

**BOLTON PLANNING BOARD**  
**Minutes of Meeting**  
**April 13, 2005 at 7:30 P.M.**  
**Bolton Town Hall**

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

**DISCUSSION**

**1. Taggart Property on Forbush Mill Road**

Present: Kent Oldfield (Whitman and Bingham), Greg Liscotti, Paulett Taggart, Ganson Taggart

Kent Oldfield presented a traditional and FOSPRD plan for Planning Board comments that would create 20 lots on the Taggart Property off of Forbush Mill Road. No plans have been filed to date. The Board raised the question if the traditional plan would conform with subdivision regulation 5140 that require connections to road to be more than 600 feet apart if there are 15 or more lots.

**HEARINGS**

**2. Backland Lot Hearing - Landquest Ltd. Wattaquaddock Hill Road**

Proposal would create six (6) Backland Lots and four (4) Approval Not Required (ANR) Lots with frontage on Wattaquaddock Hill Road (near Manor Road). This hearing is continued from March 23, 2005. Applicants are also seeking Planning Board endorsement of one ANR lot located at the corner of Manor and Wattaquaddock Hill Roads.

Present: Larry Ducharme (Ducharme and Wheeler), Ron Roux and E.K. Karlsa (Landquest Ltd.).

Ducharme presented plans that showed other lot layouts on the property. These layouts ranged from a 66 unit 40B project to a 18 unit traditional subdivision. The Board agreed that the present plan is preferable to these other options, as it reduces economic and environmental impacts on the town. The Board of Health supports the layout and worked with the applicant to create a shared septic system that meets town and state requirements. Karlstad inquired if foliage could be maintained or planted to reduce visual impacts on abutters. The Board felt strongly that common or shared driveways should be constructed to reduce curbcuts on Wattaquaddock Hill Road. A site walk was arranged on April 23rd to explore how driveways could be combined to achieve this objective. The applicant will attend the next Planning Board meeting to establish the parameters for the driveways.

On a motion by Russ Karlstad (seconded by Doug Storey), the Planning Board voted to close the hearing.

**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. This hearing is continued from March 23, 2005.

Present: Mark Donohoe (Acton Survey and Engineering), John Barbadoro (Apple Valley Homes), Eric Schartner

Donohoe presented a revised plan that incorporated discussion from a March 26 site walk with the Board. The plan also shows a drainage easement along West Berlin Road. The applicants asked that the Board waive the common driveway hearing that would create a common driveway on three of the four lots. The applicant will pay the common driveway fee. The applicant stated that no variances will be requested from the Board of Health.

Eric Schartner (abutter) presented an earlier plan on the property that showed a possible 200 foot discrepancy from the applicant's plan. Schartner raised the question if the applicant's plan is correct in showing the lot lines. Delaney stated the Planning Board is not involved in settling ownership issues. Larry Ducharme will check the deeds to verify.

On a motion by Doug Storey, seconded by Mark Guinta, the Board voted to close the hearing. Larry Delaney abstained.

#### **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), Larry Ducharme (Ducharme and Wheeler), Margaret Campbell (abutter), Rob Oliva (Hamway Engineering).

Downs briefly presented the five lot subdivision. The subdivision is before the Board only to preserve grandfathered rights from November 2003. This plan will not be used to create actual lot lines for building. Rob Oliva presented his comments on the project and stated the plan conforms with Bolton bylaws. Margaret Campbell asked if the road could be moved to the right to assist with drainage issues. These issues will be taken up in the FOSPRD hearing.

On a motion by Larry Delaney (seconded by Russ Karlstad), the Board voted to close the hearing. A decision will be drafted for the next meeting and reviewed by the Board.

### **DECISIONS**

#### **5. Review Draft Decision for Nicewicz Backland Lot Special Permit**

The Board signed the decision after making changes. The decision will be filed with the Town Clerk and will begin the 20 day appeal period.

#### **6. Schartner FOSPRD Plans**

The Board signed plans and mylar for the Schartner FOSPRD application that creates 2 lots and one ANR lot.