

JS DA July Day John Owen

TOWN OF BOLTON - PLANNING BOARD MINUTES

Meeting Held at the Town Hall – Board of Selectmen’s Room on **February 12, 2014** at 7:30 PM

Members Present: Jonathan Keep (Chairman), 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, and Gil & Janet Burns

Call to order: 7:34 PM

James Owen entered meeting at 7:45 PM

JK Erik Neyland

Hearings: None

Business:

- Discuss Warrant Articles for May 2014 Town Meeting & Schedule Public Hearing
 - o Medical Marijuana Bylaw
 - Medical marijuana treatment centers are to be a permitted use in Business, Limited Business and Industrial Districts. These centers are to be prohibited from Residential and Limited Recreation Business Districts.
 - Setbacks
 - Maintain 500-foot setback from residential dwellings
 - Maintain 1,500-foot setback from where children commonly congregate
 - Mr. Lindsay suggested increasing the residential setback for dwellings at Bolton Woods Way to prevent centers from being permitted on the Cobham property. Mr. Lindsay stated he would likely continue to advocate this issue on Town Meeting floor.
 - Planning Department to prepare a map showing permitted use locations for presentation at Town Meeting.
 - **D. Storey motioned to bring forward the Medical Marijuana Bylaw at the Planning Board Public Hearing. 2nd by D. Yesue. All in favor 5/0/0.**
 - o Village Overlay District Bylaw
 - J. Keep stated the Village Overlay Working Group met with the potential property owners and they were all in favor of the overlay.
 - Planning Board was not in favor of applying minimum/maximum building square footage.
 - Planning Board was not in favor of establishing a ratio between residential vs. commercial development (in order to provide flexibility and allow for Planning Board/Design Review Board discretion).
 - **D. Storey motioned to bring forward the Village Overlay District Bylaw at the Planning Board Public Hearing and allow the working group to finalize the bylaw at their next meeting. 2nd by E. Neyland. All in favor 5/0/0.**
 - o Amendments to the Code of the Town of Bolton - Chapter 250-27.1. Barn, Stable and Carriage House Preservation Bylaw
 - **D Storey motioned to bring forward the Amendments to the Barn, Stable and Carriage House Preservation Bylaw to the Planning Board Public Hearing. J. Karlon 2nd. All in favor 5/0/0.**
 - o Street Acceptance of Northwoods Subdivision – Drumlin Hill Road, Ledge Wood Circle and Field Stone Way
 - **D. Storey motioned to bring forward the Street Acceptance of Northwoods Subdivision to the Planning Board Public Hearing. J. Karlon 2nd. All in favor 5/0/0.**
 - o Adoption of FEMA Maps
 - **J. Karlon motioned to bring forward the FEMA Articles at the Planning Board Hearing. D. Storey 2nd. All in favor 5/0/0.**
 - o Amendment to Dog Bylaw – Special Permit for Kennels
 - **D. Storey motioned to bring forward the Amendment to the Dog Bylaw for special permit for kennels at the Planning Board Public Hearing. J. Karlon 2nd. All in favor 5/0/0.**

- o **E. Uriarte to find out if Warrant Articles can be posted to Town's website.**
- o **Planning Board to schedule Public Hearing at next meeting.**

Administrative:

- Caucus in March 2014
 - o D. Storey will not run again, as incumbent for five year term.
 - o E. Neyland will run for five year term instead, D. Yesue to nominate E. Neyland at Caucus.
 - o No nominations for one year term.
- Bolton Representative for MAGIC
 - o **J. Karlon motioned to appoint E. Uriarte as Bolton's Representative for MAGIC. 2nd by D. Storey. All in favor 5/0/0.**
- CME Update – peer review of wetland crossing culvert being conducted by Fred Hamwey.
- Northwoods Subdivision – Mr. Chuck Black has submitted a check for \$4,000 to the Town for the pedestrian mobility fund in lieu of portion of sidewalk construction.
 - o E. Uriarte stated that Mr. Black asked if the Planning Board would reduce bond by half.
 - E. Uriarte reminded the Board that the Street Acceptance Fee still needed to be paid prior to reducing the bond.
 - J. Keep agreed.

J. Karlon moved to adjourn the Planning Board meeting at 9:27 PM. 2nd by D. Yesue. All in favor 5/0/0.