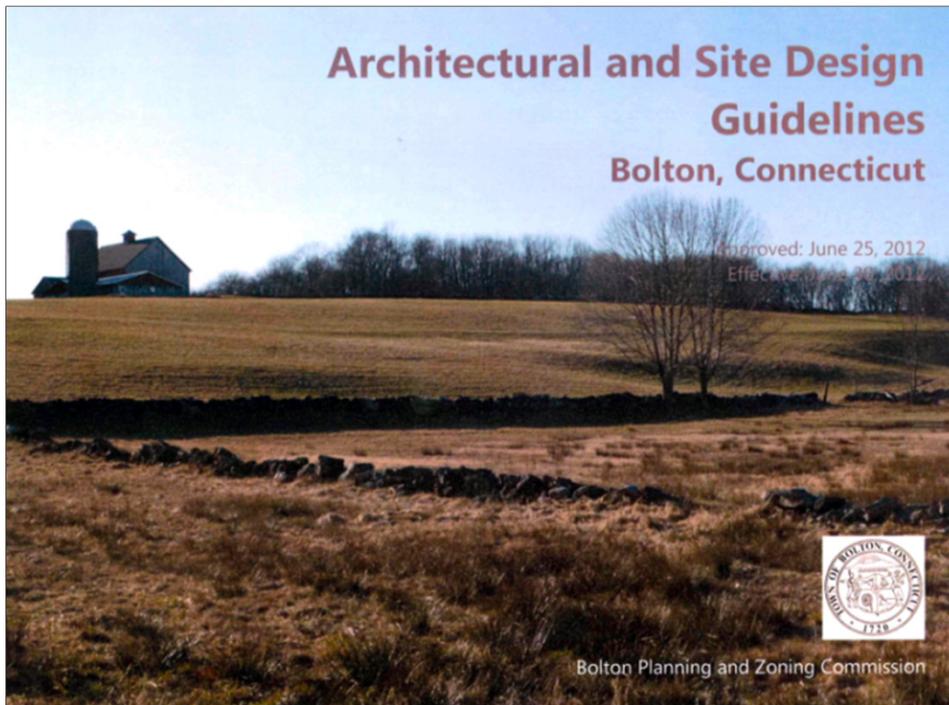


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**State Plan of Conservation and  
Development**

## Tools for Implementation

- POCD Amendments
- Zoning Regulation Amendments
- Design Guidelines
- Historic District
- Bolton Center District



## TOWN OF BOLTON Zoning Regulations



Bolton Planning & Zoning Commission  
222 Bolton Center Road  
Bolton, CT 06043

Revised to July 1, 2012

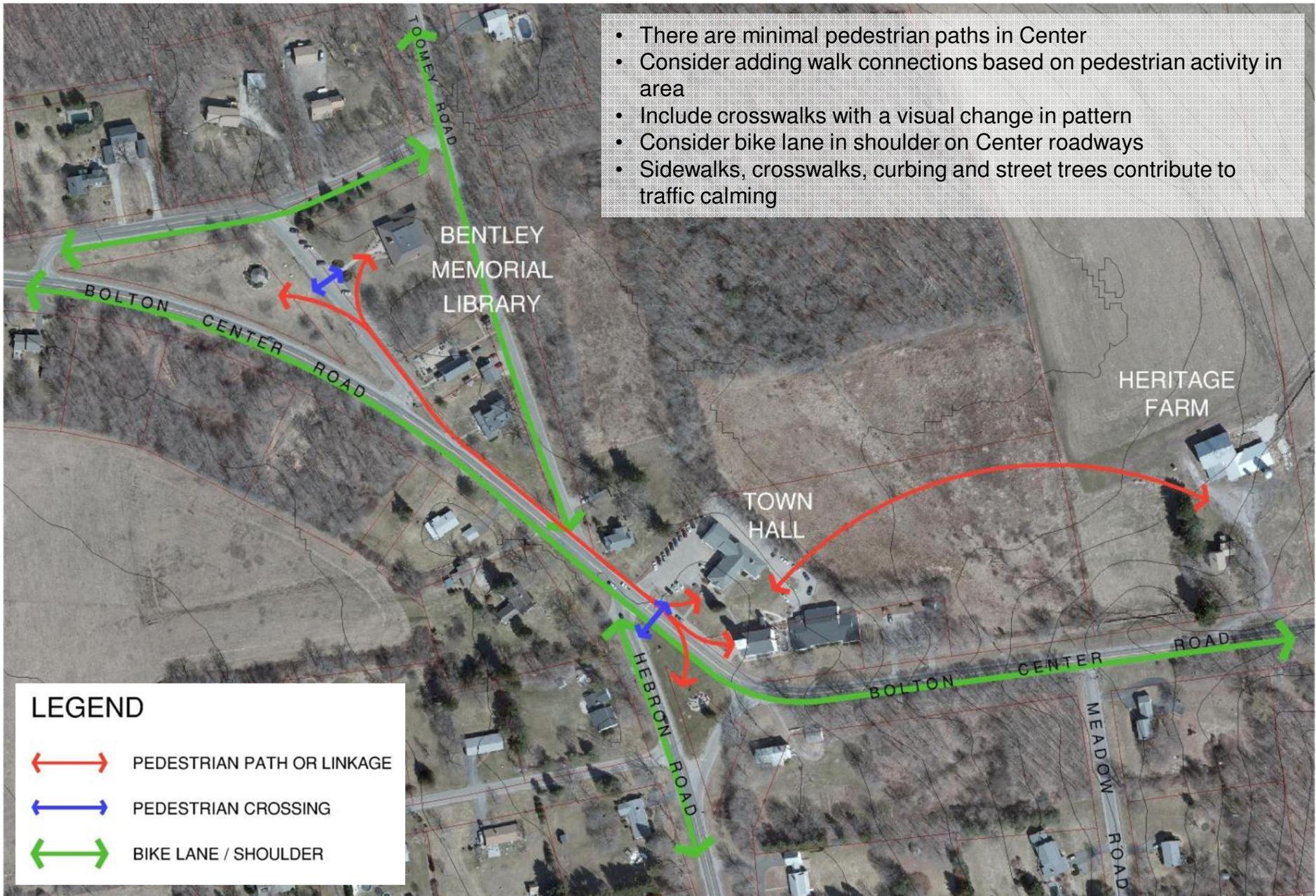


## Traffic & Circulation

- Vehicular Circulation and Parking
- Pedestrian Enhancement / Bike Lanes
- Walkability / Connectivity







