

PLANNING BOARD MINUTES

Wednesday, June 14, 2023, at 7:00 p.m.

Remote Public Meeting

Members Present: James Barr (Vice Chair), Erik Neyland, Bob Roemer, Austen Groener

Also Present: Todd Miller (Town Planner)

ADMINISTRATIVE

Michael Gorr makes motion to adjourn the meeting, Bob Romer seconded, motion passes unanimously.

Town Planner Report

Todd Miller has been working on the subdivision updates. A planned meet up with Nashoba Regional School District for grant opportunities for Fall 2023. He has also been in contact with Nitsch for updates to the Board.

PUBLIC HEARINGS

1st Item: Special Permit Hearing – Michael Spengler, of United Cultivation of 601 Fitchburg State Rd., Ashby MA 01431 - Applicant seeks a Special Permit for the operation of a Retail Marijuana Establishment. The proposed location for this use is located in Bolton's Commercial Zoning District on **476 Main St.**, identified on Assessor's Map 4D as Parcel #61.

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

Jim Barr makes motion to open the hearing. The hearing will be continued to June 28, 2023 at 7pm due to some board members missing from the meeting, BR 2nd, all in favor

2nd 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

Ryan Proctor of Dillis and Roy shares his screen to show the 2 catch basins have been removed. There are still 18 trees to be removed even with the drainage updates.

James Barr makes a motion to grant consent to proposed plan of work, Austen Groener 2nd, motion carried unanimously.

3rd 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 has been reaching out to Nitsch regarding the peer review and does not have any new updates at the time of the meeting.

James Barr makes a motion to continue the hearing until 6/28/23, Austen Groener 2nd, motion carried unanimously.

DISCUSSION ITEMS

Discussion of future updates to Town Subdivision Regulations

Todd Miller gives an update that these proposed changes would be for future subdivisions, these would not be retroactive. He will share the language with the Board prior to the public hearing is to be scheduled.

OTHER BUSINESS

Adjourn

On a motion made by James Barr to adjourn, seconded by Austen Groener, motion passes unanimously.