

James Owen, Associate Member.....	2015
Jon Ricci.....	2015
John Karlon.....	2016
Jonathan Keep, Chairman.....	2017
David Yesue, Vice Chairman.....	2018
Eric Neyland.....	2019

The Planning Board held multiple meetings during calendar year 2014. During these meetings, the Board accomplished several tasks:

- The Planning Board nominated Jonathan Keep as Chairman and David Yesue as Vice Chairman in spring 2014.
- The Planning Department addressed many of the day-to-day issues such as reviewing building and driveway permits, administering performance guarantees, reviewing as-builts, conducting site walks, and land and business inquiries.
- The Planning Board developed a Medical Marijuana Treatment Centers Bylaw, Section 250-23.1 of the Code of the Town of Bolton, to address the impact and operation of these facilities. The bylaw passed at the Annual Town Meeting in May 2014. These facilities are allowed by Special Permit in the Business, Limited Business and Industrial Zoning Districts. All Special Permits granted are subject to a 36 month expiration and are not transferable to another entity. All facilities must be setback not less than 500 feet from residential dwellings and not less than 1,500 feet from all areas where children commonly congregate including schools, playgrounds, day-care centers, libraries, churches, athletic playing fields, scout camps, and golf courses.
- The Planning Department continued to work with the Metropolitan Area Planning Council (MAPC) to assist with modifying the Mixed Use Village Overlay District Bylaw, Section 250-23.2 of the Code of the Town of Bolton. The Bylaw passed unanimously at Annual Town Meeting in May 2014. The Mixed Use Village Overlay District includes properties zoned as Business, Limited Business and Residential east and west of Interstate Route 495 and Route 117, and designated on the Bolton Assessors Map as Map 4.C, Parcel 24; Map 4.C, Parcel 35; Map 4.C, Parcel 39; Map 4.D, Parcel 28; Map 4.D, Parcel 29; Map 4.D, Parcel 30; Map 4.D, Parcel 33; Map 4.D, Parcel 34; Map 4.D, Parcel 61; and the portion of Map 4.D, Parcel 71 zoned Business. The District allows for greater design flexibility (such as top of shop housing) in order to meet affordable housing goals and create compatible retail and commercial space. It allows for multiple buildings, reduced setbacks, increased building footprint (10%), and requires strong pedestrian connections and public amenities such as open space and walkways.
- The Planning Board approved the As-Built Plans and Street Acceptance Plans of the Northwoods Subdivision. Drumlin Hill Road, Ledgewood Circle and Fieldstone Way were accepted as public ways at Annual Town Meeting in May 2014.

- The Planning Board adopted the Design Review Board Rules and Regulations in April of 2014. These Rules & Regulations provide further guidance to applicants regarding the design review process in accordance with Section 250-23G of the Code of the Town of Bolton.
- The Planning Board appointed Mary Delaney as a member of the Design Review Board for 2014.
- Construction continues on Century Mill Estates, a subdivision located on Century Mill and Spectacle Hill Roads that will consist of 78 homes, three of which will be donated to the Bolton Affordable Housing Partnership Trust Fund. Of the 200 acre subdivision, approximately 100 acres will be preserved as open space. Construction is being conducted in all phases of the development as approved by the Planning Board to help facilitate the advancement of the project. Storm water pollution prevention practices are being implemented and carefully monitored by the Conservation Administrator and Town Planner on a regular basis. The Planning Board also granted extensions of the FOSPRD Special Permit and Definitive Subdivision Approval. Certificates of Occupancy have been issued for 12 homes. Inspections are being conducted by the Board's consulting engineer as construction of the roads, utilities and drainage advances.
- The Planning Board granted a Special Permit pursuant to Section 250-26 of the Code of the Town of Bolton to Paragon Holdings, LLC at 41 Main Street in the Industrial Zoning District for a commercial solar photovoltaic renewable energy installation on the rooftop of their existing building. The installation consisted of approximately 3,927 solar panels and has a rated capacity of 1.17 Megawatts (MW-DC). The life expectancy of the system is 25 years.
- The Planning Board granted a Special Permit pursuant to Section 250-23 of the Code of the Town of Bolton to Wachusett Realty, LLC to conduct a branch banking business for their subsidiary, Clinton Savings Bank, at 562 Main Street in the Limited Business Zoning District. Clinton Savings Bank intends to relocate their existing Bolton branch office currently located at 563 Main Street. The new building will include customer service areas, offices, an ATM, and teller windows. The Site will be accessed by a looped one-way driveway around the building and will have sidewalk along the frontage of the property.
- The Planning Board is currently reviewing a Special Permit application pursuant to Section 250-23 of the Code of the Town of Bolton on behalf of Condyne Capital Partners, LLC for a proposed 60-bed assisted living facility to be located at 580 Main Street (also known as Bolton Office Park) in the Limited Business Zoning District. The proposed development would consist of dividing the existing parcel into two parcels; one parcel would contain the existing office building and the other parcel would contain the proposed assisted living facility. The public hearing for this project was continued into 2015.
- The Planning Board approved ANR's for properties located on Berlin Road (Assessor's Map 2.B as Parcel 17) and Sugar Road (Assessor's Map 4.C as Parcel 26).
- The Planning Board provided written consent, in coordination with the Bolton Historical Commission, for the removal of a portion of stone wall along Berlin Road, designated as a scenic

road, for the construction of two single driveways (Lots 2 and 3) on property identified on Assessor's Map 2.B as Parcel 17 in the Residential Zoning District.

- The Planning Board provided written consent, in coordination with the Bolton Historical Commission, for the removal of a portion of stone wall along Wilder Road, designated as a scenic road, for the construction of a single driveway on Assessor's Map 5.B as Parcel 1 in the Residential Zoning District.
- The Planning Board granted a Backland Lot Special Permit pursuant to Section 250-13 of the Code of the Town of Bolton for a property located on West Berlin Road identified on Assessor's Map 2.B as Parcel 1.C in the Residential Zoning District.
- The Planning Department continued to strive to be more efficient using the permit tracking software, GEO TMS, being used in many of the town departments.
- The Planning Department worked closely with other town departments to develop on-line mapping and GIS services that became available for public access through the Town's website in 2014.
- The Planning Board reviewed and provided input to the Mobility Committee regarding their Mobility Report published in September 2014.
- In December 2014, the Planning Department applied for grant funding through a DLTA proposal with MAPC to develop a connectivity plan for mapping existing sidewalks, bike lanes, pathways, and conservation trails while also examining ways to connect to the future town common, civic buildings, schools, library, churches, businesses, neighborhoods, and recreation fields.
- The Planning Department continues to work with Bolton Conservation Trust regarding the potential development of 715 Main Street as the future town common. In December 2014, the Planning Department applied for grant funding through a DLTA proposal with MAPC to help assist in the design and rendering of the center.