



Bolton Planning Board

Minutes

Date:	Wednesday, May 11, 2011
Time:	7:30 pm
Location:	Town Hall
Present:	Doug Storey (Chairman) arrived at 8:00pm John Karlon (Board Vice-Chairman), James Owen (Associate Member) arrived at 7:40pm, Mark Duggan, Marc Gautreau, Jonathan Keep (sworn in), and Town Planner Jennifer Burney. Also present was Board of Selectmen member, David Lindsay
Not Present:	All present

Hearing

Time	Description	Address of property & Applicant's name	Documents
	None		

General Business 7:30 pm

Time	Description	Address of property & Applicant's name	Documents
7:50 pm	<p>Planning Board appointment (vote by Planning Board & Board of Selectmen)</p> <p><i>A motion was made by Mark Duggan, seconded by David Lindsay to appoint Jonathan Keep to the Planning Board</i></p> <p><i>Vote: 5/0/0 Voting: John Karlon (Board Vice-Chairman), James Owen (Associate Member), Mark Duggan, Marc Gautreau and Board of Selectmen member, David Lindsay (Doug not present yet for meeting)</i></p> <p>Following the vote, Jonathan was sworn in by the Town Clerk.</p>		n/a
7:35 -8:15pm	<p>Presentation on the 495 study</p> <p>Present: Joan Blaustein Land Resources Planner, Metropolitan Area Planning Council (MAPC)</p> <p>Ms. Blaustein gave a general overview of the study. The study is to look at where development, preservation and infrastructure improvements should occur on a regional level. 37 cities and towns are participating. A lively discussion took place regarding the study. A regional forum will take place in June on 2 different dates: June 15th in Westborough and June 21 in Boxborough. The Planning Board would like to review the maps at the next meeting and post the maps and associated documents on the webpage for public comment to the Town Planner</p>		<p>Handouts:</p> <ol style="list-style-type: none"> 1. Regional Study overview, definitions & map of study area 2. Key sheet 3. Agenda & map legend 4. Map of Bolton dated 05/10/11 prepared by MAPC

Time	Description	Address of property & Applicant's name	Documents
8:15 pm	<p>Review Village Overlay Mixed Use District language</p> <p>Present: Mark Racicot from MAPC</p> <p>Mark Racicot reviewed the revised village mixed use overlay language and went over Michelle Tucks comments. New Board member Jonathan Keep questioned the 32' height limit. Mark explained that this could be a 2 story building with a 60% ½ story above with dormers for either residential or retail use. Martha Remington expressed concern about landscaping. Doug Storey replied that it could be a condition of the Special Permit to make sure that landscaping and trees is maintained. The Board talked at length about the percentage of business & residential in the mixed use overlay and whether to define a percentage. Tom Geagan representing the Saltbox presented a conceptual plan of the Saltbox that includes 4 buildings for a total of 25,000 SF. Two small buildings in the front and 2 larger buildings in the rear of the development on the current Saltbox footprint with some overflow parking on the adjacent residential lot. Mr. Geagan stating that the parking numbers was base on current requirements and could be reduced under the proposed mixed use overlay district. Mr. Geagan stated that this was just the first presentation and attempt at a conceptual plan. The Board continued discussing the housing component and whether to make it mandatory. Both Mark Duggan and Marc Gautreau stated that housing should be required. Doug Storey said he wasn't sure. The Board discussed various options of Transfer of Development Rights (TDR), developers paying into an open space fund for the increased business density or residential use. The Board felt that more analysis is needed on this. Mark Racicot suggested that he would write a grant request under the new Sustainable Communities Grant to continue this work. The Board supported this effort.</p>		Limited Business & Business Rules & Regulations, Mixed Use Village Overlay District

Other 8:30 pm

	Description	Documents/plans
1	<p>Board to discuss tax delinquency for Century Mill Estates</p> <p>Developer: Andy Bendetson</p> <p>The Board discussed this briefly and stated that as long as FY10 was current they would not take action to rescind the Special Permit but would not consider any new proposals that the Applicant may submit.</p>	
3	Endorse Worcester District Registry of Deeds form	Registry form

Meeting adjourned at 10:45pm. Submitted by Jennifer Burney, Town Planner