- There are minimal pedestrian paths in Center
- Consider adding walk connections based on pedestrian activity in area
- Include crosswalks with a visual change in pattern
- Consider bike lane in shoulder on Center roadways
- Sidewalks, crosswalks, curbing and street trees contribute to traffic calming

**LEGEND**

- ↔ PEDESTRIAN PATH OR LINKAGE
- ↔ PEDESTRIAN CROSSING
- ↔ BIKE LANE / SHOULDER



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**Existing Trails**



Trail Head and Signage



The Lane



Bench at the Oak Grove



Trail around Perimeter of Open Field

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**The Rose Trail at Heritage Farm**



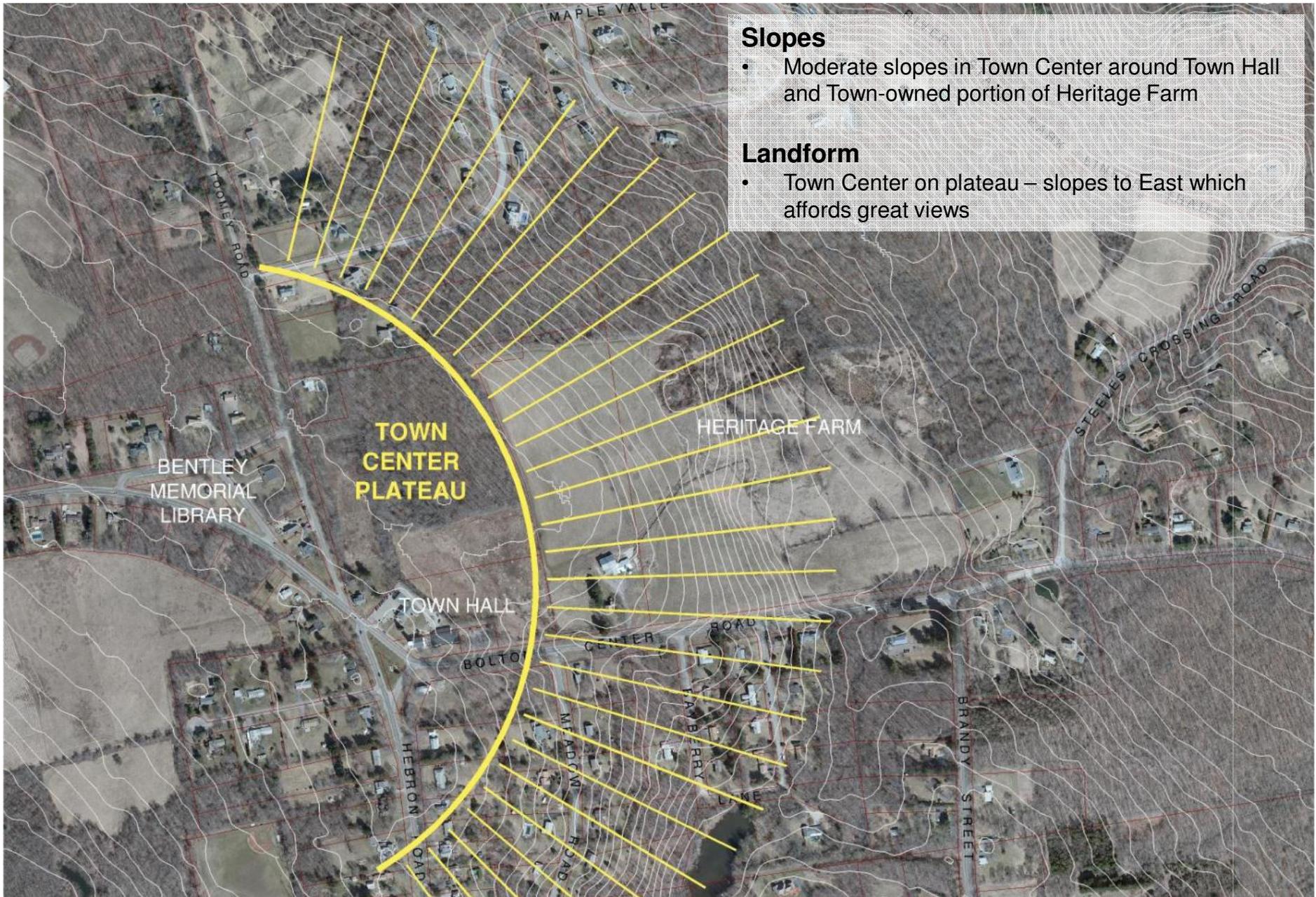
Rose Trail Connection to Hop River Trail

