

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

**MINUTES OF THE PLANNING BOARD MEETING
VIA TELECONFERENCE
MAY 10, 2023, 7:00 P.M.**

BOARD MEMBERS:

Michael Gorr	Chair
James Barr	Vice-Chair
Bob Roemer	Member
Erik Neyland	Member
Austen Groener	Member

STAFF:

Todd Miller	Town Planner
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1. CALL TO ORDER

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

2. ADMINISTRATIVE

On a motion made by Bob Roemer, seconded by James Barr, it was resolved that Michael Gorr be appointed as Chair of the Planning Board. Motion carried unanimously.

On a motion made by Michael Gorr, seconded by Bob Roemer, it was resolved to appoint James Barr as Vice-Chair of the Planning Board. Motion carried.

On a motion made by Bob Roemer, seconded by Michael Gorr, it was resolved to recommend to the Select Board that Michael Lau be appointed as the Associate Member of the Planning Board. Motion carried unanimously.

It was noted that Todd Miller will attend the next Select Board meeting and will suggest that Michael Lau be appointed as an associate member of the Planning Board.

3. TOWN PLANNER UPDATE

Todd Miller noted that a special permit application from United Cultivate is anticipated.

4. CONTINUED SCENIC ROAD/SHADE TREE HEARING

On a motion made by Bob Roemer, seconded by Eric Neyland, it was resolved to continue this application until May 24, 2023, Motion carried unanimously.

Todd Miller is in communication with the engineering team for the applicant. He is meeting with the team tomorrow to review the engineering solutions.

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

On a motion made by Bob Groener, seconded by Eric Neyland, it was resolved to continue this application until May 24, 2023, Motion carried unanimously.

There was discussion regarding surety and open space reservation for this application.

6. OTHER BUSINESS

On a motion made by Eric Neyland, seconded by Austin Groener, it was resolved to waive the requirement for a streetlight on the approved subdivision of Century Mills Estate. Motion carried unanimously.

Michael Gorr summarized the light situation. The Design Review Board selected a light a few years ago, however the new DPW director does not feel it is suitable for the purpose. The choices are to require the developer to buy a new light, allow the developer to put the light on the property, or waive the requirement for the light.

The Board addressed Nitsch Engineering's general comments for the Century Mill Estates as-built. Andrew Bendetson noted that the pond was cleaned after the roads were paved. Overall, the Board agreed to approve the report and ask Andrew Bendetson to complete all requests on the list.

The Board discussed what the Planning Board does, in order to give Austen Groener an overview. There is a town master plan in development and it was noted that COVID-19 and climate change have significantly altered the town needs and wants. The master plan will be planned for the next ten years. Otherwise, the Planning addresses ANRs, hearings, lots, etc.

There was brief discussion regarding grants. The planning assistant has not been hired as of yet.

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.