

## **PLANNING BOARD MINUTES**

**Thursday, February 17, 2022, at 7:30 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.

## **PUBLIC HEARINGS**

### **Modification of the Certificate of Approval of Amendment of Definitive Subdivision Approval for Century Mill Estates**

Chair Mark Sprague read the public hearing notice. Mark Sprague explained that the original subdivision decision conditioned approval on either the donation of lots of land or donation of the fair market value of undeveloped lots according to a schedule that tied the timing of the donations to the provision of occupancy permits. As the developer has not timely satisfied the requirement, multiple households are waiting to move in. The Planning Board would like to amend the decision to tie the affordable housing donations to building permits rather than occupancy permits. As all building permits within Phases 2 and 4 of the development have been issued, this amendment would impact any building permit sought for Phases 1 and 3.

The Planning Board reviewed a draft decision and agreed to alter the schedule to note the next donation is due upon the 43<sup>rd</sup> Building Permit requested.

#### *Public Input*

Charlotte Johnson, 329 Hudson Road, expressed her satisfaction with the modification and stated her preference for tying conditions to building permits at future subdivisions.

George Kiritsy, Esq, stated his appreciation on behalf of his client for the Board's consideration of this modification. George Kiritsy noted that in addition to fulfilling the affordable housing requirement, the developer pulling a building permit would also need to comply with the covenant that covers all lots in Phases 1 and 3.

Michael Gorr moved to close the public hearing. 2<sup>nd</sup> by Pete Driscoll. **All in favor by roll call: Mark Sprague (Chair)- Yes, Pete Driscoll- Yes; Michael Gorr- Yes; Erik Neyland- Yes, James Barr (Associate) – Yes (5/0/0).**

Michael Gorr moved to approve the modification of the Certificate of Approval of Amendment 4 of Definitive Subdivision Approval for Century Mill Estates as amended. 2<sup>nd</sup> by Pete Driscoll. **All in favor by roll call: Mark Sprague (Chair)- Yes, Pete Driscoll- Yes; Michael Gorr- Yes; Erik Neyland- Yes, James Barr (Associate) – Yes (5/0/0).**

Michael Gorr moved to adjourn. 2<sup>nd</sup> by Erik Neyland. **All in favor by roll call: Mark Sprague (Chair)- Yes, Pete Driscoll- Yes; Michael Gorr- Yes; Erik Neyland- Yes (4/0/0).**

Respectfully Submitted,  
Valerie Oorthuys