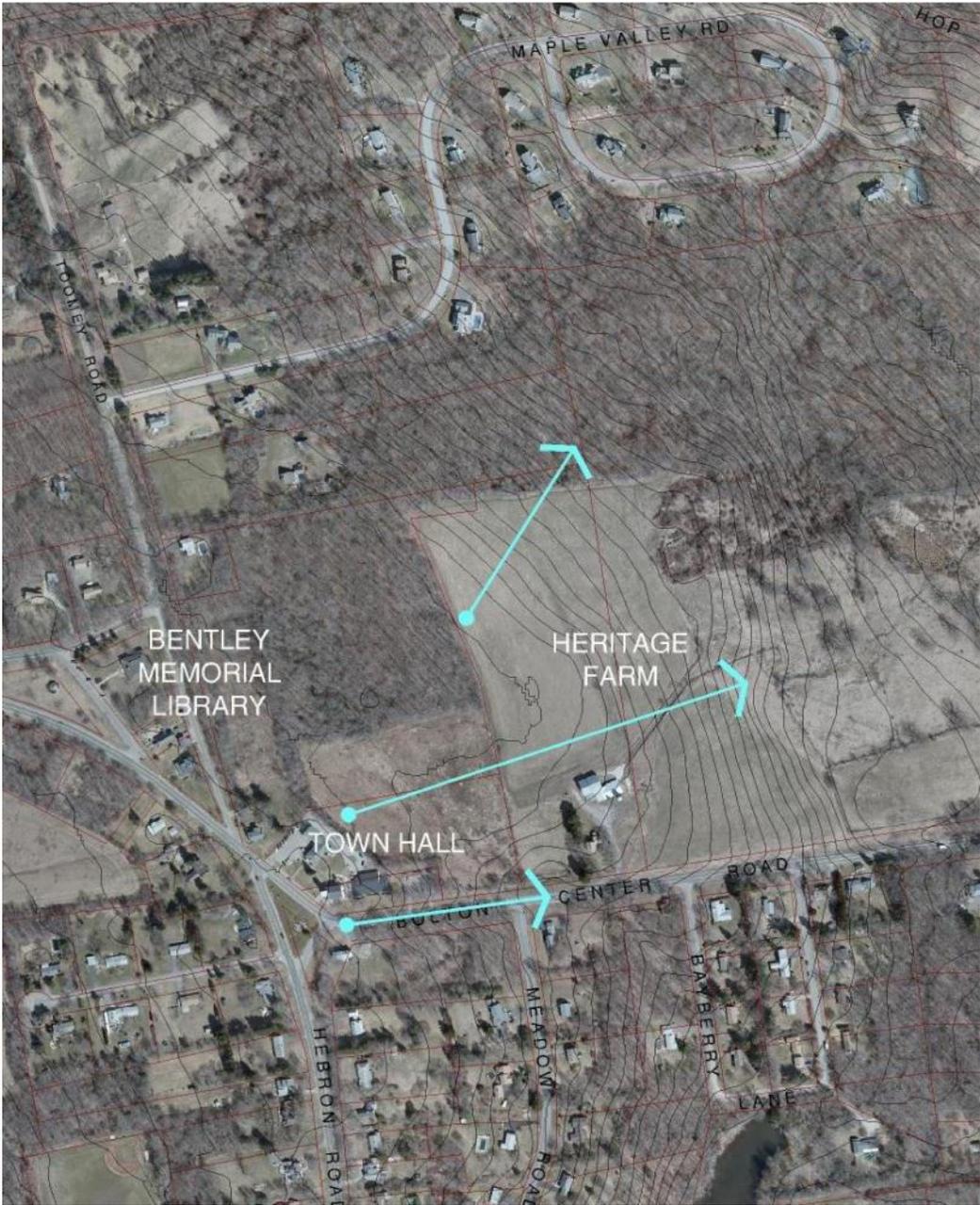


Hop River Trail (East Coast Greenway)



Steeles Crossing Road Parking and Trail Access





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**Views & Vistas**



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**Views & Vistas**



- Primary soil types within study area are Woodbridge fine sandy loam and Paxton and Montauk fine sandy loams
- Potential for both basements and on-site septic is very limited based on soil types due to depth to saturated zone, slopes and slow water movement
- Town Wetlands Agent indicated presence of a vernal pool and potential adjacent wetlands behind Bentley Memorial Library
- Existing drainage swale in open field behind Town Hall has potential to be a wetland
- Possible wetland located directly behind Town Hall parking area

- On-site Septic
- On-site Wells
- Overhead Utility Lines
- Cobra Head Lighting





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**Signage, Site Details & Furniture**

