

**BOLTON PLANNING BOARD**  
**Minutes of Meeting**  
**June 29, 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**

On a motion by Doug Storey, seconded by Stephen Garner, the Board voted 4-0 to send a letter of support for designating Freedom's Way as a state and national heritage area.

**2. Hudson Road Driveway Repair**

Tipton explained that the Board is holding an escrow account on the driveway. Giunta felt the driveway should be repaired by the onset of winter, but also mentioned that there is still heavy machinery using the driveway and repairs should begin after construction ceases. Tipton will contact the builder of the lot that is currently being built to mention that the Board will want the driveway repaired.

**DRIVEWAY PERMIT**

**3. Single and Shared Driveway Discussion – Wattaquodock and Manor Road**

Applicant seeks approval of one single driveway permit for Lot #4 and two shared driveway permits for Lots #7 and #8; and Lots #3 and #10 as shown on a series of plans submitted to the Planning Board dated 6/22/05 prepared for Landquest Ltd. by Ducharme & Wheeler, Inc.

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

A hearing date with the Board of Appeals has been set for July 19. The applicant is seeking relief from Section 2.4.1.2 of the Bolton bylaw that sets a limit of five dwellings served by one common driveway. The shared driveway permit for lots #3 & #10 and the single driveway permit for Lot #4 are not affected by the application. Ducharme stated a shared driveway is being requested for Lots #7 and #8 so work can begin before the winter. This will be built to common driveway standards when the driveway adds either two more driveways (in the event the Board of Appeals denies the variance) or five more driveways (in the event the Board of Appeals grants the variance). Garner will attend the hearing on July 19. The Board authorized Tipton to sign the driveway applications.

**APPROVAL NOT REQUIRED (ANR) PLAN**

**4. Potter Property – Harvard Road**

The Plan before the Board would create one lot (6.79 acres) shown as Lot #2 on a plan entitled "Plan of Land in Bolton, Mass." prepared for Barry S. and Bonnie B. Potter dated June 20, 2005 by David E. Ross Associates.

Present: Bonnie Potter (applicant); Mark McGowan (David E. Ross Associates).

The Board voted to authorize the Approval Not Required Plan entitled "Plan of Land in Bolton, Mass." prepared for Barry S. and Bonnie B. Potter dated June 20, 2005 by David E. Ross Associates. The Board retained three signed copies and McGowan retained the mylar.

## **DECISIONS**

### **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 was closed on June 8, 2005.

Delaney explained that a decision was emailed to Planning Board members and other boards in town earlier in the week. Comments have been received from the Conservation Commission, Board of Health, and Board members on the decision. The applicant and the board went through the decision line by line. Among the items discussed were when in the process would the open space donations be made to the Town, when donations of land or money would be made to the Bolton Affordable Housing Partnership, and when drainage structures would be inspected by the Town at the applicant's expense.

On motion by Mark Giunta, seconded by Russ Karlstad, the Planning Board unanimously voted to approve the FOSPRD special permit as written.

### **6. Common Driveway Application – Apple Valley Homes**

The Planning Board reviewed the draft decision for a common driveway to serve Lots 1, 2, and 4. The decision requires that the Planning Board retain Lot 4 until as-built plans have been received and approved for the common driveway, and also requires the applicant to post street numbers pursuant to Section 1.13. Giunta noted there was not the requirement that he suggested for granite street posts.

The Board voted 4-0 (Giunta abstaining) to approve the common driveway permit as written.

### **7. Ross Backland Lot Permit**

The Board voted to sign the plan... "Plan of Land on Nourse Road in Bolton Massachusetts" for Peter and Helen Rachel Ross dated March 4, 2005.