

BOLTON PLANNING BOARD
Minutes of Meeting
June 8, 2005 at 7:30 P.M.
Bolton Town Hall

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

ADMINISTRATIVE ITEMS

1. Freedom's Way Letter of Support

Tipton explained that a request had been made from Martha Remington via an email for the Board to consider signing a letter of support in the designation of Freedom's Way as a state and national heritage area. Tipton distributed a map that showed other towns included in Freedom's Way. The designation would not affect a municipality's ability to regulate land use, nor would it set greater restrictions on land in Bolton; rather, initiatives stemming from the program would be voluntary and involve historic preservation and tourism. The Board wanted more information on Freedom's Way and needed to know how it would benefit Bolton before agreeing to sign a letter of support.

2. Hudson Road Driveway Repair

Tipton explained that Frank Krysa had indicated the pavement on the 174 Hudson Road Common Driveway has drainage issues and should be fixed. Storey recalled there is an escrow account being held on a portion of the driveway. Tipton agreed to research it.

APPROVAL NOT REQUIRED (ANR) PLAN

3. David Bosselait – Laurel Road

The Plan before the Board would merge a portion containing 29,414 s.f. of one lot (shown as Lot A) with Lot 1 to create Lot 1A (227,209 s.f. or 5.22 acres) on a plan entitled "Plan of Land in Bolton, Massachusetts." prepared for David Bosselait dated May 18, 2005 by Ducharme and Wheeler.

Present: David and Rosemary Bosselait (applicants)

The Board voted to authorize the Approval Not Required Plan entitled "Plan of Land in Bolton, Massachusetts" prepared for David Bosselait dated May 18, 2005 by Ducharme and Wheeler. The Board retained two signed copies and Bosselait retained the mylar.

DISCUSSION

4. Hallmark/Landquest Ltd. – Wattaquodock Hill Common Driveway Discussion

Present: Ron Roux, E.K. Karlsa, Larry Ducharme

Ducharme asked if the Board would support an application to the Board of Appeals to allow seven houses to be served by one common driveway. The applicants plan to increase width to accommodate the added traffic. The Board agreed to support the variance application. Stephen Garner will attend the Board of Appeals hearing on July 19. The applicants are confident they meet the conditions in order for the Board to grant a variance. The backland lot decision would need to be amended if the variance is granted. Ducharme also asked if the Board would support redrawing lot lines to allow three contiguous backland lots. Storey was less in favor of this, as would potentially set an undesirable precedent.

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 25th.

Present: Meredith Gallagher (Riemer and Braunstein LLP), Andy Bendetson (Merchant Financial Services), David Philbin, Larry Ducharme (Ducharme and Wheeler), Bill Fateiger (Conservation Commission)

The Planning Board reviewed the draft decision for the FOSPRD special permit. Fateiger reiterated concerns from the Conservation Commission, including who the land was going to be deeded, the size of the trail easement, certification of vernal pools on the site, and keeping the two acres of open space in Hudson for a trail easement. The Board resolved to deed the land to the town under the care and custody of the Conservation Commission.

Limited cut zones along portions of Century Mill and Spectacle Hill Roads were agreed upon to maintain a buffer. The applicant will agree to deed no less than 100 acres of open space of land to the town that will contain all of Area A, and possibly portions of Area B, or other supplemental land to replace Area B land. The applicant will need to obtain 78 percs in order to build 78 dwellings per Board of Health regulations. The cul-de-sac should have a sidewalk to provide extra room for emergency vehicles or personnel to pass in case the road is blocked.

Upon reviewing the entire draft and making various suggestions and changes, on motion by Russell Karlstad, seconded by Mark Giunta, the Board voted to close the hearing. The Board will meet again on June 29th with the applicant as members will be on vacation with the week of June 22nd.

7. Ross Backland Lot – Nourse Road

The Board signed a revised decision that fixed an error. The backland lot decision created one backland lots, not two. The previous decision signed on May 25, 2005 will not be recorded.