

PLANNING BOARD MINUTES

Wednesday, February 24, 2021, at 7:00 p.m.

Remote Public Meeting

Members Present: James Barr (Associate), Peter Driscoll, Michael Gorr (Vice Chair), Erik Neyland, Danielle Spicer (Chair), and Mark Sprague
Also Present: Erica Uriarte (Town Planner)

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this public meeting of the Town of Bolton Planning Board was conducted via remote participation. No in-person attendance of members of the public were permitted, but the public can access this meeting while in progress using **Zoom Video Communications, Inc. (Zoom)**. Members of the public attending this meeting virtually were allowed to make comments if they wish to do so, during the portion of the hearing designated for public comment, by telephone, cell phone or personal computer using Zoom.

Directions to connect to the public meeting were provided on the agenda.

A roll call was conducted of all Planning Board members present: James Barr (Associate) - yes, Peter Driscoll – yes, Michael Gorr (Vice Chair) – yes, Erik Neyland - yes, Danielle Spicer (Chair) – yes, and Mark Sprague – yes.

BUSINESS

- *Steven Altmann, Century Mill Estates Subdivision – Lot 25B Release from Covenant*
 - Mr. Altmann, from the law firm Bowditch representing Christine Palmer/Andrew Bendetson (owners), sought a release of Lot 25B on Old Stone Circle from the Covenant for Century Mill Estates.
 - Lot 25B was originally approved as a model home.
 - A Certificate of Occupancy will need to be obtained prior to occupancy.
 - **Michael Gorr motioned to release Lot 25B on Old Stone Circle from the CME Covenant. 2nd by Mark Sprague. All in favor by roll call: Peter Driscoll – yes, Michael Gorr (Vice Chair) – yes, Erik Neyland- yes, Danielle Spicer (Chair) – yes, Mark Sprague – yes; (5/0/0).**
- *Andrew Bendetson, Century Mill Estates Subdivision*
 - Mr. Bendetson provided an update on outstanding items to be completed by February 24th as part of the road acceptance process.

- As-Built Plans and Street Acceptance Plans are anticipated to be submitted by Friday, February 27th.
 - The street light at the end of Mill Pond Road has yet to be installed. Mr. Bendetson is waiting for improved weather conditions to install the fixture in coordination with the lighting company.
 - Once the As-Built Plans are accepted by the Planning Board and the Board agrees to advance the road acceptance process, Mr. Bendetson will sign the tax payment agreement. Mr. Bendetson anticipates having \$50,000 to put towards back taxes from the sale of Lot 25B. He also noted that his home at 39 Mill Pond Road is under agreement.
 - Mr. Bendetson anticipates the appraisal for the affordable lot to be submitted in 2-3 weeks.
 - The open space has not been deeded to the Bolton Conservation Trust.
 - Michael Gorr felt there were too many outstanding items to be completed in a short amount of time. He was not in favor of making a recommendation to the Board of Selectmen to support an article for road acceptance for ATM 2021.
 - Peter Driscoll noted that the Board had been very accommodating to Mr. Bendetson providing deadline extensions and holding special meetings to facilitate advancement of the project. He felt the Board did its best to support the project, but he too could not recommend road acceptance given the number of outstanding items to be completed.
 - Mark Sprague and James Barr were also in agreement.
 - The Planning Board appreciated Mr. Bendetson's recent efforts towards finishing construction, but was in agreement that the Board could not support a warrant article for Century Mill Estates road acceptance at ATM 2021.
- *ATM 2021 Articles*
 - As the Planning Board commenced discussion regarding warrant articles, a Zoom bomber assumed control of the shared screen. Erica Uriarte, Town Planner, immediately shut the meeting down. Remote login information for a new Zoom meeting was posted to the Town's website and the Planning Board resumed the meeting.
 - Planning Board reviewed the following articles in preparation of ATM 2021:
 - Accessory Apartment Bylaw Amendment
 - Temporary Sign Bylaw Amendment
 - Proposed Outdoor Lighting Bylaw
 - Houghton Farm Road Acceptance

ADMINISTRATION

- Approval of meeting minutes from February 10, 2021.

- **Michael Gorr motioned to approve the meeting minutes from February 10, 2021. 2nd by Mark Sprague. All in favor by roll call: Peter Driscoll – yes, Michael Gorr (Vice Chair) – yes, Erik Neyland- yes, Danielle Spicer (Chair) – yes, Mark Sprague – yes; (5/0/0).**

Planning Board will meet next on Wednesday, March 10th.

Mark Sprague motioned to adjourn the meeting at 7:59 pm. 2nd by Michael Gorr. All in favor by roll call: Peter Driscoll – yes, Michael Gorr (Vice Chair) – yes, Erik Neyland- yes, Danielle Spicer (Chair) – yes, Mark Sprague – yes; (5/0/0).