

PLANNING BOARD

Danielle Spicer, Associate Member.....	2016
John Karlon.....	2016
Jonathan Keep.....	2017
David Yesue, Chairman.....	2018
Eric Neyland, Vice Chairman.....	2019
Jon Ricci.....	2020

The Planning Board held multiple meetings during calendar year 2015. During these meetings, the Board accomplished the following tasks:

- The Planning Board nominated David Yesue as Chairman and Erik Neyland as Vice Chairman in spring 2015.
- The Planning Board appointed Michelle Tuck, Marshall McKee, David Pettit, Jonathan Keep, and Danielle Spicer as members of the Design Review Board.
- The Planning Board amended the Town of Bolton Subdivision Rules and Regulations through the public hearing process in accordance with Massachusetts General Laws Chapter 41, Section 81Q.
- The Planning Department addressed many of the day-to-day issues such as reviewing building and driveway permits, administering performance guarantees, reviewing as-builts, conducting site walks, and land and business inquiries.
- Construction continues on Century Mill Estates, a subdivision located on Century Mill and Spectacle Hill Roads that will consist of 78 homes, three of which will be donated to the Bolton Affordable Housing Partnership Trust Fund. Of the 200 acre subdivision, approximately 100 acres will be preserved as open space. Construction is being conducted in several phases of the development as approved by the Planning Board to help facilitate the advancement of the project. The newest road to be constructed is Old Stone Estates where the majority of site development occurred in 2015. Storm water pollution prevention practices are being implemented and carefully monitored by the Conservation Administrator and Town Planner on a regular basis. Certificates of Occupancy have been issued for 14 homes. Inspections are being conducted by the Board's consulting engineer as construction of the roads, utilities and drainage advances.
- The Planning Board granted a Special Permit pursuant to Section 250-23 of the Code of the Town of Bolton to Condyne Capital Partners, LLC for a proposed 60-bed assisted living facility to be located at 580 Main Street (also known as Bolton Office Park) in the Limited Business Zoning District. The proposed development will consist of dividing the existing parcel into two parcels; one parcel would contain the existing office building and the other parcel would contain the proposed assisted living facility.

- The Planning Board granted a Special Permit pursuant to Section 250-26 of the Code of the Town of Bolton to Syncarpha Still River, LLC and Renewable Energy Massachusetts, LLC at 125 Still River Road in the Residential Zoning District for a ground-mounted commercial solar photovoltaic renewable energy installation consisting of approximately 10,800 solar panels with a rated capacity of up to 2.4 megawatts (MW AC). The project will provide adequate electricity to power approximately 500 home each year over its estimated 30 -35 year lifespan. The electricity that is generated will be distributed to the three phase circuit operated by National Grid along Still River Road. The site is located on Lot 2A at 125 Still River Road directly adjacent to the original 4.95 MW Bolton 1 solar energy facility that is currently operating on Lot 1A at 125 Still River Road. The division of the overall property into Lots 1A and 2A occurred as a result of an Approval Not Required Plan (ANR) approved in 2012. Davis Farms Trust, the current owners of the property, will retain ownership of both parcels and will lease the solar portion of Lot 2A to Syncarpha Still River, LLC.
- The Planning Board granted a Special Permit pursuant to Section 250-23 of the Code of the Town of Bolton to 626 Main Street, LLC to re-establish retail, service, office, restaurant, recreational, and commercial uses in the old “Salt Box” at 626 Main Street in the Business Zoning District. The proposed restaurant use will include seasonal outdoor seating. From purchase to date, the applicant commenced a full-scale site clean-up, inside and outside. The building was rehabilitated with new windows, doors, roof, siding, handicap accessible ramp, lighting and more.
- The Planning Board granted a Special Permit pursuant to Section 250-23 of the Code of the Town of Bolton to Houde Realty Trust to establish restaurant, retail, office and/or other commercial uses at 470 Main Street in the Business Zoning District. The project will consist of demolishing the existing dwelling and constructing a 2,570 square foot commercial building with shared access from the existing driveway at Country Cupboard (476 Main Street).
- The Planning Board approved ANR’s for the following properties: Hubbard Lane (identified on Assessor’s Map 6.E as original Parcels 39 and 40), Houghton Farm (identified on Assessor’s Map 5.D as original Parcels 89 and 90), 369 Old Bay Road & Wilder Road (identified on Assessor’s Map 5.B as original Parcels 94 and 49), 460 Main Street (identified on Assessor’s Map 2.D as original Parcels 28, 30 and 71), Century Mill Estates (identified on Assessor’s Map 2.D as original Parcels 75 through 78 and 88 through 99), Harvard Road (identified on Assessor’s Map 6.C as original Parcels 29 and 90), and Century Mill Road (identified on Assessor’s Map 3.D as original Parcel 8).
- The Planning Board granted Backland Lot Special Permits pursuant to Section 250-13 of the Code of the Town of Bolton for a property located on Berlin Road identified on Assessor’s Map 2.B as Parcel 1.C and a property located at 147 Long Hill Road identified on Assessor’s Map 4.D as original Parcel 52 and Assessor’s Map 3.D as original Parcel 33 (creating 4 backland lots and one frontage lot).
- The Planning Board granted a Special Permit pursuant to Section 250-17 of the Code of the Town of Bolton for a common driveway at 147 Long Hill Road located in the Residential Zoning District. The

common driveway is for the development of five lots subdivided from original Parcels 4.D-52 and 3.D-33.

- The Planning Board provided written consent for the removal of public shade trees and/or stone wall on a scenic road, in coordination with the Bolton Tree Warden, for the following projects: National Grid to remove public shade trees on Wattaquaddock Hill Road, Sargent Road, Ballville Road, and Sawyer Road; Applewood Construction to remove stone wall and a public shade tree at the driveway entrance of 147 Long Hill Road; and residents at 123 Nourse Road to remove stone wall for the construction of a shared driveway.
- The Planning Department continued to strive to be more efficient using the permit tracking software, GEO TMS, being used in many of the town departments.
- The Planning Department worked closely with other town departments to develop on-line mapping and GIS services now available for public access through the Town's website.

Financial Statement
July 1, 2015 to June 30, 2016

Salary

Appropriated	\$51,195.00
Expended	<u>\$49,679.46</u>
Unexpended balance returned to general fund	\$1,515.54

Expenses

Appropriated	\$3,985.00
Expended	
Purchase of Services	\$1,318.00
Advertising	\$483.20
Supplies	\$184.39
In-State Travel	\$204.35
Dues Memberships	\$0.00
Meeting Expenses	<u>\$557.87</u>
Unexpended balance returned to general fund	\$1,237.19