

PLANNING BOARD MINUTES

Wednesday, February 13, 2019 at 7:30 p.m.

Town Hall – Board of Selectmen's Room

663 Main Street

Erik Neyland 2/27/19
MS

Members Present: Erik Neyland (Chair), Danielle Spicer, Mark Sprague, Michael Gorr, and James Barr (Associate)

Members Absent: Peter Driscoll

Also Present: Erica Uriarte (Town Planner)

PUBLIC HEARINGS

The Planning Board held a public hearing pursuant to Massachusetts General Laws Chapter 40A, Section 5, on Wednesday, February 13, 2019 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 6, 2019. The Board reviewed and discussed the following articles through the course of the hearing:

- 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.
 - Resident living at 58 Bolton Woods Way was concerned that he would not be able to conduct his future electrician business if the zoning were modified from Industrial to Residential. Erica Uriarte, Town Planner, indicated that his future electrician business would likely fall under the criteria for home occupation. She noted that a Form of Intent should be filed with the Town to confirm.
 - Residents were concerned that the zoning changes to the Kane properties would impact the Mixed Use Village Overlay District. Erik Neyland explained that the Mixed Use was an overlay district and would not be impacted by the zoning changes.
- Amendment to Bolton's Zoning Bylaw Section 250-12 to add Warehouse as a use in the Schedule of Permitted Uses under the Industrial Zoning District by special permit from the Planning Board.
 - Planning Board initially categorized Self-Storage Facilities under the proposed Warehouse use. However, after further review of other Town's zoning, the Board agreed to bring forward both Warehouse and Self-Storage Facilities as two separate and distinct uses under the Schedule of Permitted Uses.
- Amendment to Bolton's Zoning Bylaw Section 250-13.C to allow more than one principal building on a lot for commercial uses identified in Bolton's Schedule of Permitted Uses requiring a special permit from the Planning Board.
- Amendment to Bolton's Zoning Bylaw Section 250-17 to add the environmental impact on wetlands from the overall project development as a Planning Board criteria when deciding whether to grant a special permit for a common driveway.
 - Edits include referencing the MA Wetlands Protection Act and defining the overall project development as within the limit of work area.
- Amendment to Bolton's Zoning Bylaw Section 250-18 to add a Temporary Political Signs Bylaw.

- The Applicant will need to maintain the Stormwater Areas moving forward removing sediment as it accumulates in the basins.
- **Danielle Spicer motioned to lift the Cease & Desist at Keyes Farm. 2nd by Mark Sprague. All in favor 5/0/0.**
- Planning Board reviewed the bond and lot release forms for the project. Both documents have been reviewed and approved by Town Counsel. The bond amount of \$681,015 was previously reviewed by Fred Hamwey and approved by the Board at their meeting on January 23, 2019. The bond will be held with The Hanover Insurance Group.
- **Mark Sprague motioned to accept the Subdivision Performance Bond for \$681,015. 2nd by Danielle Spicer. All in favor 5/0/0.**
- **Mark Sprague motioned to accept the Subdivision Performance Agreement Secured by Surety Bond and Release of Covenant for Keyes Farm. 2nd by Danielle Spicer. All in favor 5/0/0.**

ADMINISTRATION

- Update regarding Bolton's Housing Production Plan (HPP).
 - Erik Neyland provided an updated to the Planning Board regarding the last meeting the HPP Committee had on February 11th. The Committee has been reviewing other Town's HPPs. The Committee developed a table of contents and has begun to delegate sections to committee members.
- Approval of Meeting Minutes.
 - **Danielle Spicer motioned to approve the meeting minutes from 12/12/18. 2nd by Mark Sprague. All in favor 5/0/0.**

Danielle Spicer motioned to adjourn the meeting at 9:03 p.m. 2nd by Mark Sprague. All in favor 5/0/0.