

PLANNING BOARD MINUTES
Wednesday November 9, 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

Todd Miller shared states he has submitted the Green Communities report and has received word that it has been accepted. This will now allow the Planning Board to submit for future grants.

Todd Miller has looked into scenic roadways and ways the regulations can be structured better for the Town.

A public hearing date should be scheduled to discuss any potential warrant articles for the Town Meeting.

Ryan Proctor from Dillis & Roy has joined the meeting to discuss 2 lots on Meadow Road and the clearing of trees. These are Lots 5 & 6. The owner has now paid the fine that was issued. He has met with the Tree Warden on site and the contractor has started to restore the stone wall. A survey was requested to ensure the wall is put back to where it was.

Mark Caisse, Tree Warden, Town of Bolton has joined the meeting. He states that the contractor has restored the wall where it was prior to the removal, but more work is needed on that. He has also spoken to the contractor about planting trees. He will continue to work with Dillis & Roy about where the new trees will be planted.

Pete Driscoll asks about the coordination between these efforts and the current sanctions issued by Conservation. Todd states that he will work with their office to make sure they are satisfied with the work being done. Mark states that the reconstruction needs to be done to compliance before the sanctions are released.

Ryan Proctor of Dillis & Roy states that the sanctions had four (4) items on it and he feels the owner has addressed them at this time. But they will be reviewed.

Pete Driscoll asks if the Board has any additional questions regarding Lots 5 & 6, no members have comments or questions.

Ryan Proctor speaks to Lots 7 & 8 on Meadow Road, they are requesting to continue the discussion to a future meeting. They should have revised plans by the December 7, 2022 meeting if they can be placed on the agenda.

Pete Driscoll has no problems with continuing to the December 7, 2022 meeting.

Michael Gorr moved to continue the public hearing to December 7, 2022 at 7:15pm. 2nd 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)**

PUBLIC HEARINGS

Continued Backland Lot Special Permit and Shared 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. The Applicant is seeking a **Backland Lot Special Permit and Shared 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 3.C as Parcels 18, 20.1, and 27. The application and plans are available for review on the Town's website: <https://www.townofbolton.com/planning-board/pages/current-projects>

Todd Miller has not received any additional correspondence from the applicant regarding this permit. The Board discusses closing the hearing until further information is provided or continue for one additional month.

Pete Driscoll suggests that Todd Miller reach out to the applicant for one final continuance.

Michael Gorr moved to continue the public hearing to December 7, 2022 at 8:00pm. 2nd 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)**

Continued Backland Lot Special Permit and Shared Driveway 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 Shared 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. The application and plans are available for review on the Town's website: <https://www.townofbolton.com/planning-board/pages/current-projects>

Chris Anderson, Hannigan Engineering has joined the call.

Pete Driscoll states that they were looking at a larger diameter pipe for the storm water.

Chris Anderson states they will upgrade the storm drain pipe. They have requested this be added to the final construction. He has also added a calculation of how much water this subdrain will be able to accommodate. These were the asks of the Board of the last meeting.

There are no additional questions or comments from the Board at this time.

Pete Driscoll says with no additional questions, the Board can move forward to close the hearing and Todd can work on the draft decision.

Michael Gorr moved to close the public hearing for the special backland lot and shared driveway permit. 2nd 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)**

Continued Definitive Subdivision Plan Approval and 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. The proposed development consists of a six (6) lot subdivision. The application and plans are available for review on the Town's website: <https://www.townofbolton.com/planning-board/pages/current-projects>

Jeff Motha has joined the meeting.

Jeff Motha has sent the updated plans, but because they came in the day of the meeting, Todd has not reviewed them.

Pete Driscoll asks the applicant to go over the updates. The applicant states the first is surrounding the open space. Snow storage has also been addressed. The septic locations have also been added to the plan.

Todd Miller has spoken to the DPW Director about the island and they deferred to the decision of the Fire Chief for the removal of the island.

Pete Driscoll refers to the site walk and the proposed location of the road, there is a stone wall there. He mentions the Board likes to see the stones maintained and kept on site. If they need to be removed, they stones are then rebuilt or used on other locations with in the project. The applicant is aware of the wall and will be sure to reuse the stones.

Todd Miller would like to also speak with Conservation to ensure the plan is in compliance, as the plan being reviewed in the meeting is updated. The Board also suggests the applicant speak with the Tree Warden regarding any trees needing to be cut.

Michael Gorr moved to continue the hearing until December 7, 2022 at 8:15pm. 2nd 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 of regulation recommendations

Subdivision regulation revision

Scenic road regulations review

Mark Sprague states this will be his last meeting on the Board. The Board thanks him for his time on the Board.

Michael Gorr moved to adjourn. 2nd 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 (4/0/0)**

Respectfully Submitted,
Todd Miller

(KZ)