

**TOWN OF BOLTON
BOLTON TOWN HALL
663 MAIN STREET
BOLTON, MASSACHUSETTS, 01740**

**MINUTES OF THE PLANNING BOARD MEETING
VIA TELECONFERENCE
JANUARY 25, 2023, 7:00 P.M.**

BOARD MEMBERS:

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| Peter Driscoll | Chair |
| James Barr | Member |
| Bob Roemer | Member |
| Michael Gorr | Member |
| Erik Neyland | Member |

STAFF:

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| Todd Miller | Town Planner |
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1. CALL TO ORDER

There being a quorum present, the meeting was called to order.

2. EXECUTIVE SESSION

On a motion made by Michael Gorr, seconded by Bob Roemer, it was resolved to go into executive session. Motion carried unanimously.

After returning from executive session, it was noted that Keyes Farm would not be addressed during the meeting due to potential litigation.

3. PUBLIC HEARING: CENTURY MILL ESTATES

On a motion made by Michael Gorr, seconded by James Barr, it was resolved to issue the joint check agreement check for \$25,000 to Ross Associates for the as-built plans. Motion carried unanimously.

Todd Miller noted that the joint check agreement was signed by all parties and is a fully executed agreement. The check will be issued to the engineer if Andrew Bendetson agreed; Andrew Bendetson agreed.

The Town has received a peer-review quote for the project. The Board discussed the peer review account.

Andrew Bendetson asked to pay for the peer review on a payment plan, however, it was noted that a payment plan is not available, as these funds have been absent since October 2020.

Todd Miller will discuss with Nitsch Engineering regarding what can be done to proceed. A joint check agreement was suggested. A timeline was not provided by Nitsch Engineering for the peer review. Peter Driscoll asked that the payment be addressed in a timely fashion to start the process.

Todd Miller asked Brian Falk to provide FAQs and timelines.

Town counsel noted that this needs to be voted on by the Select Board seven days before Town Meeting. There was discussion on how to have this on a warrant article.

4. PUBLIC HEARINGS: CENTURY MILL ESTATES

The Board discussed the light installation. A memo was received from the DPW director. The light permit is the DPW's decision. It was suggested to go through the meeting minutes to see what was decided. There was discussion regarding brightness, so as to not disturb the neighborhood and other aspects. It was requested that this be discussed at the next meeting.

5. CONTINUED BACKLAND LOT SPECIAL PERMIT AND COMMON DRIVEWAY PERMIT - Christopher Slade of 62 S. Bolton Rd. -

Special Permits for property identified on Bolton's Assessor's Map 3.C as Parcels 18, 20.1, and 27. The Applicant is seeking a **Backland Lot Special Permit and Common Driveway Special Permit** pursuant to Section 250-13 of the Code of the Town of Bolton in the Residential Zoning District for a property located at 0 Main Street, identified on Assessor's Map 3.C as Parcels 18, 20.1, and 27.

The application and plans are available for review on the Town's website: <https://www.townofbolton.com/planning-board/pages/current-projects>

On a motion made by Michael Gorr, seconded by James Barr, it was resolved to continue the backland lot special permit and common driveway permit for 62 South Fulton Road until February 22, 2023. Motion carried unanimously.

6. CONTINUED DEFINITIVE SUBDIVISION APPROVAL AND FARMLAND AND OPEN SPACE PLANNED RESIDENTIAL DEVELOPMENT

On a motion made by Michael Gorr, seconded by Bob Roemer, it was resolved to continue the definitive subdivision approval and farmland and open space planned residential development until February 22, 2023. Motion carried unanimously.

7. UNITED CULTIVATION INITIAL PRE-APPLICATION DISCUSSION

United Cultivation is looking to set up a marijuana retail establishment and is currently going through the state approval process. The nature of the waivers will be stormwater management and

landscaping, which would be more applicable if the site was new. This plan will address accessibility and, otherwise, take the site as is.

Todd Miller addressed the waivers and believed the applicant was making appropriate decisions. Mike Spengler noted that state applicants have been submitted and that he has had initial conversations with local police regarding the business. The lease for the unit has been signed.

It was noted that parking should be addressed, as it may be an important issue, and it was agreed that parking and traffic are an important element of the discussion. There was a brief discussion regarding renovations.

8. TOWN PLANNER REPORT

Todd Miller noted that the subdivisions & their related issues are his top priority. He will forward any new planning proposals to the Board as they come across his desk. There was discussion regarding plowing for the West Berlin Road. It was noted that there are four lots being developed at the same time and this may cause challenges with poles and drainage. It was noted that some of these items are state-level regulations, which led to a conversation regarding undevelopable land becoming developable.

9. ADJOURNMENT

It was agreed that there was no further business to transact; the meeting closed.