PLANNING BOARD MINUTES
Wednesday, **May 24**, **2023, at 7:00 p.m.**
Remote Public Meeting

Members Present: Michael Gorr (Chair), James Barr (Vice Chair),   Erik Neyland, Bob Roemer, Austen Groener
Also Present: Todd Miller (Town Planner)

ADMINISTRATIVE

Town Planner Report

Todd Miller states a packet has been assembled for a grant application (75% of the funding) for a workshop to educate the town boards in planning practices. He thanks Bob Romer for his key role in putting this together. If approved, the workshop would be in the late summer of 2023. Todd is also working with members of the planning community for update the subdivision rules and regulations. This would require a public hearing for approval once complete.

PUBLIC HEARINGS

1st Item: Continued Scenic Road / Shade Tree Hearing: Ryan Proctor, of Dillis & Roy Civil Design Group of Lunenburg MA 01462, submitted to Bolton's Planning Department for the removal of trees delineated on-site with spray paint markings, as inspected by the Bolton Tree Warden prior to the Planning Board hearing.

The trees are in the vicinity of lot 7-8 Meadow Rd., identified by the Assessor's Map 4.D, parcel 101. Removal is required to facilitate construction of a shared driveway, and requires the removal of approximately 40-feet of stone wall to accommodate the proposed driveway and grading of the work site. The application and plans are available for review on the Town's website at
https://www.townofbolton.com/planning-board/pages/current-projects

Inventory of proposed tree removal is as follows:
1 x 32" White Pine,
2 x 10" Hickory,
1 x 11" Hickory,
1 x 13" Hickory,
3 x 14" Hickory,
1 x 3" Birch,
3 x 4" Birch,
1 x 5" Birch,
2 x 7" Birch,
1 x 9" Birch,
2 x 10" Birch,

2 x 11" Birch
2 x 12" Birch,
1 x 19" Red Maple
1 x 12" Red Maple

Todd Miller states applicant has presented updates, but there are still some questions to be addressed, but Todd has not seen these updates, he suggests extending this hearing to 6/14.

Michael Gorr makes motion to continues the hearing until June 14, 2023, James Barr 2nd, motion carried unanimously.

2nd Item: Continued Definitive Subdivision Plan - Farmland and Open Space Planned Residential Development (FOSPRD), Daniel Motha of Miami FL - Special Permit for property identified on Bolton's Assessor's Map 2.C as Parcel 23 located on South Bolton Road in Bolton's Residential Zoning District.

The proposed development consists of a six (6) lot subdivision. Application materials & plans are available at: https://www.townofbolton.com/planning-board/pages/current-projects

Todd Miller shares that as it stands they have some peer review that needs to be done. Drainage report has been submitted as of July 15, 2022. There has been no peer review on that at this time. Bob Romer asks who will do the peer review, Todd states Nitsch will conduct the review. Michael Gorr asks about funds, Todd states there are some available, he will confirm. Todd states they cannot process until that peer review has been completed.

Michael Gorr asks the applicant Jeff Motha if they have any variance needed, he states he only one is the traffic study to be waived. Michael Gorr reminds them they need to have that stated on the application for the Board to vote on at a meeting.

Michael Gorr makes motion to continues the hearing until June 14, 2023, James Barr 2nd, motion carried unanimously.

DISCUSSION ITEMS

Discussion of future updates to Town Subdivision Regulations

Todd Miller – 81-Q to be discussed (this deals with road maintenance once turned over by the town), these proposed changes / updates would need to be approved at a public hearing.

Bob Romer speaks to the bonds that were developed early on, is there a way that they can adjust bond money to reflect inflation? Todd Miller states it can be done, with legal guidance once the type of bond has been submitted.

OTHER BUSINESS

Board discusses upcoming items including 476 Main street and 580 Main Street

On a motion made by Eric Neyland adjourn, seconded by Austen Groener, motion passes unanimously.