

BOLTON PLANNING BOARD

Minutes of Meeting

April 27, 2005 at 7:30 P.M.

Bolton Town Hall

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

HEARINGS

1. Backland Lot Hearing - Peter and Helen Rachael Ross Nourse Road

Proposal would create one (1) Backland Lot (shown as Lot 4A) with frontage between 104 and 132 Nourse Road as shown on "Plan of Land on Nourse Road in Bolton, Massachusetts" prepared for Peter and Helen Rachael Ross by Foresite Engineering dated March 22, 2005. The plan also shows two (2) Approval Not Required (ANR) Lots.

Present: Scott Hayes (Foresite Engineering), Peter and Rachel Ross

Hayes presented the plan. Giunta asked if the applicant would consider joining driveways to reduce curbcuts. The applicant indicated they will not be developing the lots, but did not see any problem with this. Screening will be required along the shared driveway in the common driveway application to reduce visual impacts.

On motion by Doug Storey, seconded by Frank Lazgin, the Board voted unanimously to close the hearing.

3. Bylaw Amendment Hearing - Apple Valley Homes Inc. West Berlin Road

Proposal would amend the Bolton Zoning Bylaws, Section 2.5.5.2 (a) so that it reads as follows: (deletions in *parentheses and italics*) and additions are underlined)

2.5.5.2 Activity Regulations
 No such use shall:
 (a) Store or use volatile or poisonous liquids in excess of 20,000 gallons.

On motion by Doug Storey, seconded by Larry Delaney, the Board voted to withdraw the article and refer the article to the Board of Health for their input.

4. Farmland and Open Space Planned Residential Development Hearing - Century Mill Estates

The Plan before the Board would create seventy-eight (78) lots on property located on Century Mill Road and Spectacle Hill Road. The lots are identified as 1-78 on a plan dated March 17, 2005 as prepared by GCG Associates, Inc., Wilmington, Mass.

Present: Meredith Gallagher (Riemer and Braunstein LLP), Jeremy Downs (GCG Associates), Andy Bendetson (Merchant Financial Services), Larry Ducharme (Ducharme and Wheeler), Karen Augustine (Conservation Commission), James Owen (abutter), Rob Oliva (Hamway Engineering).

Stephen Garner recused himself from the hearing, as he is an abutter to the proposed project.

The Board opened the hearing. The Board will ask the Selectmen to appoint Russ Karlstad as an associate member to serve during this hearing.

Downs briefly presented the plan. The plan shows 78 lots with a 1300 foot cul de sac and two wetland crossings. Oliva reviewed his memo that outlines his review of the proposed project. Issues includes whether the applicant has satisfied requirements for perc tests in the FOSPRD bylaw, the length of cul de sacs shown on the traditional and FOSPRD plans do not conform with the Subdivision Rules and Regulations, and certain road construction requirements in the traditional plan.

The applicant stated that three affordable units would be included in the proposal. Garner explained that traffic generated from the project will be enormous and questions whether Spectacle Hill and Century Mill Roads can safely absorb the traffic. He wants the applicant to explore placing a road to Hudson Road. There are a number of wetlands and challenging topography that would need to be crossed for this to occur.

Augustine asked the applicant if he was planning to submit a report prepared by Sanford Ecological on whether the parcel contains habitat for endangered species or species of special concern. The applicant indicated he would submit this to the Conservation Commission.

The Board will continue the hearing on May 3rd at 7:30pm.