

**PLANNING BOARD MINUTES**  
**Wednesday September 28, 2022**  
**Remote Public Meeting**

**Members Present:** Peter Driscoll (Chair), Mark Sprague (Vice Chair), James Barr, Michael Gorr, Bob Roemer (Associate)  
**Also Present:** Todd Miller (Town Planner)

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 Planning Board was conducted via remote participation. No in-person attendance of members of the public were 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 were 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.

Directions to connect to the public meeting were provided on the agenda.

A roll call was conducted of all Planning Board members present: Pete Driscoll (Chair)- Yes; James Barr- Yes, Bob Roemer (Associate)- Yes. Michael Gorr – Yes, Mark Sprague - Yes

**ADMINISTRATION**  
**Planner's Report**

**Future meeting dates are discussed.**

Pete Driscoll states the meetings are typically the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of the month at 7pm. For October that is the 12<sup>th</sup> and 26<sup>th</sup>. November 9<sup>th</sup> and December 7<sup>th</sup> (only one in November & December due to the holidays).

Michael Gorr moved to accept the fall / early winter meeting schedule as discussed, 2<sup>nd</sup> by Mark Sprague. **All in favor by roll call: Pete Driscoll (Chair)- Yes, James Barr- Yes, Mark Sprague – Yes, Michael Gorr – Yes (4/0/0)**

Discussion on 580 Main Street and what the project does for future 40B housing in the town and future comprehensive permits.

**Discussion of Regulation Recommendations**

Discussion of zoning bylaw will be a result of the Master Plan Committee discussions and recommendations and then the Planning Board will discuss at that time.

**Erik Neyland has joined the meeting.**

Review and release eligible remaining Driveway Sureties (18 Eligible in total) - 58 Oak Trail Lot 6; 136 Oak Trail, Nourse Road Lot 6, #128; Forbush Mill Road Lot #3, #159; 69 Annie Moore Road; Green Road, Lot 2, #350

Todd explains that the driveway sureties have accrued over several years and the Town Accountant has reviewed these and the surety bond is able to be released now as these homes have been granted occupancy. The surety amount of \$1,000.00 will be released to the original payee.

Michael Gorr moved to approve release of surety for 58 Oak Trail, Lot 6, 2<sup>nd</sup> by Mark Sprague. **All in favor by roll call: Pete Driscoll (Chair)- Yes Erik Neyland- Yes; James Barr- Yes, Mark Sprague – Yes, Michael Gorr – Yes (5/0/0)**

Michael Gorr moved to approve release of surety for 136 Oak Trail, 2<sup>nd</sup> by Mark Sprague. **All in favor by roll call: Pete Driscoll (Chair)- Yes Erik Neyland- Yes; James Barr- Yes, Mark Sprague – Yes, Michael Gorr – Yes (5/0/0)**

Michael Gorr moved to approve release of surety for Nourse Road Lot 6, #128 2<sup>nd</sup> by Mark Sprague. **All in favor by roll call: Pete Driscoll (Chair)- Yes Erik Neyland- Yes; James Barr- Yes, Mark Sprague – Yes, Michael Gorr – Yes (5/0/0)**

Michael Gorr moved to approve release of surety for Forbush Mill Lot 3, #159, 2<sup>nd</sup> by Mark Sprague. **All in favor by roll call: Pete Driscoll (Chair)- Yes Erik Neyland- Yes; James Barr- Yes, Mark Sprague – Yes, Bob Roemer (Associate)- Yes. Bob Roemer – Yes, Michael Gorr – Yes (5/0/0)**

Michael Gorr moved to approve release of surety for 69 Annie Moore Road 2<sup>nd</sup> by Mark Sprague. **All in favor by roll call: Pete Driscoll (Chair)- Yes Erik Neyland- Yes; James Barr- Yes, Mark Sprague – Yes, Michael Gorr – Yes (5/0/0)**

Michael Gorr moved to approve release of surety for Green Road, Lot 2, #350, 2<sup>nd</sup> by Mark Sprague. **All in favor by roll call: Pete Driscoll (Chair)- Yes Erik Neyland- Yes; James Barr- Yes, Mark Sprague – Yes, Michael Gorr – Yes (5/0/0)**

## **PUBLIC HEARINGS**

Continued **Backland Lot Special Permit and Common Driveway Permit** – Christopher Slade of 62 S. Bolton Rd. - **Special Permits for property identified on Bolton's Assessor's Map 3.C as Parcels 18, 20.1, and 27.**

At the time of the hearing, the applicant is not on the meeting. Todd will reach out to the applicant for an update on the project. It is advised that the hearing be continued to November 9, 2022.

Michael Gorr moved to continue the public hearing to November 9, 2022 at 7:15pm. 2<sup>nd</sup> by Mark Sprague. **All in favor by roll call: Pete Driscoll (Chair)- Yes Erik Neyland- Yes; James Barr- Yes, Mark Sprague – Yes, Michael Gorr – Yes (5/0/0)**

Continued: **Backland Lot Special Permit Approval** - Alphaterra Design, LLC of 5 Bridle Path, Shrewsbury – **0 Main St. - Special Permit for property identified on Bolton's Assessor's Map 5.E as Parcel #100.**

The Applicant is seeking a **Backland Lot Special Permit** and **Common Driveway Special Permit** pursuant to Section 250-13 of the Code of the Town of Bolton in the Residential Zoning District for a property located at 0 Main Street, identified on Assessor's Map 5.E as Parcel 100.

Pete Driscoll states the applicant has requested to move this hearing to the 2<sup>nd</sup> meeting in October.

Michael Gorr moved to continue the public hearing to October 26, 2022 at 7:15pm. 2<sup>nd</sup> by Mark Sprague. **All in favor by roll call: Pete Driscoll (Chair)- Yes Erik Neyland- Yes; James Barr- Yes, Mark Sprague – Yes, Michael Gorr – Yes (5/0/0)**

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.

At the time of the hearing, the applicant is not on the meeting. Todd will reach out to the applicant for an update on the project. It is advised that the hearing be continued to October 12, 2022.

Michael Gorr moved to continue the public hearing to October 12, 2022 at 7:15pm. 2<sup>nd</sup> by Mark Sprague. **All in favor by roll call: Pete Driscoll (Chair)- Yes Erik Neyland- Yes; James Barr- Yes, Mark Sprague – Yes, Michael Gorr – Yes (5/0/0)**

Michael Gorr moved to adjourn. 2<sup>nd</sup> by James Barr. **All in favor by roll call: Pete Driscoll (Chair)- Yes Erik Neyland- Yes; James Barr- Yes, Mark Sprague – Yes, Michael Gorr – Yes (5/0/0)**

Respectfully Submitted,  
Todd Miller

(KZ)