

EM (AW)

TOWN OF BOLTON - PLANNING BOARD MINUTES

Meeting Held at the Town Hall – Board of Selectmen’s Room on **March 8, 2016** at 6:00 PM

Members Present: David Yesue (Chair), Erik Neyland (Vice Chair), Jonathan Keep, and Danielle Spicer.
Also Present: Erica Uriarte (Town Planner), Alan DiPietro (Teele Road), Fred Coon (Century Mill Estates), and Brandon Ducharme (Ducharme & Dillis Civil Design Group, Inc.)

Call to order: 6:05 PM

D. Spicer entered meeting at 6:10 PM.

- Hearings
 - None.
- Business
 - ANR Plan – 96 Long Hill Road, Ducharme & Dillis Civil Design Group, Inc.
 - B. Ducharme presented the ANR Plan for 96 Long Hill Road to subdivide a 30 acre parcel into three (3) lots. The parent parcel has frontage on Long Hill Road and Meadow Road. The existing farm house has a long driveway, fence and field. The owner is currently under agreement to sell the farm. Lot 1 will have 15 acres with 987 ft. of frontage, Lot 3 will have 3 acres with 256 ft. of frontage, and Lot 2 will be the existing farm.
 - Once the property is subdivided, it cannot be subdivided into a major residential development (6 lots or more) for another five years (possibly subdivide later), there is a potential for lots on Meadow Road. The lot with the existing farm would be hard to subdivide due to ledge, septic & layout issues.
 - B. Ducharme is not aware of any restrictions on the property.
 - **J. Keep motioned to approve the ANR Plan for 96 Long Hill Road prepared by Ducharme & Dillis dated 01/26/16 to subdivide the land into three (3) lots. 2nd by E. Neyland. All in favor 4/0/0.**
 - Teele Road (Parcels 3.E-33 and 4.E-43), Alan DiPietro
 - As determined by Town Counsel, the ANR plan for the DiPietro property on Teele Road should have been recorded in the Worcester Registry of Deeds (as well as Middlesex for the portion of land in Stow) to take effect. The Applicant will apply for the lot frontage variance with ZBA as initial step towards making Parcel 3.E-33 a buildable lot. If the variance is granted, the Applicant will submit a new ANR plan to Planning Board for endorsement and recording. The plan must be an ANR plan and not a perimeter plan.
 - Century Mill Estates – Update on Site Conditions
 - E. Uriarte reviewed the list of priority items to be completed at CME as outlined in an email by Hamwey Engineering, Inc. (Peer Reviewer) dated 01/28/16.
 - Sweep/remove sediment from Old Stone Circle
 - Install construction entrances
 - Remove old erosion control at Detention Basin 9D
 - Construct the swale behind Lots 42A & 44A
 - Construct access drives to detention Basins 9C & 9D
 - E. Uriarte reviewed an upcoming modification to the drainage design. The Board will need to review and vote the revision as a minor modification to the approved plans and design. CME anticipates redirecting a portion of stormwater runoff from the swale located along Lots 31A to 27A and having it drain overland to Detention Basin 9C.
- Administrative
 - Planning Board Reports for ATM Articles 2016.
 - E. Uriarte provided summaries of the articles to Planning Board in preparation for ATM 2016. The Public Ways Access Permit article will be brought forward at town meeting by Board of Selectmen and not Planning Board as a general bylaw.
 - Planning Board discussed spring schedule.

- E. Uriarte will be on maternity leave for March to June. Jenny Jacobsen (Assistant to Building Inspector & Board of Health) will provide assistance to the Board while E. Uriarte is on leave.
- Potential projects may include special permit application for a gas station on the Kane property.
- Planning Board Approved meeting minutes for 02/24/16.

J. Keep motioned to adjourn Town Hall portion of meeting at 6:50 PM. 2nd by E. Neyland. All in favor 4/0/0.

The Planning Board meeting reconvened to the Bolton Public Library to attend the Education & Outreach Session for Green Communities Designation & Grant Program and Adoption of the Stretch Energy Code.