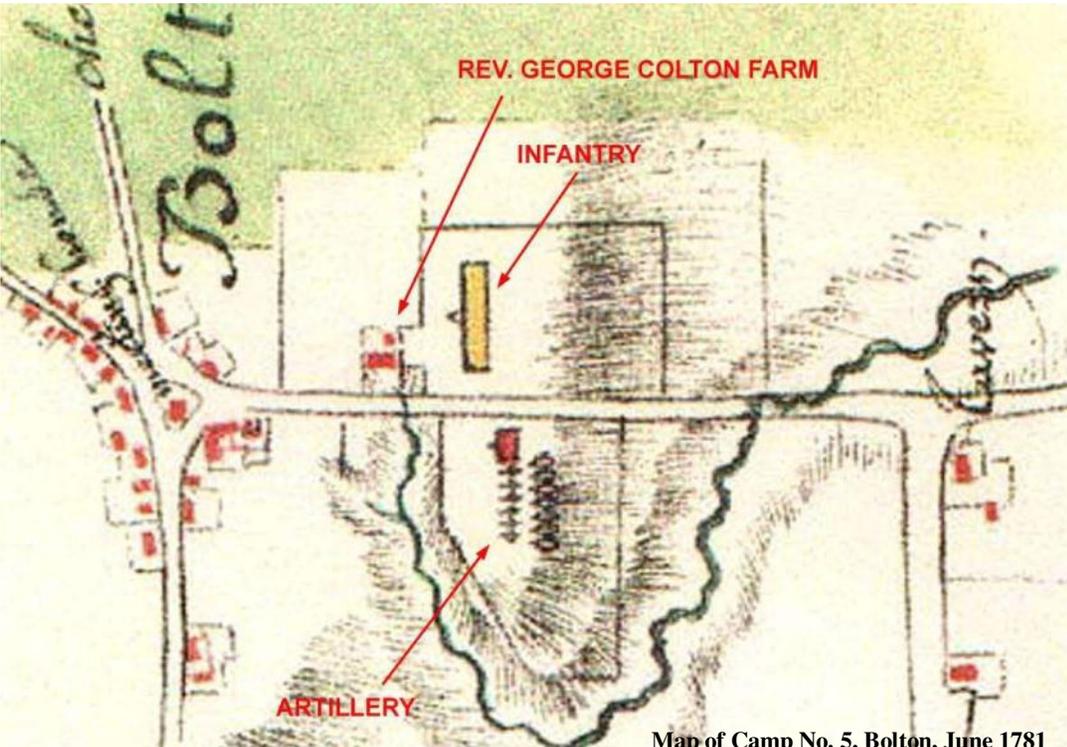


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**Center Historic Assets**

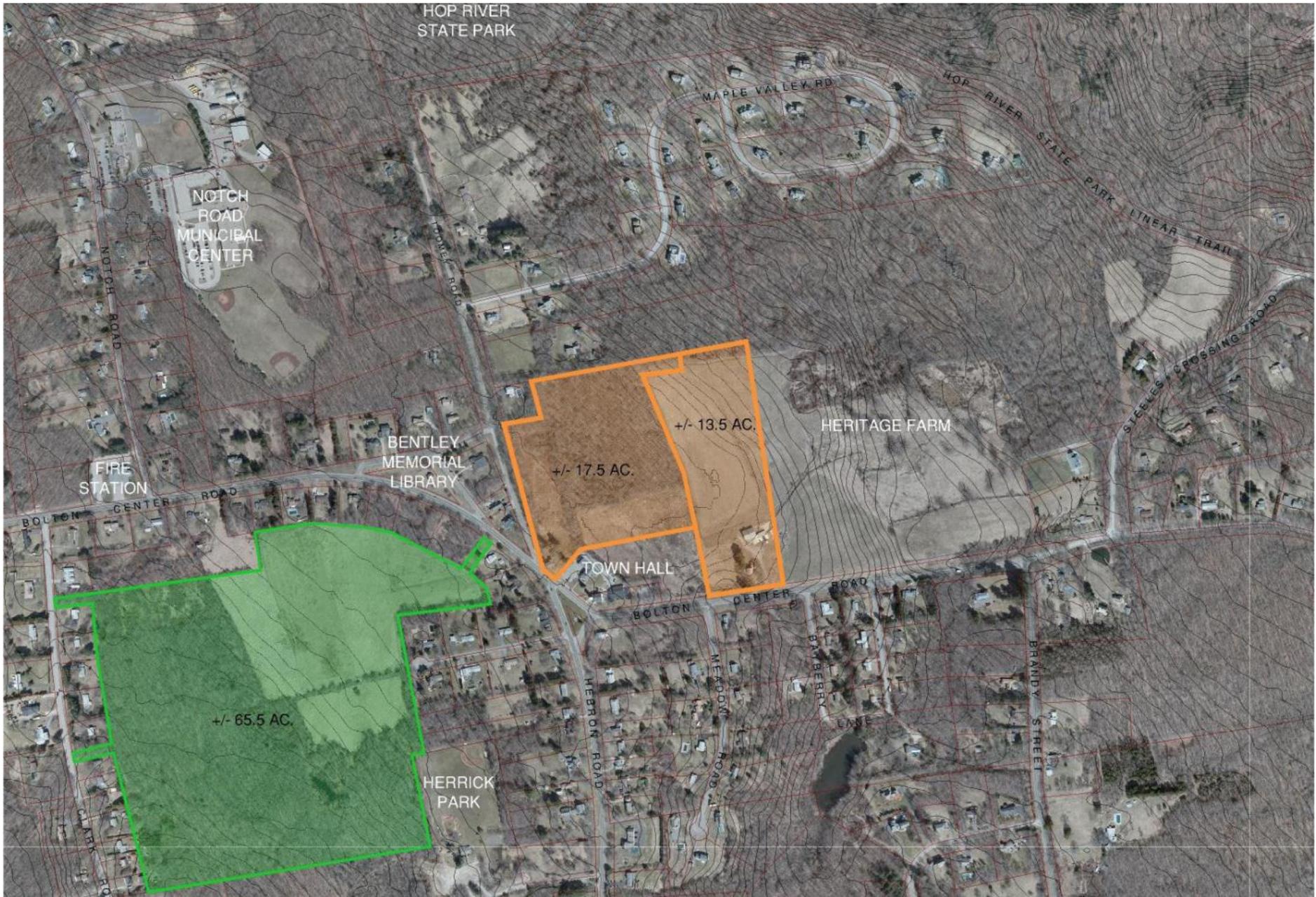
# Center Historic Assets

- Historic Inventory
- National Register Listings
- Heritage Tourism / Branding
- W3R Visioning Session



Map of Camp No. 5, Bolton, June 1781





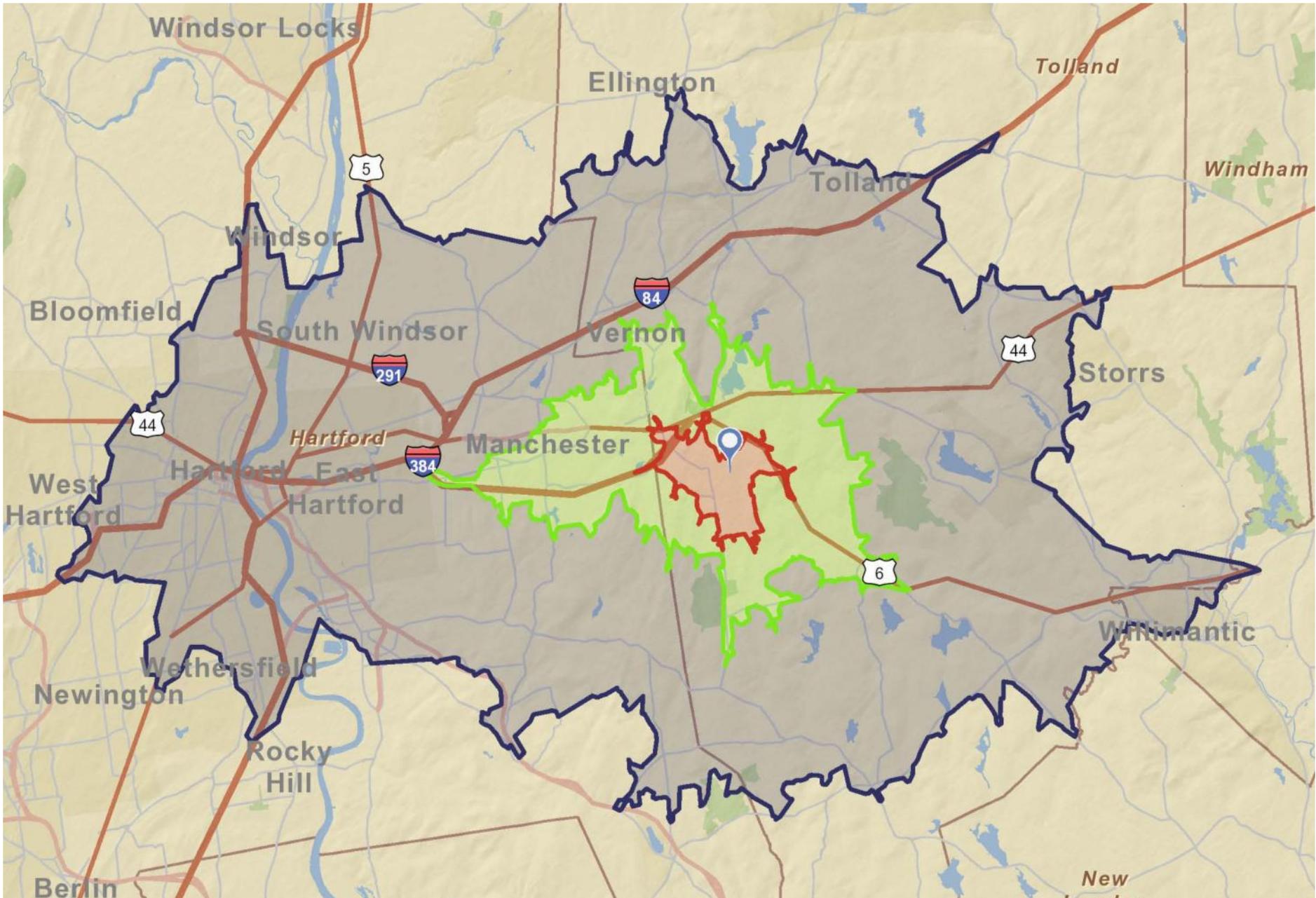
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**Potential Development Parcels**

