

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

**MINUTES OF THE PLANNING BOARD MEETING
VIA TELECONFERENCE
MARCH 8, 2023, 7:00 P.M.**

BOARD MEMBERS:

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

STAFF:

Todd Miller	Town Planner
-------------	--------------

1. CALL TO ORDER

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

2. TOWN PLANNER UPDATE

Todd Miller noted that he has had a very busy week. There are many applications that will be on the agenda in the near future. He reminded the Planning Board that there is a joint meeting with the Select Board on March 16, 2023.

3. PUBLIC HEARING: KEYES FARM

Todd Miller reminded the Board that they found the developer to be in default at the last meeting. The developer's counsel received the notice.

A resident, asked what the procedure is for the road acceptance now that the developer has been found to be in default. It was noted that the bond is an insurance policy. There will be an attempt to collect the rest of the money from the developer and then the Town will try to finish the road. Legal steps need to occur before this can happen.

The Board noted that a developer going into default has not happened in recent years and there are unknown variables. The Town does not want to accept a road with deficiencies that they are then responsible to repair. The Town is not under a legal obligation to accept the road.

4. **STATUS UPDATE: CENTURY MILL ESTATES**

The check for peer review has been sent to the Town. Once the check is received, the peer review can be provided to the Town. At this time, it is not known when this will be available but it should be within the next two weeks. The Planning office will ensure that the invoice is paid immediately.

There is limited money left in the bond for this project. Residents voiced concern that the developer was not present for many of the meetings.

5. **PUBLIC HEARINGS: SCENIC ROADS SHADE TREE HEARING**

On a motion made by Michael Gorr, seconded by Bob Roemer, it was resolved to continue the scenic road shade tree hearing of lots seven and eight Meadow Road until March 22, 2023. Motion carried unanimously.

Todd Miller will investigate with DWP the drainage issue and the overall drainage for lots seven and eight Meadow Road and neighboring parcels.

Ryan Proctor, representative for the applicant, provided an overview of the project. The driveway has remained the same. The original request was to remove 24 trees. This has been reduced to 18, which is still a significant number. Runoff from the road will be captured in a stormwater basin.

Ryan Proctor noted that the stormwater measures will be constructed early in the process and will limit drainage during the construction process. The Board discussed concerns regarding private drainage into public drainage. This opens up the question of who is responsible for the drainage. The Board discussed freezing and ice control measures draining into wetlands.

There are no utilities on this road and the proposed power route would require additional trees to be removed.

6. **REVIEW AND APPROVAL OF MINUTES**

On a motion made by Michael Gorr, seconded by Bob Roemer, it was resolved to approve the minutes from August 10, 2022. Motion carried unanimously.

On a motion made by Michael Gorr, seconded by Bob Roemer, it was resolved to approve the minutes from September 28, 2022. Motion carried unanimously.

On a motion made by Michael Gorr, seconded by Bob Roemer, it was resolved to approve the minutes from October 12, 2022. Motion carried unanimously.

On a motion made by Michael Gorr, seconded by Bob Roemer, it was resolved to approve the minutes from November 9, 2022. Motion carried unanimously.

7. **OTHER BUSINESS**

Peter Driscoll asked about potential candidates for his seat, as he will not continue after this term. The Board discussed the strategy for a new candidate. The posting has been put in the paper, and it was suggested that a persuasive article be put into the newspaper.

8. **ADJOURNMENT**

On a motion made by James Barr, seconded by Michael Gorr, it was agreed that there was no further business to transact; the meeting closed.