

BOLTON PLANNING BOARD

Minutes of Meeting

May 25, 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)

ADMINISTRATIVE ITEMS

1. Harvard Road Tree Hearing

Tipton explained there was a tree hearing on May 23 for one maple tree on Harvard Road. The Tree Warden contacted the Planning Board asking if the driveway could be moved in order to save the tree. Giunta felt that the issue had been raised during the hearing and the driveway should not be moved. After further discussion, the Board recommended that the Tree Warden and applicant should see if a compromise could be reached, but it was out of the Board's purview.

2. Planning Board Reorganization

The Board nominated Larry Delaney as Board chairman and Mark Giunta as Vice-Chairman.

3. Minutes

The Board reviewed and approved minutes from May 11. The Board needs to review and approve minutes from February 2, February 16, March 9, March 23, April 27, and May 3.

HEARINGS

4. Common Driveway Hearing - Apple Valley Homes

Applicant is seeking a Common Driveway Special Permit to serve three (3) lots off West Berlin Road, located between 149 and 201 West Berlin Road. The lots are shown as Lots 1, 2, and 4 on a plan entitled "Special Permit Plan for Common Driveway" dated April 15, 2005 by Acton Survey and Engineering, Inc. for Apple Valley Homes.

Present: John Barbadoro (Apple Valley Homes)

The Board reviewed the plans for the common driveway. The plans are virtually the same as what was discussed between the Board and applicant at previous meetings. A 10 foot drainage easement has been placed along West Berlin Road, and a sign and granite post will be placed for street numbering. Lot 4 will be held by the Board as surety to ensure completion of the driveway.

On motion by Mark Giunta, seconded by Doug Storey, the board voted unanimously to close the hearing. A decision will be written for Board review in June.

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

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. The hearing is continued from May 11th.

Present: Meredith Gallagher (Riemer and Braunstein LLP), Andy Bendetson (Merchant Financial Services), David Philbin, Larry Ducharme (Ducharme and Wheeler), Andrea and Andy Gilbert, Rob Colcluser, Margaret Campbell, Jac and Led Smith, Ron and Jai Rezac, Arthur West (abutters), Martha Remington (Bolton Historical Commission).

The plan has changed from its original submission. A second version, dated May 5, 2005, was presented by Downs. The Plan shows an area labeled as Area B containing approximately 19 acres. Area A contained open space consisting of about 80 acres that the Town would receive regardless. The applicant is proposing that he could retain the space contained in Area B until satisfactory perc tests could be obtained. The applicant would

then donate the remainder of Area B to the Town. The Plan also shows a trail easement along the northern side of the property. The applicant also presented a draft decision to the Board.

Storey cautioned that the applicant will need to have lot lines set for Board of Health approval. Lot lines could be jiggled after the percs are done. Storey indicated that he would like to see the Town obtain 100 acres of open space eventually. A playing field was also mentioned. Downs indicated he saw three possibilities for the location of the field: on top of a flattened hill on the eastern portion of the property, in Area B, or in a flattened portion in the middle of the property. Delaney questioned why the Town was only going to receive one playing field. 10 acres of Areas A or B would be retained for a playing field.

Gilbert, a member of the Board of Health, indicated the applicant would need variance free lots from the Board of Health in order to get approval. The road entering Hudson on the traditional plan was raised. Storey felt this was a non issue as the road only accesses one or two lots. Another issue raised was whether the 1300 foot cul de sac shown on the traditional plan should be allowed given that it does not meet Bolton subdivision rules and regulations and accesses eight lots.

The Board decided to hold a work session to be scheduled that would seek resolution on the location of the open space, road, and maximum density of the project.

6. Definitive Subdivision Decision – Century Mill Estates

On a motion by Mark Giunta, seconded by Frank Lazgin, the Board unanimously voted 4-0 (Garner abstaining) to approve a definitive subdivision of land entitled “Century Mill Estates” dated November 24, 2003.

7. Sign Plans for Apple Valley Backland Lots - West Berlin Road

The Board voted to sign a plan creating two (2) backland lots identified as Lot 2 and Lot 4 entitled “Plan of Land Bolton Massachusetts” dated February 23, 2005, and was revised on April 7, 2005 by Acton Survey and Engineering, Inc. for Apple Valley Homes.

8. Sign Plans for Landquest Backland Lots – Wattaquodock Hill Road

The Board voted to sign a plan creating six (6) backland lots identified as Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, and Lot 10 entitled “Plan of Land Bolton Massachusetts” dated January 24, 2005, by Ducharme and Wheeler, Inc. for Landquest Ltd.

9. Resign plans for Moen property to reconfigure lot based on RFP

The Board resigned a plan entitled “Plan of Land in Bolton, Massachusetts” dated May 2, 2002 prepared by Ducharme and Wheeler for the Town of Bolton.

10. Review Decision for Ross Backland Lot Special Permit

The Board reviewed a draft decision to create one backland lot and two Approval Not Required Lots on Peter and Rachel Ross on Nourse Road. A condition was changed that would require the applicant when applying for shared driveway permit to provide adequate vegetative screen to buffer visual impacts to abutters. The board voted to sign.

11. Quail Run Tripartite Agreement Release

Applicant (Vin Gately) has gotten signatures from all landowners on Quail Run and recorded deed to town for road acceptance. He is asking for remaining monies left in passbook. Board finds that applicant has satisfied all conditions in triparty agreement and deed. The Board voted to release funds.