

BOLTON PLANNING BOARD

Minutes of Meeting

March 23, 2005 at 7:30 P.M.

Bolton Town Hall

Present: Mark Giunta, Russell Karlstad, Frank Lazgin, Douglas Storey, Nat Tipton (Town Planner)

ADMINISTRATIVE ITEMS

1. Hearing Date for Proposed Bylaw Change

The hearing for the proposed bylaw change for Section 2.5.5.2(a) was set for April 27, 2005 at 7:45pm.

HEARINGS

2. Landquest Ltd. Backland Lot Hearing

Proposal would create six (6) Backland Lots with frontage on Wattaquodock Hill Road (near Manor Road).

This hearing was continued to April 13, 2005 at 7:45pm at the request of the applicant.

3. Backland Lot Hearing - Apple Valley Homes Inc. West Berlin Road

Proposal would create two (2) Backland Lots and two (2) Approval Not Required (ANR) Lots with frontage on West Berlin Road.

Present: Mark Donohoe (Acton Survey and Engineering), John Barbadoro (Apple Valley Homes), Duncan Robertson (abutter)

Donohoe presented the plan showing 2 Backland Lots and two ANR lots with frontage on West Berlin Road. The parcel to the west (labeled Parcel A) would be donated to the Conservation Commission for possible trail or parking access. The developer has met with the Conservation Commission to discuss this. Storey asked if the land shown on the plan was larger than 15 acres; Donohoe indicated he did not know the exact acreage. If it was larger than 15 acres, the Board could request a FOSPRD plan under the Major Residential Development bylaw. Since 10% of the land is open space, this might not be necessary. The Board asked if a common driveway would be possible to access the lots.

A site walk will be set with the Board and the developer.

4. Definitive Subdivision Plan Hearing Century Mill Estates - Century Mill Road

The Plan before the Board would create five (5) lots on property located on Century Mill Road. The applicant (Merchant Financial Services) is seeking definitive approval of the plan from the Board.

Present: Meredith Gallagher (Reimer and Braunstein LLP), Jeremy Downs (GCG Associates), Andy Bendetson (Merchant Financial Services)

Because the applicant would need a unanimous vote for approval, the applicant requested that the hearing be continued. A date was set for April 13 at 9:00pm.

DECISIONS

5. Review Draft Decision for Nicewicz Backland Lot Special Permit

The Board reviewed a draft decision prepared by Tipton. The Board took no action on the decision.