



Planning Board

Minutes

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| Date: | Wednesday, January 11, 2012 |
| Time: | 7:30 pm |
| Location: | Bolton Town Hall, 663 Main Street |
| Present | Doug Storey, John Karlon, James Owen, Jonathan Keep, Mark Duggan and Marc Gautreau and Town Planner Jennifer Burney Not present: |

General Business 7:30 pm

| Time | Description | Applicant & property address |
|---------|--|---|
| 7:30 pm | <p>Discussion: Solar Company looking to site panels at Davis Farm (Bolton Orchards)</p> <p>Present: representatives from Renewable Energy, Syncarpha and Beals and Associates</p> <p>Todd Beals gave an overview of the proposed solar project. The solar project is a 4.9 mega watt and on approximately 30 acres for 30-35 years. They have a lease with Bolton Orchards. The solar project will be located on the inactive area of the gravel pit and has scrub growth. The area has no wetlands and is not in Chapter 61A. Some gravel will be removed to level it. Will attach solar panels to ground and plant a clover mix to help with storm water control. They don't propose removing any trees. Project is valued at 7.8 million and will be discussing taxes with the Town. They plan on selling to the grid and looking to see if the Town would be interesting in purchasing credits and have requested to meet with the Town Administrator. The Board discussed the proposed bylaw that the Board is drafting that will require a Special Permit and Site Plan review. Meeting continued to January 25, 2012.</p> | <p>Brian Kopperl Renewable Energy Massachusetts LLC 17 Arlington St. Cambridge, MA 02140 Cell: 617.875.4259 Direct: 617.661.4259 BKopperl@REMEnergyco.com http://www.remenergyco.com</p> |

| Time | Description | Applicant & property address |
|---------|---|---|
| 8:10 pm | <p>Pre application: Doggie Daycare and Shoppe at Salt Box</p> <p>Present: both applicants Jean Sifleet and Karen Newman. Board stated that a Special Permit will be required. The applicants discussed that they are proposing an enclosed carport in the rear of the building. The Building Inspector stated that it must be safe and can't blow away. The applicants stated that they would like a fenced in area as well. The retail will be in the front with the training and play areas in the rear and separated. Hours will be 7-7 will boarding later on. They anticipate 50-100 dogs total during day. 1 staff person for 15 dogs. The Board stated they would like a site plan that shows exactly where everything being proposed is; outside area and inside areas, lighting, number of clients, car trips, screening, hours, number of dogs, & disposal. The Board asked if Board of Health would have any concerns or issues with the proposed use and suggested the applicants speak to them. The applicants stated that if the village overlay passes the owners would like to redevelop the site. The doggie day care would move in one of the new buildings in the back. The Board stated in the Special Permit they would limit the number of dogs, employees, and the number of dogs outside, overnight and if the use becomes a nuisance the Special Permit would be revoked.</p> | Jean Sifleet Esq. 508-361-0916 jean@smartfast.com |
| 8:30 pm | <p>Discussion: Kane Property to discuss developing property</p> <p>Martin Riley from Riley Associates presented as well as Doug Deschenes an attorney. Also present were Kathy, Roger and Shirley Kane. Currently there is 28.87 acres. 15 acres is in residential with the rest being zoned business. The Kane's have owned these 3 parcels for over 50 years. They have interested tenants consisting of a grocery storey, major pharmacy with drive thru and gas station. Currently the lot is a split lot and doesn't lend itself to residential development, is limited due to the well and Tennessee gas easement. They are close to meeting zoning for the proposed use and are proposing to rezone the residential portion to business as a citizen's petition. By rezoning the project would meet the 150' set back and impervious requirement but due to the well and Tennessee gas line it doesn't allow room to build a development on. All the buildings would be located on the existing business district zoned property. Doug Storey asked then why rezone? The applicant replied to meet the lot coverage. They need 38,000-45,000 for a super market, 12,200-12,900 for a pharmacy, and 6,000 for a gas station. The proposed uses will only come if other uses are there. John Karlon asked how much parking is required. The pharmacy would need 12-15 spaces, the supermarket 3-5 spaces per 1,000 sf. The applicants stated that they prefer to rezone rather than the village overlay.</p> | Kathy Adams |

| Time | Description | Applicant & property address |
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| 9:00 pm | <p>Salt Box – discuss redevelopment of site</p> <p>Discussed doing a development agreement or including it in the mixed use overlay district or they could do their own article as a citizen’s petition. The Planning Board has until March 23 as the absolute last date to get final articles into the Board of Selectmen. James Owen stated that he likes the elements that are being proposed for the Salt Box the multiple buildings and the parking behind. John Karlon stated that he would like to see a traffic study. The applicant stated that they are willing to give open space.</p> <p>The board took a vote for the Salt Box to be included in the Village Overlay: Marc Gautreau – yes James Owen – yes Doug Storey – yes Jonathan Keep – No Mark Duggan - No</p> | Tom Geagan |
| 9:00 pm | <p>Working Session:</p> <ol style="list-style-type: none"> 1) Village Overlay District <ol style="list-style-type: none"> a. 495 area b. Salt Box c. Development Agreement 2) Use Chart 3) Solar Bylaw 4) Inclusionary Bylaw 5) DAT | |

Other Business

| Time | Description |
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Submitted by Jennifer Burney, Town Planner