

## Planning Board 1/23/13 meeting minutes

Present: Jonathan, John, Mark, James

7:30 Carter Scott - Zero Energy Communities

Mr. Scott gave examples of Zero Energy developments that he's done. Devens- 8 single family houses around 350K. 3 bedroom with 1,720 square feet plus a 250 square foot roughed in bonus room. HERS index rating of 8. Typical housing of this size has a rating of 80-100. Townsend had a 40B development of 20 something units as well. Rating of 0 equals no net energy usage. With a negative rating you could plugin your electric car and still not use any net grid power. Carter reviewed the email that Doug sent out with conditions for Bolton and stated that most are achievable.

8 Bolton Conservation Trust (Dick Heaton, Rob Held, Brandon Ducharme)

Design Review Board joined Planning Board for this meeting.

BCT stated that a decision on their requested grant will be in May. If they don't receive it in 2013 they will re-apply. After grant received, the site cleanup process begins, then the development process.

BCT currently has 5 options for development of the Smith property:

- a. 2 single family homes - parking lot up front for use of the neighborhood.
- b. 40B - 5 multi-family units and 715 Main St for a total of 12 units.
- c. Compact Housing Overlay District - 8 cottages, 3 condos, plus 715 Main St and a garage for the residents use.

d. Town buys the land after it is cleaned up, and puts a parking lot up front, a town green behind that, and town offices behind that.

e. Commercial Development - 2 commercial or mixed-use buildings for a total footprint of 27,000 square feet.

BCT prefers option c.

9:20 Bylaw discussion

a. Table of use discussion:

Move forward with 3 proposed changes:

1) Drop the Commercial district, since we have no areas of town zoned Commercial

2) Under Mercantile, add to Restaurant (no drive-through service) - "allow outside dining areas" - check with Planner Jennifer Burney to ensure that this is not already allowed.

3) Under Mercantile, Other Retail, wholesale or service: Wholly or partially outside a building, change Business Zoning District from No to SP. Eliminate line above for "wholly within building".

b. Medical Marijuana bylaw - the Planning Board decided that it is premature to move forward on either allowing or disallowing this.

c. Wireless Communications Overlay District - It was agreed to move forward with the proposed change to allow minor modifications of upgrades without having to hold a special permit hearing.

3. Cottage Overlay - It was decided to hold off on this as the BCT is unsure what it wants to do, and it would be premature to push through an overlay which may never be used.

10 PM meeting ended