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TOWN OF BOLTON - PLANNING BOARD MINUTES

Meeting Held at the Town Hall – Board of Selectmen’s Room on **January 22, 2014** at 7:30 PM

Members Present: Douglas Storey (Vice Chairman), John Karlon, David Yesue, Erik Neyland (Members); James Owen (Assoc. Member)

Also Present: Erica Uriarte (Town Planner), David Lindsay, Ted Kirchner, Gil & Janet Burns, and Tom & Mary Kate McGilvrان

Call to order: 7:32 PM

John Karlon entered meeting at 7:35 PM

Hearings: None

Business:

- Century Mill Estates (CME) – Alan Shocket (Attorney, Shocket Law Office, LLC)
 - o Modification to Special Permit
 - Mr. Shocket presented a draft Amendment to Certificate of Decision specifying ownership of the Zone 1 radius containing the public water supply and access road (10 acres) within the open space area to be excluded from Town of Bolton. Area of conservation restriction to remain 100 acres.
 - Draft amendment reviewed/approved by Town Counsel.
 - **D. Yesue motioned to approve amendment, J. Karlon 2nd. All favor 4/0/0.**
 - o Special Permit Extension Request
 - Mr. Shocket submitted a written request for a two-year extension of the FOSPRD Special Permit and Definitive Subdivision Approval that expire in June 2015 and November 2015 respectively.
 - Applicant is looking to extend permits to June 2017 and November 2017 for financial purposes.
 - **J. Karlon motioned to approve permit extensions. E. Neyland 2nd. All in favor 4/0/0.**
 - **E. Uriarte to prepare permits extensions. Send to Mr. Shocket.**
 - o Lots to be donated to the Town of Bolton or monies to be donated in lieu thereof
 - Tabled until future meeting.
- Medical Marijuana Bylaw Discussion
 - o Reviewed draft Medical Marijuana Bylaw crafted by D. Storey
 - Requires special permit process and site plan review of all medical marijuana treatment centers.
 - Location of medical marijuana treatment centers to be 500 feet from residential dwellings and 3000 feet from all areas where children commonly congregate.
 - Permitted use in business, limited business, industrial, and possibly residential districts granted by special permit from Planning Board.
 - o Mr. Lindsay concerned with including Cobham at 58 Main Street as a location for a potential medical marijuana treatment center because it abuts the community at Bolton Woods Way.
 - o Mrs. McGilvrان suggested including setback for conservation areas.
 - o Planning Board will vote at next meeting to determine if medical marijuana treatment centers should be allowed in the residential district.
 - o Public hearing to be scheduled after February 13th (date when final articles are due).

Administrative:

- Discussion of Warrant Articles for May 2014 Town Meeting
 - o Amendment to Barn Bylaw – E. Uriarte to finalize with J. Keep
 - o Village Overlay District Bylaw – E. Uriarte to follow up with J. Keep
- Approval of Minutes 01/08/14

J. Karlon moved to adjourn the Planning Board meeting at 9:08 PM. 2nd by D. Yesue. All in favor 4/0/0.