

**PLANNING BOARD AGENDA**  
**Wednesday, February 12, 2020 at 7:00 p.m.**  
**Town Hall – Board of Selectmen’s Room**  
**663 Main Street**

Received by Town Clerk:
Date: _____ Time AM/PM
Posted by Town Clerk – Town Hall and Website:
Date: _____ Time AM/PM

**PUBLIC HEARINGS**

In accordance with Massachusetts General Laws, Chapter 40A, Section 11, notice is hereby given that the Bolton Planning Board will hold a public hearing on Wednesday, February 12, 2020 at 7:00 p.m. in the Board of Selectmen Room of the Town Hall, 663 Main Street, Bolton, MA to hear and act upon the application of Maryann C. Cassidy and Kurt C. Cassidy, 683 Main Street, Bolton, MA 01740. The Applicant is seeking a Special Permit pursuant to Section 250-27.1 Barn, Stable and Carriage House Preservation of the Code of the Town of Bolton to conduct a home occupation (artisan studio and retail space) in the barn located at 683 Main Street identified on Assessor’s Map 1 as Parcel 7 in Bolton’s Residential Zoning District.

The Planning Board will hold a public hearing pursuant to Massachusetts General Laws Chapter 40A, Section 5, on Wednesday, February 12, 2020 at 7:30 p.m. in the Town Hall, 663 Main Street, Bolton to consider and receive comments from interested parties concerning the Zoning Articles to appear on the Warrant of the Annual Town Meeting, which will be held on Monday, May 4, 2020. The Articles are summarized as follows:

- Amendment to Bolton, Massachusetts Town Base Map and Zoning Map dated September 2016 to amend zoning district boundary lines associated with Industrial, Business and Limited Business.
- Amendment to Bolton’s Zoning Bylaw Section 250-23.2 to eliminate the business zoned portion of Parcel 4.D-71 from the Mixed Use Village Overlay District.
- Amendment to Bolton’s Zoning Bylaw Section 250-12 to add Bed and Breakfast Establishment and Bed and Breakfast Home to the Schedule of Permitted Uses under the Residential Zoning District by special permit from the Planning Board.
- Amendment to Bolton’s Zoning Bylaw Section 250-21.F to add a Bed and Breakfast Bylaw to regulate Bed and Breakfast Establishments and Bed and Breakfast Homes in the Residential Zoning District.
- Amendment to Bolton’s Zoning Bylaw Section 250-28 to add definitions for Bed and Breakfast Establishment and Bed and Breakfast Home.
- Amendment to Bolton’s Zoning Bylaw Section 250-17.C (7)(c) to add parking requirements for Bed and Breakfast Establishment and Bed and Breakfast Home to the Schedule of Minimum Parking.
- Amendment to Bolton’s Zoning Bylaw Section 250-27.L (1)(a)(c) to provide the Town the option of placing a lien on an applicant’s property as means of collecting Fees-In-Lieu-Of-Units as part of Inclusionary Housing required in the development of eight or more dwelling units.

## **BUSINESS**

**8:30 p.m.** *Michael Willits & Paula Taschetta of 5 Mt. Wachusett Lane (Bolton) & Edward & Margret Murphy of 15 Harris Lane (Harvard) – ANR Plan Endorsement*

- The Planning Board to endorse an ANR Plan prepared by David E. Ross Associates, Inc. to convey Parcel 1 from 15 Harris Lane to 5 Mt. Wachusett Lane to create Lot 6A and to convey Parcel 2 from 5 ft. Wachusett Lane to 15 Harris Lane to create Lot 5A.

## **ADMINISTRATION**

- Planning Board to appoint Paul Tesini and Ed Sterling to the Master Plan Steering Committee after the resignations of Kevin Weadock and Michelle Goulding.
- Approval of meeting minutes.