

MB DSCM mps

TOWN OF BOLTON - PLANNING BOARD MINUTES

Meeting Held at the Town Hall – Board of Selectmen’s Room on **November 29, 2017** at 7:30 PM

Members Present: Erik Neyland (Chair), Danielle Spicer (Vice Chair), Mark Sprague, Michael Gorr, and Peter Driscoll.

Also Present: Erica Uriarte (Town Planner)

Call to order: 7:34 PM

- Hearings
 - None.
- Business
 - Pedestrian Mobility Fund Allocation.
 - The Public Ways Safety Committee requested to use funds from Pedestrian Mobility to assist with the cost of purchasing and installing a signalized crosswalk at the intersection of Main Street and Mechanic Street (elementary school crossing). Members of the committee present to discuss the request for funding indicated that the signalized crosswalk would include sidewalk curb cuts, sidewalk ADA ramps, and ADA tactile pads. The signalized crosswalk would be solar powered with a backup battery that lasts 25 days. Location of the crosswalk was analyzed for proper sun exposure and was found to have no obstruction. The Public Ways Safety Committee hopes to pay the remaining costs from an article on the warrant at ATM 2018 and will be seeking support of the Advisory Committee.
 - **Danielle Spicer motioned to approve using the Pedestrian Mobility Fund to assist with paying for the signalized crosswalk at Main Street/Mechanic Street. 2nd by Michael Gorr. All in favor 5/0/0.**
 - Planning Board reviewed Draft Articles for ATM 2018.
 - Draft Cottage Overlay District Bylaw was updated to include appropriate definitions for 55+ dwelling units and affordable dwelling units. The draft bylaw was amended to include the interrelationship of buildings, property offsets of 50 feet, ADA compliant units, requirement that stormwater meet MassDEP Stormwater Handbook, and a clause that requires utilities in open space to be owned/maintained by the dwelling unit owners.
 - Draft Amendment to Parking Bylaw: The Board modified the various uses and parking stall requirements in the proposed parking schedule. Sections of the draft bylaw including off-site parking requirements, parallel parking dimensions, parking aisle dimensions, and maintenance requirements were reviewed/edited.
 - Draft Amendment to Dimensional Schedule Bylaw: The Board reviewed various offsets and building coverage requirements while looking at maps of various developable vacant lots through town including the parcel next to the DPW barn (business lot created from Tadmor subdivision), parcel behind Bolton Corners/563 Main Street, and the industrial parcel next to Cobham/58 Main Street. The Board agreed to increase the front yard setback to 50 feet for business and limited business, 25 feet or 50 feet (if adjacent to residential property) for side and rear yard setback for business and limited business, 50 feet or 100 feet (if adjacent to residential property) for industrial, 20% building coverage for business and limited business, 30% building coverage for industrial, and 33% open space for industrial.
 - Draft Amendment to Congregate Living Definition: The Board agreed to hold off on updating the definition of congregate living until ATM 2019 so that more time could be spent understanding the history and need for this use.
 - Recreational Marijuana: The Board reviewed the results of the marijuana survey sent to residents via the Bolton Independent and online available on the town’s website. The results were almost 50/50, split between “for” and “against” allowing recreational marijuana establishments in Bolton. The Board agreed that since 50% of the residents wanted to allow recreational marijuana establishments in town and since Bolton voted in favor of legalizing the sale recreational marijuana in MA that the Board would need to draft a bylaw to regulate establishments. Town Counsel

confirmed that the town would need to pass both a zoning bylaw (2/3 vote) and general bylaw (1/2 vote) at town meeting as well as place a ballot question on next town election. Town Counsel also recommended reaching out to the AG's office prior to town meeting.

- Administration

- Planning Board signed mylars for 649 Main Street FOSPRD Subdivision.
- Planning Board discussed the open seat on the board following David Yesue's resignation. The Board agreed to appoint Peter Driscoll as full member until the next election in May 2018. Peter will also need to be appointed by the Board of Selectmen at one of their meetings.
 - **Danielle Spicer motioned to appoint Peter Driscoll as full Planning Board member. 2nd by Michael Gorr. All in favor 4/0/0.**

Danielle Spicer moved to adjourn the Planning Board meeting at 10:10 PM. 2nd by Mark Sprague. All in favor 5/0/0.