



PUBLIC MEETING NOTICE TO OFFICE OF THE BOLTON TOWN CLERK

Received by Town Clerk:

Date: _____
Time AM/PM

Posted by Town Clerk - Town Hall and Website:

Date: _____
Time AM/PM

BOARD: Planning Board

MEETING **PUBLIC HEARING** (Please underline appropriately)

DATE: February 14, 2018 **TIME:** 7:00 PM

LOCATION: Town Hall – Board of Selectmen’s Room

REQUESTED BY: Erica Uriarte **Date filed**
with TC: 02/08/18

NOTE: Notices and List of Topics or Agendas are to be posted 48 hours in advance of the meetings excluding Saturdays, Sundays and legal holidays. Please keep in mind the Town Clerk’s hours of operation and make necessary arrangements to be sure your posting and agenda is made in adequate time.

LIST OF TOPICS / AGENDA

- **Business**
 - 7:00 p.m., Planning Board to Discuss Draft Articles for ATM 2018.
 - Draft Articles include a Recreational Marijuana Bylaw, Cottage Overlay District Bylaw, Amendments to Bolton’s Parking Bylaw, Amendments to Bolton’s Dimensional Schedule for commercial properties, and an Amendment to Bolton’s Village Overlay District Bylaw to increase lot coverage.
- **Hearing**
 - The Planning Board will hold a public hearing pursuant to Massachusetts General Laws Chapter 40A, Section 5, on Wednesday, February 14, 2018 at 7:30 p.m. in the Town Hall, 663 Main Street, Bolton to consider and receive comments from interested parties concerning the Articles to appear on the Warrant of the Annual Town Meeting, which will be held on Monday, May 7, 2018. The Articles are summarized as follows:
 - Amendment to Bolton’s Zoning Bylaw by inserting a new section entitled Cottage Overlay District to encourage housing diversity by allowing higher density developments on parcels 10 acres or greater within the Residential District.
 - Amendment to Bolton’s Zoning Bylaw by amending Section 250-13.B. Dimensional Schedule to modify the property setback requirements for Limited Business, Business and Industrial Districts and allow for increased lot coverage in all three districts.
 - Amendment to Bolton’s Zoning Bylaw by amending Section 250-23.2. Mixed Use Village Overlay District, Subsection G(2) to increase maximum lot coverage from 10% to 25%.
 - Amendment to Bolton’s Zoning Bylaw by amending Section 250-17. Driveways and parking to replace current parking requirements for business, industrial, and retail uses with more sufficient requirements for off-street parking and loading facilities. The amendment will also allow for shared off-street parking, off-site parking and compact car stalls to reduce impervious area.
 - Amendment to Bolton’s Zoning Bylaw by inserting a new section to regulate Marijuana Establishments to allow for Marijuana Testing Facilities, Marijuana Cultivators and Marijuana Product Manufacturers in the Industrial District and Marijuana Retailers in the Limited Business, Business and Industrial Districts. Tier 1 Marijuana Cultivators will also be allowed in the

Residential District. The bylaw also requires a 500 foot offset from Marijuana Establishments to residential dwellings (with exception of Tier 1 Marijuana Cultivators) and places where children commonly congregate.

- Amendment to Bolton's Zoning Bylaw by amending Section 250-12. Schedule of Permitted Uses to insert and allow Marijuana Establishments by Special Permit granted by the Planning Board in the Limited Business, Business and Industrial Districts only.
- In accordance with Massachusetts General Laws Chapter 41 Section 81-T and Chapter 40A Section 11, notice is hereby given that the Bolton Planning Board will hold a continuation of a public hearing on Wednesday, February 14, 2018 at 8:00 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 WD Bolton, LLC for Definitive Subdivision Plan and Farmland and Open Space Planned Residential Development (FOSPRD) Plan for property identified on Bolton's Assessor's Map 3.D as Parcels 9 and 9A located on Hudson Road in Bolton's Residential Zoning District. The proposed development entitled "Keyes Farm" consists of an 18 lot subdivision.
- In accordance with Massachusetts General Laws, Chapter 40A, Section 11, notice is hereby given that the Bolton Planning Board will hold a continuation of public hearing on Wednesday, February 14, 2018 at 8:45 p.m. in the Board of Selectmen Room of the Town Hall, 663 Main Street, Bolton, MA to hear and act upon the applications of Gary Schimmel of Whitehorse Builders for a Backland Lot Special Permit and Common Driveway Special Permit for a property located at 105 Vaughn Hill Road, identified on Bolton's Assessor's Map 7.B as Parcel 36 (10.7 acres), located in Bolton's Residential Zoning District. The proposed common driveway will provide access to three lots; one lot being a backland lot.
- Business Continued
 - 8:50 p.m., Planning Board to meet with Potential Candidates for Board's Associate Member Position
 - The Board will meet with Sean Serell, Andy Roberts and James Barr; residents interested in the Associate position.
 - 9:00 p.m., Christopher Slade, South Bolton Road
 - Informal discussion to review potential subdivision of Parcels 3-C.18, 20.1 and 27 on South Bolton Road into six lots.
 - 9:10 p.m., Complete Streets Policy Review
 - Erica Uriarte to present the draft Complete Streets Policy to the Planning Board.
- Administration
 - Planning Board to endorse the Tadmor Definitive Subdivision Plans.
 - Approval of Meeting Minutes.