

# **TOWN OF BOLTON ZONING BOARD OF APPEALS (ZBA) AGENDA**

**Tuesday, June 23, 2020 at 6:45 p.m.  
Remote Public Meeting**

Received by Town Clerk:

Date: June 16, 2020

Posted to Town Website:

Date: June 16, 2020

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this public meeting of the Town of Bolton Zoning Board of Appeals will be conducted via remote participation. No in-person attendance of members of the public will be permitted, but the public can access this meeting while in progress using Zoom Video Communications, Inc. (Zoom). Members of the public attending this meeting virtually will be allowed to make comments if they wish to do so, during the portion of the hearing designated for public comment, by telephone, cell phone or personal computer using Zoom.

## **Remote Access Information:**

Topic: Zoning Board of Appeals Meeting

Time: Jun 23, 2020 06:45 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83996891498?pwd=QkN0d1dvcXUrOTNxVStFcHB5b2ViZz09>

Meeting ID: 839 9689 1498

Password: 192680

One tap mobile

+13126266799,,83996891498# US (Chicago)

+19294362866,,83996891498# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 839 9689 1498

Find your local number: <https://us02web.zoom.us/j/83996891498?pwd=QkN0d1dvcXUrOTNxVStFcHB5b2ViZz09>

## **ZBA AGENDA ITEMS**

### **BUSINESS**

**6:45 p.m.**, *Megan Moran, Cultivate Care Farms, 401 Main Street*

- Review and approval of a proposed perimeter fence at 401 Main Street in accordance with the applicant's Amended Decision dated May 14, 2019.

### **PUBLIC HEARINGS**

- In accordance with Massachusetts General Laws, Chapter 40A, Section 11, notice is hereby given that the Bolton Zoning Board of Appeals will hold a continuation of a public hearing via remote participation on Tuesday, June 23, 2020 at **7:00 p.m.** to hear and act upon the application of The Woods at Farm Road, LLC and Deschenes & Farrell, PC. The applicant seeks a Comprehensive Permit for a proposed housing development entitled "**The Woods at Farm Road**" to be located in Bolton's Residential Zoning District at the corner of Farm and Berlin Roads identified on Assessor's Map 3.C as Parcel 72 (2.47 acres). The proposed development consists of four (4) single-family detached homeownership units. Three (3) of the units will be sold at market rate and one (1) of the units will be sold as affordable to those who earn 80% or less of the area median family income to be counted on the Town of Bolton's affordable housing inventory in accordance with G.L. c. 40B. Hearing items will include:
  - Reminder of Remote Participation Guidelines
    - [https://www.townofbolton.com/sites/boltonma/files/uploads/zba\\_remote\\_public\\_meeting\\_guidelines\\_june\\_2020.pdf](https://www.townofbolton.com/sites/boltonma/files/uploads/zba_remote_public_meeting_guidelines_june_2020.pdf)
  - Public comment period (20 minutes maximum)
  - Applicant's presentation of revised site plans dated 05/27/20
  - Review of Horsley Witten Group second peer review letter
  - Review of department comments
  - The Board to deliberate on a site visit
  - Opportunity for additional public comment

### **ADMINISTRATION**

- Approval of meeting minutes