

PLANNING BOARD MINUTES

Wednesday, February 26, 2020 at 7:00 p.m.

Town Hall – Board of Selectmen’s Room

663 Main Street

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

Also Present: Erica Uriarte (Town Planner)

PUBLIC HEARINGS

- None.

BUSINESS

Maryann and Kurt Cassidy, 683 Main Street - Pole Hill Provisions

- Planning Board rendered a decision regarding an application for 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 public hearing regarding the application was closed on February 12, 2020.
- Maryann and Kurt Cassidy did not attend the meeting. Maryann provided comments via email regarding a draft approval.
- **Danielle Spicer motioned to approve a Special Permit for Pole Hill Provisions at 683 Main Street. 2nd by Mark Sprague. All in favor 5/0/0.**
- Planning Board reviewed a draft decision outlining findings and conditions.
- Planning Board executed the decision the same evening.

Andrew Bendetson, Century Mill Estates

- Andrew Bendetson discussed progress/schedule of finishing roads in Phases 2 and 4 including update on contract/agreement with Aggregate Industries. Aggregate will be available to pave in April.
- Planning Board signed a joint check agreement to allow future bond reduction checks to be provided directly to Aggregate. The agreement was reviewed/approved by Town Counsel.
- **Danielle Spicer motioned to approved the Joint Check Agreement for Century Mill Estates. 2nd by Mark Sprague. All in favor 5/0/0.**
- New contracts will need to be established with the contractors.
- A site visit will be coordinated in March between the Town, Andrew Bendetson and the contractors.

- Mr. Bendetson provided an update on an appraisal to determine second affordable housing payment. He anticipates hiring an appraiser from Waltham (Coleman) for appraisal of two lots. Currently Phase 1 lots are listed at \$100k with Parsons Real Estate. Mr. Bendetson believes that the initial affordable housing payment was too high based on market response to the sale of Phase 1.

Planning Board Warrant Articles for ATM 2020

- Planning Board discussed Articles for Annual Town Meeting in May 2020:
 - Bed & Breakfast Use in Residential Zone.
 - Revise Fee in Lieu as part of Inclusionary Housing Bylaw. Town Counsel to weigh in on the implementation of the lien.
- Planning Board reviewed draft reports and discussed presentation materials.

ADMINISTRATION

- Approval of meeting minutes.
 - **Danielle Spicer motioned to approve meeting minutes from February 12, 2020. 2nd by Mark Sprague. All in favor 5/0/0.**

Danielle Spicer motioned to adjourn the meeting at 7:37 pm. 2nd by Mark Sprague. All in favor 5/0/0.