

BOLTON PLANNING BOARD
Minutes of Meeting
July 12, 2006 at 7:30 P.M.
Bolton Town Hall

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

NEWS AND ANNOUNCEMENTS

1. Cell Tower Application

Tipton mentioned the Board of Selectmen received an application from Omnipoint Communications, a subsidiary of T-Mobile, for a wireless communication facility to be placed on and next to the existing tower at 41 Main Street. This project falls under site plan review under the Bolton bylaws. The Board of Selectmen may ask the Planning Board to assist with this aspect of permitting. Tipton indicated he was going to be issuing a memo to the Board on the project.

APPROVAL NOT REQUIRED PLAN

2. David E. Ross Associates Graunstein – Sugar Road

The Approval Not Required plan that was scheduled to be reviewed by the Board at this meeting was not submitted by the applicant. The engineer was awaiting payment from the applicant and a signed Form A.

DISCUSSION

3. Master Planning Committee

Storey explained that the Board met with Ken Swanton at their last meeting to discuss the plan. Storey remained concerned with central theses of the plan, mainly the arguments that open space generally saves the town money in the long run as opposed to allowing the property to be developed; and that their conclusion that the town should not consider business as a way to lower tax growth. Storey agreed to continue to work with the MPC to find common grounds.

4. Right to Farm Bylaw/Agricultural Commissions

Tipton mentioned the Agricultural Steering Committee is looking for feedback on a draft article to create an agricultural commission and right to farm bylaw. Tipton thought that the article were generally well crafted, and had the advantage of the bulk of it already being reviewed and approved by the Attorney General's office. The bulk of the draft article was passed by the Town of Pepperell. The Committee had added a portion of the draft bylaw that pertains to recreational farming that he thought needed to be defined more clearly. Garner commented he reviewed the bylaw and sent comments to the Steering Committee.