# Economic Development

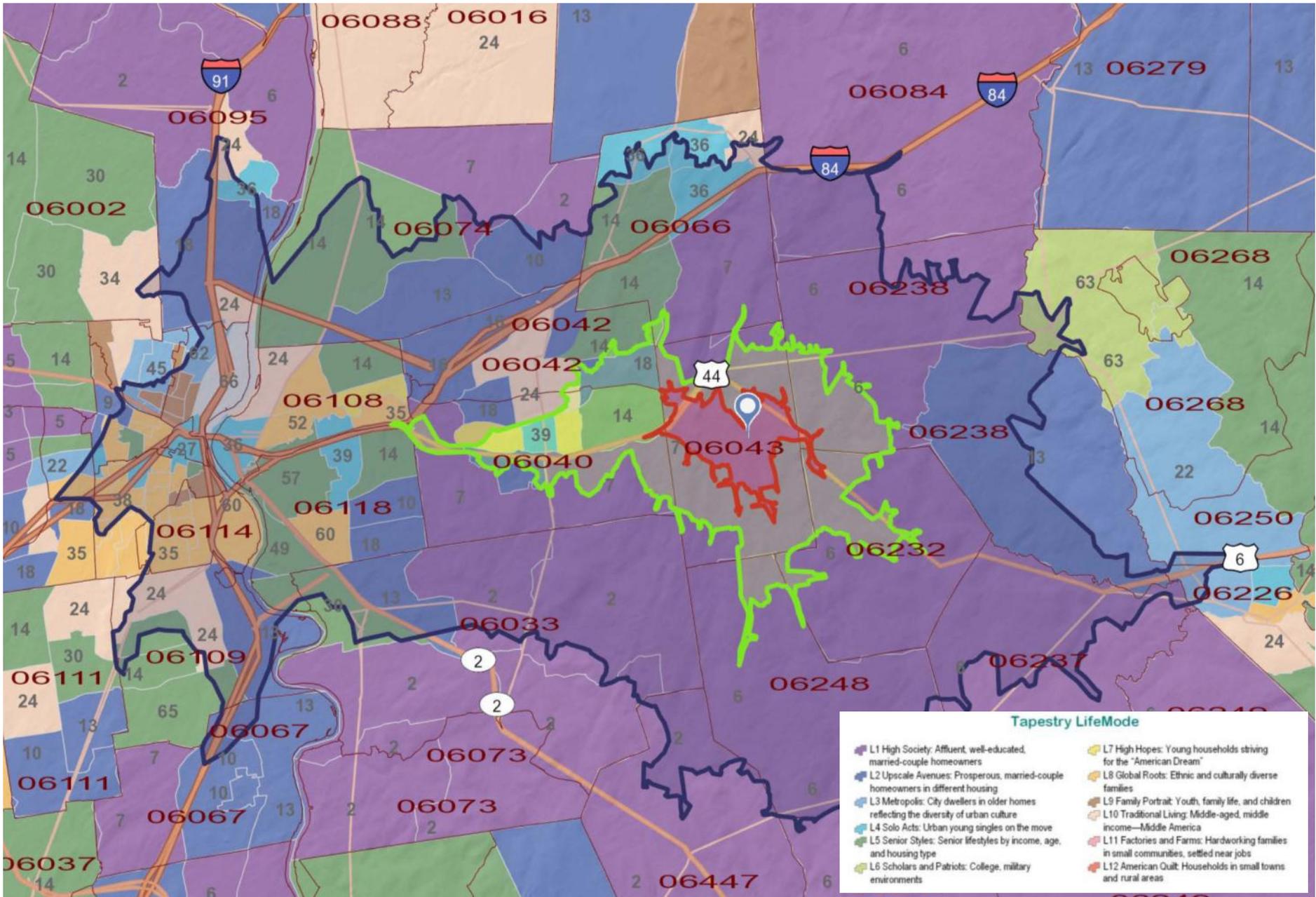
- The Market Area
- “Best Use” Options
- Heritage Tourism Strategy and Marketing Approach





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**Market Area by Drive Time**



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**Dominant Tapestry Site Map**



## **Town Hall (1914/1959)**

- Colonial Revival Style
- Originally built by Bolton Hall and (Grange) Library Association
- Library in north center wing and school in south wing with stone fireplace
- Meeting hall is a good space for community activities



## **Stagecoach Tavern (1780)**

- Georgian Style with Federal influence
- Originally built as a house
- Limited structural capabilities (floor loading) for some uses



## Heritage Farm House (1830)

- Greek Revival Style
- Originally built as a house
- L-shaped with later additions
- Queen Anne/Italianate style porch (1870's)
- Original clapboards present under shingles, front door now a window, full cornice at gable eliminated
- Limited structural capabilities (floor loading) for some uses
- Needs substantial rehab





## Heritage Farm Barn (1908)

- Yankee Barn
- Post & Beam Frame on brick foundation
- Uses contours of the land for flush access – animals and equipment
- Several later additions – 1980 cow barn, 1983 silo



# Opportunities & Challenges

*What is the Community Vision?*

- 1. Center Image and Character: Creating a Unified Vision**
  - 2. Town Hall Expansion and Use of Historic House**
  - 3. Heritage Farm and Heritage Tourism**
  - 4. Recreational Facilities Expansion and Limited Commercial Development**
  - 5. Tools for Implementation**
- 
- The background image is a faded, grayscale photograph. On the left, there is a white church with a prominent steeple and a gabled roof. In the foreground on the right, there is a historical marker sign on a wooden post. The sign has a crest at the top and the word "BOLTON" in large letters. Below the name, there is several lines of smaller text. The sign is set on a small stone base. To the right of the sign, there is a large, leafy tree. The overall scene is outdoors, possibly in a town square or a park area.

