

TOWN OF BOLTON - PLANNING BOARD MINUTES

JK DS EM IDK

Meeting Held at the Town Hall – Board of Selectmen’s Room on **May 27, 2015** at 7:30 P.M.

Members Present: David Yesue (Chairman), Erik Neyland, Jonathan Keep, John Karlon, Jon Ricci

Also Present: Erica Uriarte (Town Planner), Danielle Spicer, Andrew Bendetson (Century Mill Estates), Fred Coon (Century Mill Estates), Alan Shocket (Attorney for CME), Brandon Ducharme (Ducharme & Dillis Civil Design Group, Inc.)

Call to order: 7:32 P.M.

- Hearings
 - None
- Business
 - Bolton 2 Solar Project (Syncarpha Still River, LLC), 125 Still River Road Lot 2A – Approval of Special Permit
 - The Board reviewed the draft Special Permit decision and the decommissioning agreement.
 - The Board agreed that the entire Board will sign the decommissioning agreement once Board of Selectmen review. Town Counsel weighed in and provided comments to the applicant.
 - **E. Neyland motioned to approve the Bolton 2 Solar Project at 125 Still River Road. 2nd by J. Ricci. All in favor 5/0/0.**
 - Century Mill Estates, Alan Shocket & Brandon Ducharme – ANR Plan for Lots 23B through 26B
 - The proposed lots meet or exceed the required frontage of 25 feet, area of one acre and the lot shape factor of greater than 0.5. The reconfiguration will make the lots more rectangular. The original lots had individual septic systems that now have been designed with shared septic systems.
 - **J. Karlon motioned to approve the ANR Plan for Lots 23B, 24B, 25B, and 26B prepared by Ducharme & Dillis Civil Design Group, Inc. for Century Mill Estates dated May 21, 2015. 2nd by E. Neyland. All in favor 5/0/0.**
 - E. Uriarte to provide information to the Board regarding back taxes owed by Century Mill Estates.
- Administrative
 - The Board appointed Danielle Spicer, P.E., as an associate member to the Planning Board.
 - D. Spicer has a background in civil engineering.
 - **J. Karlon motioned to appoint Danielle Spicer to Planning Board. 2nd by E. Neyland. All in favor 5/0/0.**
 - The Board discussed the deadlines and cutoff dates for Planning Board Submissions.
 - The Board agreed to a tentative deadline for agenda items by Thursday at noon before the meetings.
 - The Board will hold off on signing the approved 147 Long Hill Road Common Driveway Site Plans until mylar plans are submitted by Ducharme & Dillis Civil Design Group, Inc.
 - The Board discussed requiring a Special Permit for 626 Main Street.
 - Town Counsel to weigh in whether or not a change in ownership of a commercial property triggers a new Special Permit.

J. Karlon moved to adjourn the Planning Board meeting at 8:45 P.M. 2nd by E. Neyland. All in favor 5/0/0.