

PLANNING BOARD MINUTES

Wednesday, November 8, 2023, at 7:00 p.m.

Remote Public Meeting

Members Present: Michael Gorr (Chair), Robert Roemer, Austen Groener, Erik Nyland

Members Absent: James Barr, Michael Lau

Also Present: Pamela Harding (Town Planner)

Item 1 - 357 Main Street – Special Permit granted on July 21, 2021 – Request for determination of unsubstantial change to minor parking lot amendment by relocating 6 spaces. The site distance was verified in the field to ensure the large boulder and trees did not interfere with the site distance for the new parking spaces. The revisions also incorporate reversing location of the indoor and outdoor storage areas, the square footage and impervious areas do not change. The Board did not have any concerns. M. Gorr made a motion the changes are unsubstantial for the relocation of 6 parking spaces and the rearrangement of storage area and storage shed. Austen Groener seconded the motion. Roll call Michael Gorr, yes; Robert Roemer, yes; Austen Groener, Erik Nyland, yes; motion passes 4-0.

Item 2 Land Use Planning Grant – Cluster Development – Robert Roemer applied for a Land Use Planning Grant which was awarded. Review of draft recommendations regarding Subdivision Control Regulations and Zoning Bylaw related to cluster developments. Michael Gorr stated the favorable review of requirements of cul de sac islands jumped out to him, this has been something the Planning Board has waived for the last few subdivisions, decreasing the diameter but eliminating the landscaped island. Robert Roemer stated it inverts the subdivision process by requiring valuable open space land be identified at the beginning of the process and then design the roadways and lot layout. R. Roemer stated Harvard has already been through the process and Bolton should review their regulations. There was a recommendation to reduce the acreage from ten to five. The board asked if the remaining undeveloped land had been reviewed to determine how many lots are remaining in Town, Erik Nyland thought 20 acres and more were examined during development of the college bylaw. Robert Roemer thought the 5 acres analysis could be done easily with information that has already been compiled by BSC. The Board requested the consultants report be placed in a google doc to incorporate comments as a group, the feedback will be provided to Randall Arendt who will meet with the Board prior to scheduling the public meeting. There was a suggestion the open space preservation requirement be increased to 50% of the lot size. Erik Nyland suggested to allow for greater housing diversity which could encourage open space preservation, and thought the Cottage Overlay could be folded into this and felt Randall should review and comment on this aspect of the Zoning Bylaw. The Board was curious how water and sewer will be incorporated into a proposed development, the Board thought the Health Agent should be involved in formation of regulations to ensure bylaw changes for housing diversity are plausible. Erik Nyland asked if we decide to go as of right for the use how would it be reviewed, if the “way” does not fall under Subdivision Regulations then the Board could possibly not see review of the project. It all depends how the regulations and bylaws are written. Erik Nyland states he is skeptical of rights to ensure the development is the best for the Town. Robert Roemer stated he has multiple copies of the book he will place in the lock box outside Town Hall.

Item 3 -Town Planner Report

A. Master Plan Steering Public Forum Meeting – A. Review and comment on Goals and next steps of the Master Plan the draft to f public forum outcome has not been received yet.

B. 500 Main Street – Update on project status, preliminary presentation to the Planning Board on December 6, 2023. The applicant was meeting with Town staff on November 9 to discuss intentions of the project in greater detail.

Item 4 - Driveway Permit #21-16 ♦ 38 Long Hill Road - Surety Release Michale Gorr made a motion to release the security for driveway construction at 38 Long Hill Road, the motion was seconded by Robert Roemer, roll call vote Michael Gorr, Yes; Robert Roemer, Yes; Erik Neyland, Yes; Austen Groener Yes; motions passes 4-0.

Item 5- Approval of Minutes – October 25, 2023 Michale Gorr made a motion to approve the Planning Board minutes of October 25, 2023, the motion was seconded by Robert Roemer, roll call vote Michael Gorr, Yes; Robert Roemer, Yes; Erik Neyland, Yes; Austen Groener abstained due to absence; motions passes 3-0-

Item 6 - Other Business CPTC the Mylar for South Bolton was ready for signature. Austen Groener asked about CPTC courses he was interested in. Erik Neyland wants to encourage walkable retail/commercial uses noting the shops in Mystic, Ct.

ADJOURN

Michael Gorr makes motion to adjourn the meeting, at 7:50 p.m. seconded, motion passes unanimously 5-0.