# Opportunities & Challenges

## *What is the Community Vision?*

### 1. Center Image and Character: Creating a Unified Vision

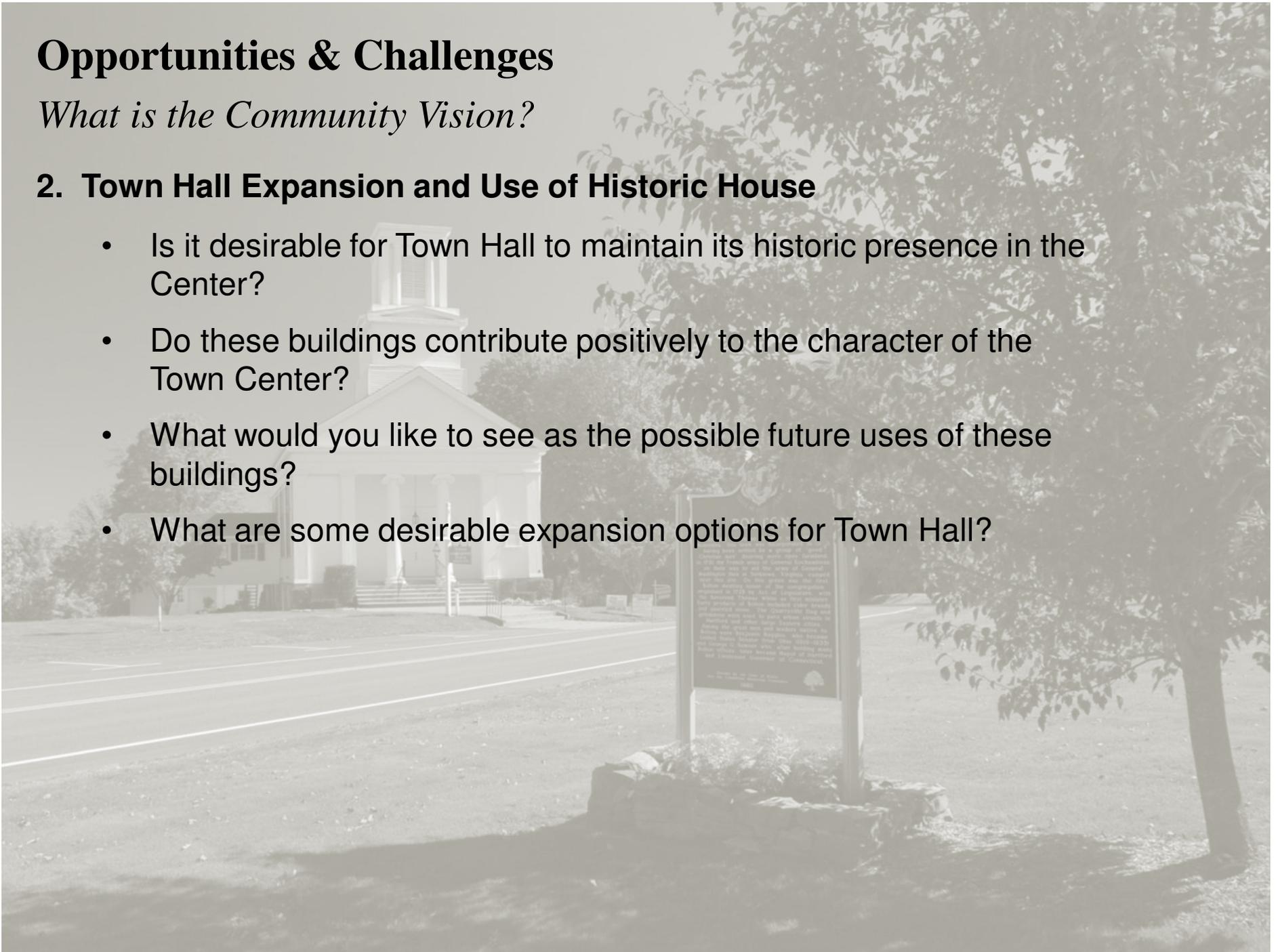
- What best defines the Center's character and uniqueness?
- What Architectural and Landscape Elements in the Center are important to protect?
- Are there undesirable elements in the Center?
- Are there traffic or parking improvements that need to be addressed?
- What improvements to the pedestrian and bike environment are desirable?
- What are some desirable linkages?
- Is a unified signage and site details program for the Center desirable?
- Any changes to the Greens?
- What possible future uses in the Center are compatible with the existing residential homes and municipal facilities? Not desirable?

# Opportunities & Challenges

*What is the Community Vision?*

## 2. Town Hall Expansion and Use of Historic House

- Is it desirable for Town Hall to maintain its historic presence in the Center?
- Do these buildings contribute positively to the character of the Town Center?
- What would you like to see as the possible future uses of these buildings?
- What are some desirable expansion options for Town Hall?



