

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

**MINUTES OF THE PLANNING BOARD MEETING
VIA TELECONFERENCE
APRIL 19, 2023, 7:00 P.M.**

BOARD MEMBERS:

Peter Driscoll	Chair
James Barr	Member
Bob Roemer	Member
Erik Neyland	Member

STAFF:

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

ABSENT:

Michael Gorr	Vice-Chair
--------------	------------

1. CALL TO ORDER

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

2. TOWN PLANNER UPDATE

Todd Miller noted that the peer review from Nitsch Engineering for Century Mill is still outstanding and that he is monitoring this. He has also researched bylaw revisions for warrant articles.

3. ANR: 191 AND 199 FOX RUN ROAD BOUNDARY LINE ADJUSTMENT

On a motion made by Eric Neyland, seconded by James Barr, it was resolved to approve the ANR for 191 and 199 Fox Run Road. Motion carried unanimously.

This is a simple boundary-line adjustment. Both property owners are in agreement with this change.

4. CONTINUED SCENIC ROAD/SHADE TREE HEARING

On a motion made by Eric Neyland, seconded by James Barr, it was resolved to continue this public hearing until May 10, 2023. Motion carried unanimously.

A meeting has been arranged with the engineer for a possible resolution to drainage infrastructure in the public way. There was discussion regarding this area as the lots presented to the Board in a piecemeal manner. It would have been beneficial for the lots to work together and create a shared infrastructure.

5. **CONTINUED DEFINITIVE SUBDIVISION PLAN. FARMLAND AND OPEN SPACE
PLANNED RESIDENTIAL DEVELOPMENT**

On a motion made by Eric Neyland, seconded by Bob Roemer, it was resolved to continue this until May 10, 2023. Motion carried unanimously.

6. **OTHER BUSINESS**

The Board discussed the light installation at Century Mill. The placement of the light influences who is responsible for maintenance, if it is in the public right of way, it is the Town's responsibility. It is possible to waive the installation of the light. The Board discussed that this light was approved approximately five years ago, and installation is being considered now. The Board discussed if it is a safety issue to not install the light.

The light has already been purchased at the request of the Town. As a result, it will likely be the Town's responsibility to reimburse the cost. There was the initial intent that the pole could function as a utility pole, which the pole is not equipped to do.

The Board discussed the regulation and bylaw updates. Todd Miller suggested expanding the housing iterations allowed within a residential district. There was discussion regarding taking old buildings and breathing new life into them based on the nature of the neighborhood. The Board discussed wetlands and open space.

The Board discussed the storage of e-bikes and bikes, as these are becoming more common, and there is less emphasis on everyone using and owning a vehicle. It is important to decrease impervious surfaces for drainage reasons. The Board discussed issues with developers and ensuring the Planning Board has the ability to enforce bylaws.

The Board discussed the candidates and suggested that they could proceed with a write-in vote.

7. **ADJOURNMENT**

On a motion made by Eric Neyland, seconded by Bob Roemer, it was agreed that there was no further business to transact; the meeting closed.

Respectfully submitted,

Todd Miller