



Planning Board
Minutes

Date:	Wed, February 13, 2013
Time:	7:30 pm
Location:	Houghton Building 697 Main Street, Bolton
Present:	Present: Jonathan Keep, John Karlon, Doug Storey and Town Planner, Jennifer Burney Not Present: Mark Duggan, Marc Gautreau and James Owen

Hearings	Description
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7:30 PM	<p>Bylaw Amendments for:</p> <ol style="list-style-type: none"> a. Modification of Use Table (Section 2.3.4) b. Modification of Section 2.3.2 Types of Districts and Permitted Uses c. Modification of Section 2.5.7 Wireless Communications Bylaw d. New Section for Medical Marijuana e. New Section for Cottage Overlay District f. Barn Preservation Bylaw <p><u>Cottage Overlay District</u></p> <p>Dick Heaton stated that he would like to withdraw the article. Mr. Heaton indicated they are not ready to look at specific proposals for the Smith property. Doug Storey asked why they are not ready. Mr. Heaton replied that currently they are meeting with various boards and committees exploring the five options. From there they will draw a conclusion and come back for further discussion. They are waiting to hear back from EPA in May and if funds are available will be ready to start work in October.</p> <p>Doug Storey stated that he wanted to hear more about the proposal to bypass local wetlands and the inclusionary bylaw. Mr. Heaton replied that they need to maximize cost. Mr. Storey stated that he was shocked that a conservation group can set rules to make it easier to develop and would vote for this article unless these two waivers are removed from the proposed bylaw.</p> <p>Mr. Heaton stated that he would like to see the town purchase it outright or share in the cost.</p> <p>Mr. Heaton stated that he would like to leave the article on the table and spend time with the board to go through details sometime in April with the possibility of resubmitting the article for fall town meeting.</p> <p>Documents: Letters dated 2/6/13 Brackett & Lucas Conservation letter dated 2/12/13 Staff comments email dated 2/13</p> <p><u>Modification of Use Table (Section 250-12)</u> <u>Modification of Section 250-10 Types of Districts and Permitted Uses</u></p> <p>John Karlon gave an overview of the use table: Discussed <u>sports facility</u> definition and adding it to use table.</p> <ul style="list-style-type: none"> • Prohibit uses: billiard hall, Water Park or pool club, gun range, motorized sports. • Indoor uses allow gymnastics, swimming, ice skating, curling. • Allow outdoor uses: field sports allowed: baseball, soccer, lacrosse, football/ • Board to consider adding other districts for the Sports Facility next town meeting <p>The Board agrees to remove commercial from use table.</p> <p><u>Add outdoor dining areas</u> by Special Permit to Business and Limited Business districts.</p> <p>Add allowed use of wholly or partially outside a building by Special Permit in the Business District</p> <p><u>Wireless</u>: The Board would rather see the Building Inspector determine whether a modification is substantial and whether it needs a Special Permit. Two Board of Selectmen were present and indicated that they would rather not put an applicant through the Special Permit to determine if it is a minor modification. They would however, like to conduct a site plan review if any of the other boards/committees has any concerns during the building permit application. This should trigger a site plan review.</p> <p><u>Marijuana</u> – The board would like to hold off on this article until the State comes out with regulations. David Lindsay was present and stated that he would like it banned and felt it was important to keep it on the Town Meeting warrant. Would like to ban it now and wait with a ban.</p> <p><u>Barn Preservation Bylaw</u>: Jonathan Keep reviewed this article. Jonathan indicated that he would like to see an actual date listed. Reading has 1910. Would like to see the date around the invention of the Model T in 1910. Building Inspector had indicated to Jonathan the date of 1900.</p> <p>Doug did not feel that antiques needed to be authentic antiques since that would be hard to regulate. He also expressed concerns about requiring that all products are produced on the premises.</p> <p>Nan Shnitzler asked why there is even an age listed. Jonathan Keep replied that the preservation of barns should be related to non cars such as farm equipment and not to house a car. The idea is to preserve old barns and structures. Doug stated that structures would have to meet Board of Health and building Code Requirements.</p>

Hearings	Description
Business	Description
	<p>Larry Delaney stated that he felt it was a clever idea to preserve barns. Martha Remington indicated that there are over 50 historical barns, some are attached some are not. Martha stated that the date of 1925 is a good date to use and is recommended by the Bolton Historical Commission. Martha also stated that she felt doing the accessory apartments and the accessory use at the same time is too much. Do the accessory now and add the accessory uses later on. She also questioned if a use could be found for hen houses.</p> <p>David Lindsay stated that the board could bring the article forward and amend it on the floor if necessary. .</p> <p>Doug Storey said we are trying to save barns and felt it is important to keep the accessory uses and also felt 1925 was a good date to use.</p> <p>A motion was made by John Karlon, seconded by Doug Storey to close the public hearing. 3/0/0</p> <p>A motion was made by Doug Storey, seconded John Karlon to pull the medical marijuana from Town Meeting. 3/0/0</p> <p>A motion was made by Doug Storey, seconded John Karlon to pull the cottage/compact overlay district. 3/0/0</p> <p>A motion was made by Doug Storey, seconded John Karlon to use the date of 1925 on the barn preservation bylaw and keep the accessory occupation use 3/0/0</p> <p>A motion was made by Doug Storey, seconded John Karlon remove commercial from the use table, not add outdoor dining to the use table, add sports facility with a definition, add wholly inside or partially outside as an allowed use in the business district. 3/0/0</p> <p>A motion was made by Doug Storey, seconded John Karlon to not require a special permit for minor modification of a wireless facility but create rules and regulations to allow the Board of Selectmen to conduct a site plan review if determined necessary during the building permit application process. 3/0/0</p> <p>The Board indicted that they would like to hold off on a formal vote for the articles until they have a full board.</p>
8:15 PM	<p>Village Overlay Working Group Discussion with Mark Racicot and Cynthia Wall from MAPC</p> <p>Received a grant from MAPC to continue working on the village overlay. A subcommittee has been set up. Mark Racicot indicated that he will not lead the project, Cynthia Wall will. The Board stated that they would like visualizations for subcommittee and town meeting.</p> <p>Reviewed concerns expressed at Town Meeting: Jonathan stated a need to focus in on parcels and show what is allowed now and what could be allowed with renderings of what it could look like. Make housing mandatory. Housing has an effect on the type of business uses. E.g. big box. Keep district at 495 areas. Jonathan indicated that he would like to see higher density than 10% to entice developers to build a village.</p> <p>Next steps: get working group together: doodle survey day/evening times.</p> <p>Doug Storey recommended 4 units per acre is a good number. 10% is not enough</p> <p>The Board would like to ask property owners to come to meetings and/or join committee.</p> <p>Funding stretches to end of September.</p>

Hearings	Description
9:00 PM	<p>119 Wattaquadock Hill Road – Home Occupation Request</p> <p>Jonathan Keep indicated that he would like to see the site to make sure there are no other abutters that haven't responded but he thinks the proposed use is customary.</p> <p>Doug Storey felt the use is a low scale operation. Abutters are okay per letters received along with the letter listing the number and type of vehicles as well as and keeping vehicles and trucks in barn. John Karlon also indicated that he felt the use is customary.</p>
9:10 PM	<p>Partial Release of Escrow Money for Harvard Road Common Driveway – Steve Venincasa</p> <p>A motion was made by Doug Storey, seconded John Karlon to release 85% of the bond and retain 15% for the remainder of the work with Fred Hamwey conducting a final review.</p>
Administrative	Description
	Approval of Minutes

Submitted by Jennifer Burney, Town Planner