# Opportunities & Challenges

## *What is the Community Vision?*

### **3. Heritage Tourism: General Discussion**

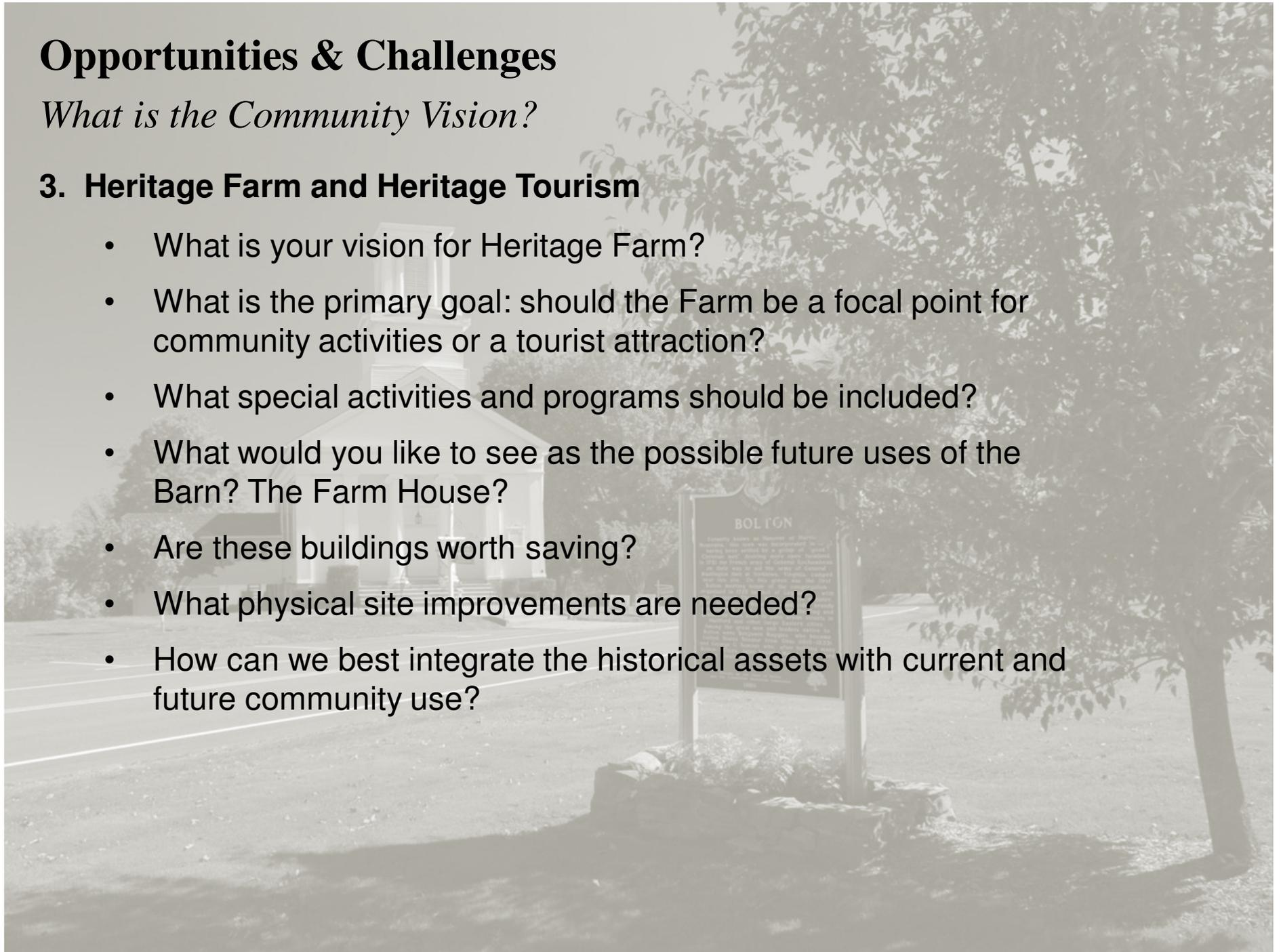
- Do you envision heritage tourism to mean a seasonal influx of visitors, activities at Heritage Farm every weekend, busloads of school children each April, or – simply – more trail hikers that appreciate local history?
- Do we look at and interpret Bolton's historic assets through the eye of the school-aged child? Is there a concern that Bolton's legacy is not appreciated by the youth?
- How can Bolton's unique assets attract visitors from neighboring towns and villages, without competing with them for the same heritage tourism traffic?
- What activities in Bolton will complement events in neighboring areas and not compete or duplicate? Are cooperative initiatives possible?
- Do you want to encourage activities through the school system?
- What maintenance issues and preservation concerns are raised by increased visitors and use of public land?

# Opportunities & Challenges

## *What is the Community Vision?*

### **3. Heritage Farm and Heritage Tourism**

- What is your vision for Heritage Farm?
- What is the primary goal: should the Farm be a focal point for community activities or a tourist attraction?
- What special activities and programs should be included?
- What would you like to see as the possible future uses of the Barn? The Farm House?
- Are these buildings worth saving?
- What physical site improvements are needed?
- How can we best integrate the historical assets with current and future community use?

