

PLANNING BOARD MINUTES

Wednesday, January 26, 2022, at 7:00 p.m.

Remote Public Meeting

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

Also Present: Valerie Oorthuys (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: Peter Driscoll - Yes, Michael Gorr- Yes; Mark Sprague (Chair)- Yes; Erik Neyland- Yes; James Barr (Associate)- Yes.

ADMINISTRATION

Correspondence

Planner's Report

Century Mill Estates

Last week, the Board discussed the option of modifying the CME decision to tie affordable housing payments to building permits rather than Certificates of Occupancy. Town Counsel feels this would be a major modification, requiring a public hearing. Staff will organize a public hearing.

The developer is moving forward to get the Joint Check Agreement into shape and signed in order to move forward with the provision of as-built plans as a step toward road acceptance.

Making the Connections

The Making the Connections pilot program provides fully subsidized rides through Clinton Livery to qualifying residents. The Select Board will vote tomorrow night on a contract extension with between the 5 Towns taking part in this grant and the State, allowing us more time to use the grant funds. As it stands, we've been providing rides since November and have used about 10% of the Town's grant funds.

MassWorks Ribbon Cutting

On January 27, a ribbon cutting will be held at the Town Common to acknowledge the MassWorks grant received by the Town to construct a roundabout at the intersection of Forbush Mill Road, Green Road, and Main Street.

Upcoming public hearings

Feb. 9: 7:30pm Backland Lot and Common Driveway Special Permit, 89-91 South Bolton Road, 8pm Continuance of Preliminary FOSPRD off South Bolton Road.

Feb. 17: CME Modification, Town Meeting warrant articles.

Approval of Meeting Minutes

Michael Gorr moved to accept the minutes of January 12, 2022 and January 19, 2022 as written. 2nd by Pete Driscoll. **All in favor by roll call: Mark Sprague (Chair)- Yes, Peter Driscoll- Yes; Michael Gorr- Yes; Erik Neyland- Yes. (4/0/0).**

BUSINESS

Vote to Close Peer Review Account, Houghton Farm Subdivision

Michael Gorr moved to release the remainder of the Houghton Farm Subdivision Peer Review Account in the amount of \$3,360.25 and to close the account. 2nd by Peter Driscoll. **All in favor by roll call: Mark Sprague (Chair)- Yes, Peter Driscoll- Yes; Michael Gorr- Yes; Erik Neyland- Yes. (4/0/0).**

Discussion of potential Annual Town Meeting Articles

The Board discussed a draft Portable Storage Unit bylaw intended to allow storage containers on residential property only on a temporary basis. The Board agreed the bylaw should allow farms to have storage units and should continue to allow municipal use of containers. The Board agreed some flexibility should be written into the bylaw to allow an extension of time to have a storage container with approval from the Building Inspector.

The Board agreed they would like to know more information about current concerns that the bylaw is intended to solve. The Board would like to invite the Building Inspector to their next meeting in order to better understand.

The Board considered whether to include allowances for permanent storage containers if they are not visible from the public way and are screened with either fencing or landscaping to limit their impacts on neighbors.

Peter Driscoll moved to adjourn. 2nd by Erik Neyland. **All in favor by roll call: Mark Sprague (Chair)- Yes, Michael Gorr- Yes, Peter Driscoll- Yes, Erik Neyland- Yes; James Barr- Yes - (5/0/0).**

Respectfully Submitted,
Valerie Oorthuys