

BOLTON PLANNING BOARD
Minutes of Meeting
April 26, 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)

DISCUSSION

1. Administrative Items

Tipton distributed a memo from the Public Ways Safety Committee that outlines their recommendations for providing waiting areas for school children in new subdivisions. These waiting areas would be placed along sidewalks close to the intersection of a town way. The rationale behind requiring such waiting areas is school buses are not able to travel on the subdivision road until it is accepted by the town. This can often take several years. Providing a safe waiting place for children to meet the bus close to where the road intersects with a public way is a legitimate public purpose.

The Board signed a signature sheet for the Registry of Deeds to verify authentic signatures of Board members on subdivision and ANR plans.

The Board reviewed an amendment to a common driveway maintenance agreement submitted by Randy Boyle. The amendment provides language that explicitly states Lot 2 will be added to the common driveway agreement so that the buyer of Lot 2 knows they are responsible for driveway maintenance. Delaney expressed a concern that the maintenance agreement failed to allocate the required percentage of each lot for driveway maintenance. Storey felt this was not germane to their concerns and the applicant had provided what was requested. The Board signed the Common Driveway plans entitled "Lots Served by Common Driveway Lots 2, 5, 6, & 7" for John Breslout dated May 4, 2004 prepared by Ducharme and Wheeler, Inc.

2. Backland Lot/Approval Not Required Plan – Hagins Plan 310 Green Road

Present: Kevin Hardiman, David Ross Associates

The Board voted to endorse the Approval Not Required Plan showing one lot created by special permit under the backland lot bylaw (Lot 3) and one ANR lot (Lot 2). Plan entitled "Plan of Land in Bolton, Mass." prepared for Whitney Hagins, dated January 2006 prepared by David E. Ross Associates.

3. Discussion on Zoning Amendments for Town Meeting – Report

The Board discussing their report on the six proposed amendments to the zoning bylaw for the May 1, 2006 Annual Town Meeting. Storey stated he did not feel the purpose of extending the riverfront area in the revised Wetland bylaw to 300 feet within Areas of Critical Environmental Concern was communicated in the hearing, and therefore did not understand the rationale behind the proposed expansion. Delaney stated certain aspects of the definition did not contain specific definitions for certain wetland resource areas, such as vernal pool habitats and freshwater seeps, and thus were too amorphous to set clear standards. Now that these definitions were going to be referenced in the Board's FOSPRD and backland lot bylaws, it would impact Planning Board activities. Because these definitions are unclear, Delaney felt the Board did not necessarily have to be bound by the Conservation Commission's interpretation of these areas. On motion by Doug Storey, seconded by Mark Giunta, the Board voted to endorse the zoning bylaw amendments with an amendment to remove all language in the proposed bylaw to extend the riverfront areas within Areas of Critical Environmental Concern to 300 feet. The Board will write a report and give its recommendation on Town Meeting floor.

Delaney asked if the Board was comfortable with recommending its passage if its recommendation to remove the ACEC riverfront extension did not pass. Giunta and Storey stated they would not oppose the bylaw change if their recommendation did not pass.

4. Bob Moss – Common Driveway Off Harvard Road

Tipton explained Bob Moss indicated he will attend the Board's meeting on May 10 to discuss necessary modifications to the Harvard Road common driveway serving five lots. Moss had indicated he was going to meet with his engineer to discuss how to address the deficiencies and inconsistencies with the approved plan raised by Rob Oliva of Hamwey Engineering.

The Board thanked Mark Giunta for his long and productive service on the Planning Board.