

**BOLTON PLANNING BOARD**  
**Minutes of Meeting**  
**September 28, 2005 at 7:30 P.M.**  
**Bolton Town Hall**

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

**ADMINISTRATIVE ITEMS**

**1. Minutes Approval**

The Board reviewed and signed minutes for the following meetings:

7/28/05 and 9/14/05. Changes will be made to the 8/10/05 minutes before signing.

**2. Associate Member Advertisement**

On a motion by Doug Storey, seconded by Larry Delaney, the Board voted to endorse John Karlon for the associate member opening. Mr. Karlon's term will expire in June 2006, as this was the term for the former associate member (Stephen Garner).

The Board will hold a hearing on the proposed zoning change for the Skinner and Slater properties on October 26 at 7:45pm. A scenic road hearing will also be held on the 26th for trees on Forbush Mill Road at 8:15pm.

**HEARINGS**

**3. Landquest Common Driveway Hearing**

Present: Ron Roux (Applicant), Larry Ducharme, Elizabeth Whitaker (Ducharme and Dillis), Rob Oliva (Hamway Engineering)

Whitaker presented the plan. There are oversized pipes to handle a 100 year storm event. Stormwater will be drained into an adjacent wetland. Oliva presented his memo that outlined his review of the project. He raised concerns (that he categorized as minor) including whether the driveway serving lots 5 and 6 needed to be within their lot frontages. The applicant will make corrections including reducing the driveway length to 20 feet to the first driveway, 18 feet to the second, and 12 feet to the third. The applicant will submit a maintenance agreement shortly. The hearing was continued to October 12th at 7:45pm.

**DISCUSSION**

**4. Discussion on Shared Driveway – Peter and Rachel Ross Nourse Road**

Present: Peter and Rachel Ross

The Ross' presented a driveway plan to access one backland lot and two ANR lots endorsed by the Board. This driveway plan is preliminary and has not been submitted as part of a formal application. The Board was supportive of moving the screening further north. The Board was concerned with the 2% grading at the staging area. Otherwise, the applicants proposed driveway

met the driveway requirements. The applicants will meet with abutters to discuss ways to better prevent negative impacts arising from the driveway.

**5. Public Ways Safety Committee – Subdivision Site Design**

Present: Cia Boynton, Daniel Senie, Barbara Bing, Donald Cole, Beverly Mentzer, Deborah Kellett, Leslie Breeze

The Public Ways Safety Committee presented a list of recommendations that would be given to developers to facilitate creating safe gathering places for children waiting for school buses. Making the spaces aesthetically pleasing should also be an important criterion. The Public Ways Safety Committee supports requiring developers to provide in-lieu funds towards other projects in town if they do not offer to construct safe gathering places. The Board cautioned this could be interpreted as an impact fee. The Committee will research activities in other communities that have been successful in facilitating safe gathering places.

**6. Approval Not Required Plan – Wealy Realty Trust**

Present: Larry Ducharme

The Board voted to endorse the plan titled “Plan of Land- Bolton MA 01740” dated September 22, 2005 by Ducharme and Dillis Civil Design Group. The changes slightly affect 8 lots approved for the Oaks subdivision and result in a slightly greater amount of open space. The Board reserves its right to force the applicant to open a public hearing for future lot changes at the Oaks.

**7. Approval Not Required Plan – Landquest**

Present: Larry Ducharme

The Board voted to endorse the plan titled “Plan of Land – Wattaquodock Hill Road” dated September 8, 2005 by Ducharme and Dillis Civil Design Group. The division slightly affects lot lines for Lots 5 and 6 from the backland lot approval dated April 27, 2005.

**8. Lot Release Request – Kendall Homes**

Present: Chuck Black

Black requested that the Board release lots 13-20 and 26-29. The Board is holding approximately \$92,000 as surety in a tri-party agreement. The last cul-de-sac (Ledge Wood Circle) has not been paved and graveled yet. On motion by Doug Storey, seconded by Mark Giunta, the Board voted to release lots 13-20 and 26-29.