

**BOLTON PLANNING BOARD**  
**Minutes of Meeting**  
**June 28, 2006 at 7:30 P.M.**  
**Bolton Town Hall**

Present: Larry Delaney, John Karlon, Frank Lazgin, Douglas Storey, Nat Tipton (Town Planner)

**DISCUSSION**

**1. Taggart Discussion – Forbush Mill Road**

Tipton explained that he received an inquiry from an engineer working with the Taggart family (Kent Oldfield) on whether a 15 lot subdivision was possible on their property. Subdivision regulation 5140 requires at least 600 feet of separation between two egresses on a subdivision loop road serving at least 16 or more houses. Oldfield asked the Board for guidance on whether a 15 lot subdivision without a loop road was possible. Tipton explained he was going to be meeting with Oldfield and Greg Liscotti on Thursday.

**2. Building Permit – Coventry Wood Road**

Tipton explained that he received a building permit application for a barn on Coventry Wood Road. There are deed restrictions on properties on Coventry Wood Road that restricts future housing or structures from being built by homeowners. Tipton explained that it was his understanding that the Town did not have authority to enforce the restriction as the Town does not hold a real and substantial interest in the restriction. Lazgin, a resident of Coventry Wood Road, mentioned he was aware of the restrictions but had not been enforced by a homeowners association. Tipton signed the building permit for the board.

**3. Master Planning Committee**

**Present: Ken Swanton**

Ken Swanton represented the Master Plan Committee. Mr. Swanton first thanked the Planning Board for reviewing the draft and providing feedback. The MPC responded to comments it received on the March draft. The most important chapter in the Master Plan is housing. Zoning goes out the window with 40B projects. Ways to increase the town's affordable housing stock on its own terms will be crucial. The housing chapter was placed first in the plan because of its importance. Swanton explained he understood the difficulties of Planning Boards in doing long range planning as the Board is often inundated with subdivision applications. Swanton mentioned he understood Doug Storey had three primary comments in his feedback, two of he would address tonight.

The changes made from the March draft were to include times when purchasing open space would not make sense. Swanton stated the Committee still felt it was a priority to purchase land when it could be bought cheaply and avert new houses. Lazgin asked Swanton to define cheaply. Lazgin felt that it was important to define what time horizon was acceptable to view the issue. Under a long horizon (100 years), saving open space would save money. The crucial issue though is to ask whether saving open space will save the town money under an accepted horizon. Swanton responded the example in the plan is for twenty one years.

Swanton also explained that in response to comments received from the Planning Board, the MPC also altered the tone of the business chapter. Swanton explained the MPC knows that businesses are generally helpful on taxes. For example, the Flatley office building is paying 1% of total taxes for the Town of Bolton. However, the MPC still felt it needed to dispel a myth that business is a panacea to control the rise in taxes. For example, the Town would need 20 office buildings such as Flatleys to reduce the tax burden by 20%. The 8% coverage ratio would need to be increased if Bolton wanted to increase the

amount of businesses. As a result, the MPC did not advocate the establishment of new business zones. The districts that have been created are not being used to their fullest extent by businesses. Delaney responded that restrictive setbacks and the lot coverage bylaw is likely responsible for this. Village zoning could be used to loosen these restrictions. Swanton stated that a mixed use LIP project with rental apartments could benefit Bolton as all the units created would count towards the town's 10% affordable housing target under 40B.

Swanton outlined the suggested zoning bylaws in plan. A Transfer of Development Rights bylaw would allow the town to send development rights from a particular parcel that the town wanted to protect to an area that the town wanted to concentrate development. Swanton and Dick Heaton met with Bob Davis to advocate the approach. The plan suggests that a receiving area could be established on the Davis mine site, provided the town used adequate controls to manage the resulting development to ensure it is generally supported by residents. For example, village zoning in the area could result in a development pattern that is more in character with Bolton, and provide a meeting place for Bolton residents. The MPC also advocates exploring ways to alter the FOSPRD bylaw to require 50% open space. New septic technology would allow greater flexibility in the siting of septic. Minimum lot sizes could be lowered in exchange for the greater percentage of open space. Design review for commercial projects was also thoroughly discussed during the process. Other towns have used design review guidelines to give developers guidance as to the development patterns the town does and does not want. Boxborough, for example, created a set of design guidelines to guide commercial development. In response to comments, the plan advocates placing parking in the back of the building. Additional changes to zoning-based initiatives include improving definitions of uses for the Table of Uses to provide better clarity in the bylaw.

#### **4. Limited Business and Business District Special Permit Regulations**

The Board reviewed a set of regulations from the Town of Stow that would set submission requirements and hearing processes. Tipton explained that the Board did not have regulations at this point, so there are no requirements for what applications must contain. Modifying these regulations to fit Bolton would help the Board obtain adequate information to evaluate whether an application meets its required findings to issue a special permit. Given that the intensity of uses in Limited Business and Business districts can widely vary, it will be important to craft regulations that provide flexibility. Smaller projects that the town would likely encourage should not have to submit extraneous information with their plan such as traffic reports that a larger project should provide. Tipton suggested that a mechanism could be included that differentiates smaller projects from larger ones, or the addition of square footage to an existing building without changing the overall use. The proposed public hearing process in the regulations seemed overly formal and regimented. The Board suggested that the regulations be altered to loosen certain requirements such as capping the time that the applicant has to present their plan.