

BOLTON PLANNING BOARD
Minutes of Meeting
March 22, 2006 at 7:30 P.M.
Bolton Town Hall

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

1. Administrative Items

Request for Letter of Support – CDBG/CDF Application with Lancaster and Stow

Tipton explained the Town is applying to the Department of Housing and Community Development to obtain Community Development Block Grant funds under the Community Development Fund program. The grant program would provide money to each of the three towns for homeowners to rehabilitate their homes. The homeowners need to qualify under income guidelines. Units created under the program can be counted toward the town's subsidized housing inventory. The Board agreed to sign the letter of support provided by Tipton.

APPROVAL NOT REQUIRED PLAN

2. Abby Wheeler Baker – South Bolton Road

The board endorsed an approval not required plan entitled "Plan of Land South Bolton Road Bolton Mass." dated October 13, 2005 prepared by JLA Land Survey, Clinton, Mass. The plan creates one unbuildable parcel (of approximately 54,900 square feet shown as Parcel A on the plan) with a remainder parcel (shown as Parcel B of approximately 186,300 square feet) containing an existing dwelling.

OTHER ITEMS

3. Vote / Proposed Decision – Hagins Backland Lot Application

Tipton explained the applicant's engineer had contacted him about the proposed condition requiring a shared driveway to serve the two lots. Dan Wolfe of David Ross Associates indicated the applicant did not have a problem with the condition. The Board reviewed the draft decision. On motion by Stephen Garner, seconded by Mark Giunta, the Board unanimously voted to sign the decision.

4. Discussion of Comments on Master Plan Draft

Board members discussed their comments on the Master Plan. Karlon and Garner had submitted comments to the Master Planning Committee to date, and Storey and Delaney plan to submit comments soon. One common concern among the members was the overall tone of the plan. Members felt it was overly pessimistic about the future impacts of 40B on the town, anti-growth (particularly business) and anti-kid, and does not acknowledge that the town has been in fact planning for many years.

5. Bob Moss – Submission of As-Built for Common Driveway

Tipton explained that the Board received as-built plans for the common driveway on Harvard Road from Bob Moss. Moss also included an estimate to complete the paving of the road. The plans have been sent to Rob Oliva at Hamwey Engineering for his review.

6. Apple Valley Homes – Submission of revised plan and drainage calculations for common driveway on West Berlin Road

Tipton explained the Board received a request from John Barbadoro (Apple Valley Homes) to increase the width of the common driveway on West Berlin Road. The plans have been sent to Rob Oliva at Hamwey Engineering for his review.

7. Access Road to Pondsides Development

Tipton explained the Board of Appeals was interested in Planning Board input on oversight of road construction to the Pondsides development. Although the road will be privately maintained, Tipton felt there still needed to be oversight of the project. The Board felt that Hamwey Engineering would be a good candidate to perform reviews.