

PLANNING BOARD MINUTES

Wednesday, June 28, 2023, at 7:00 p.m.

Remote Public Meeting

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

Also Present: Todd Miller (Town Planner)

ADMINISTRATIVE

Town Planner Report

Todd Miller recently met with BSC group for master plan. He is also researching additional grant opportunities as well as subdivision rules & regulations, as well as a potential revision to the Board's current fee structure, to help cover increased cost of mailings.

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>

Michael Spangler of United Cultivation is in attendance at the meeting. He states they are applying for a special permit at 476 Main Street, this would be their third cannabis location, they are opening in 1 other town and soon to be open in another town. They have been leasing the space since October 2022.

Ryan Proctor of Dillis and Roy goes over the application as they assisted with the application. The narrative they submitted goes through all of Bolton's special requirements when it comes to marijuana establishments. There is a waiver request list also in the application. With include a storm water management plan, photometric plan, landscaping plan, sedimentation plan, building elevation plan and outdoor lighting details. They would be seeking these waivers as the proposed location is an established relocation with very little external changes.

Michael Gorr wanted to speak to the lighting plan and parking at the site. He asks the applicant where there intend to have customers park. The applicant says they will have reserved spaces to the right of the building, Ryan Proctor shares the plan to show the parking spaces at the location. Employees will park in the back where other business

employees currently park. 70% of their customers order online and are only there for pick up.

Michael Gorr would like to discuss the lighting on these parking spaces. Ryan Proctor states there are stand lighting in the building as well as the back. The applicant indicates customers will enter in 1 door and exit through another side of the store front. MG asks the board if they have additional questions or comments regarding parking or light. AG asks about the parking in the rear of the building as there is no signage to that location. Would a sign make sense to alter people to that lot? The applicant states that would be manageable.

Michael Lau speaks to the parking spots to the right and asks if part of the traffic plan was the internal flow if all the spaces are filled and traffic begins to stall looked at? Daniel LaCivita speaks to the traffic study. They did not see issues with the site plan. Michael Gorr states that people enter the lot on both sides of the building. There will be no specific signage hat customers of this business would use a specific entrance.

Todd Miller asks the applicant for a status on their commence operations letter for this site? Architectural plan needs to be reviewed by the State before that happens. Once they have this hearing completed, they can move the process forward.

Michael Gorr asks that the lighting is shown on the plan as they are asking for waivers on that piece, as well as lighting in the back.

Applicant speaks to the security of the facility, many of these rules come from the State level and he has met with the Police Chief regarding the security report. They have also met with the Fire Department. MG requests a letter from Fire Department on their approval as well.

Michael Gorr asks about the traffic study, Daniel LaCivita speaks to it. The study is shared on the screen for the Board.

The Board discusses the next date that they will meet, July 19, 2023 is the date chosen. The applicant will present the updated to the Board for that meeting.

Michael Gorr makes motion to continue hearing until July 19, 2023, Bob Romer seconded, motion passes 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 states he has received the check required to finish the peer review, they expect to have the review done the following week. The applicant is still working with the Conservation Commission for the order of conditions.

Michael Gorr makes motion to continue hearing until July 19, 2023, Austen Groener seconded, motion passes unanimously.

DISCUSSION ITEMS

Continued discussion of future updates to Town Subdivision Regulations. Todd Miller has sent some language over to town counsel for review. He also goes over some of the potential changes for future subdivisions and would like to have the public hearing by the fall of 2023.

OTHER BUSINESS

Minutes Approval

- 12-7-22
- 1-11-23
- 1-25-23
- 2-8-23
- 2-22-23
- 3-8-23

Michael Gorr makes motion to approve all minutes listed above, Bob Romer seconded, Michael Gorr, yes; Bob Romer, yes; Austen Groener, abstain; Eric Neyland, yes; motion passes with majority

Michael Gorr makes motion to set the next 2 meetings July 19, 2023 and August 23, 2023 both at 7pm, seconded by Austen Groener, all in favor

ADJOURN

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

Minutes approved at the Planning Board Meeting on August 16, 2023