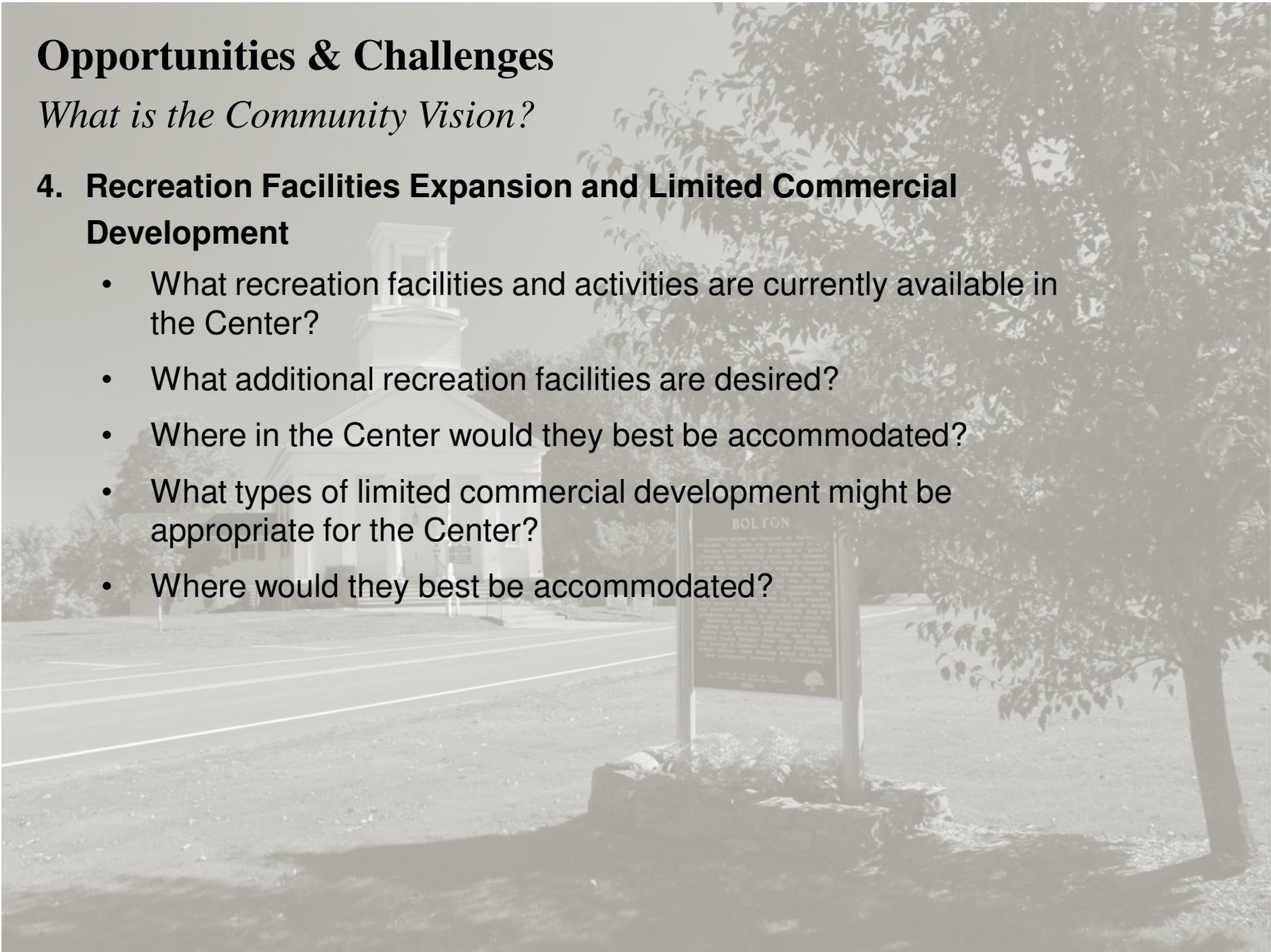


# Opportunities & Challenges

## *What is the Community Vision?*

### **4. Recreation Facilities Expansion and Limited Commercial Development**

- What recreation facilities and activities are currently available in the Center?
- What additional recreation facilities are desired?
- Where in the Center would they best be accommodated?
- What types of limited commercial development might be appropriate for the Center?
- Where would they best be accommodated?

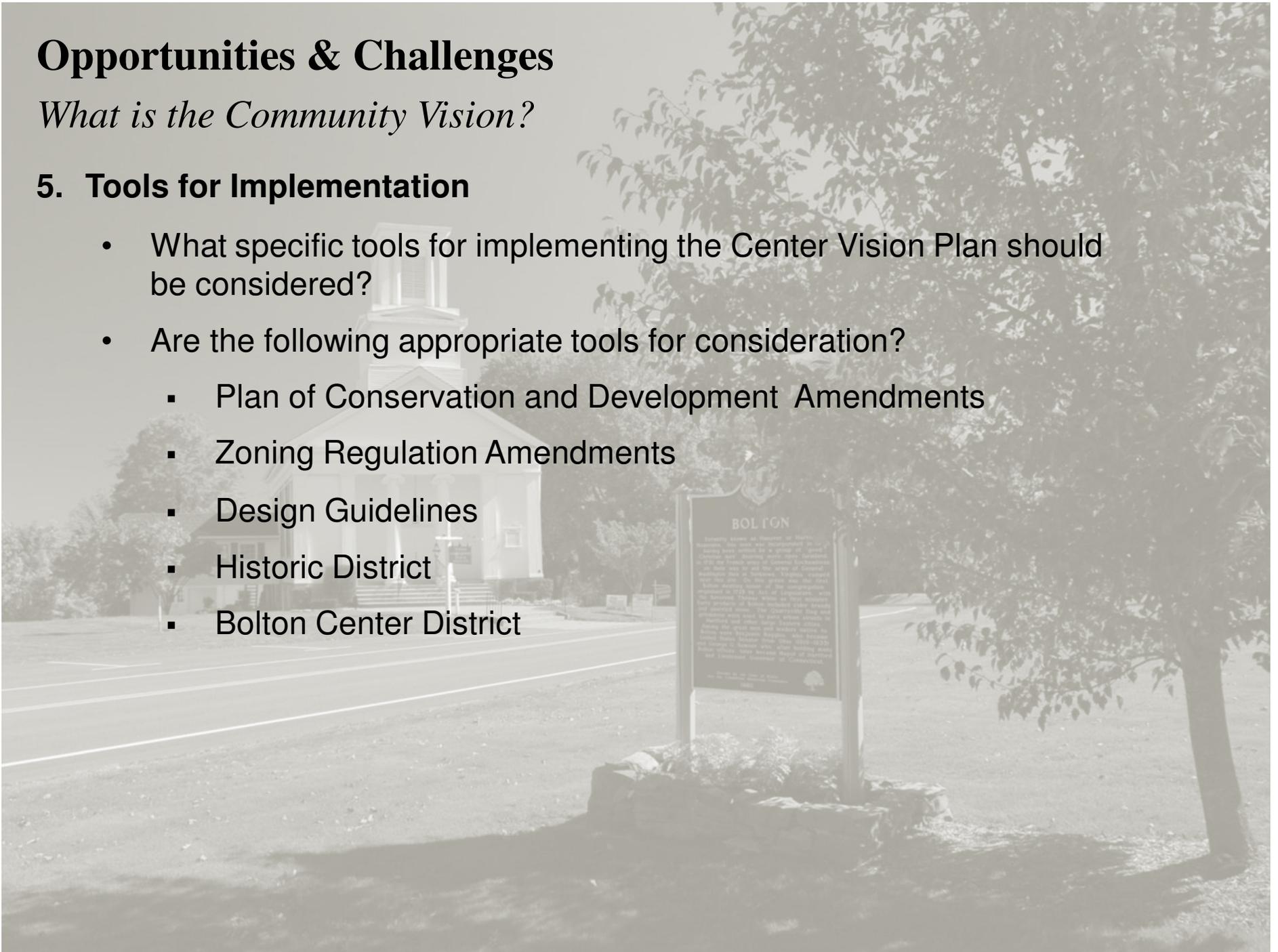


# Opportunities & Challenges

## *What is the Community Vision?*

### 5. Tools for Implementation

- What specific tools for implementing the Center Vision Plan should be considered?
- Are the following appropriate tools for consideration?
  - Plan of Conservation and Development Amendments
  - Zoning Regulation Amendments
  - Design Guidelines
  - Historic District
  - Bolton Center District



# Bolton Center Study

## Project Schedule

