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BOLTON PLANNING BOARD Minutes of Meeting October 11, 2006 at 7:30 P.M. Bolton Town Hall

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

HEARINGS

1. Century Mill Estates – Definitive Subdivision

Present: Andy Bendetson (Merchant Financial Services); Meredith West (Freeman Law Group); Larry Ducharme (Ducharme and Wheeler); David Philbin; Betsy Cussen (Town Clerk); Bill Fateiger (Bolton Conservation Commission); Chris Rogers, Andrea Gilbert (Bolton Board of Health); several abutters.

Storey stated the Board Chairman, Larry Delaney, could not attend tonight's hearing due to a work obligation. Meredith West stated she was aware of this and would like to proceed despite the missing member. Storey also explained that the Board had not received the required Soil Survey Test pursuant to Section 4250 of the Bolton Subdivision Regulations. Chris Rogers of the Board of Health explained they had not received the required information to make their report to the Planning Board. Andrea Gilbert of the Board of Health (and an abutter) stated the Board should not accept an incomplete application, and the timelines by which the Board of Health and Planning Board to act should not apply. Betsy Cussen stated the Board could deny the application based on the missing information. Bendetson stated 62 valid perc tests had been performed on the site, but the deep hole tests were still needed. Ducharme stated this would take several weeks. The applicant had requested a waiver from the requirement to submit a soil survey test. Storey stated he did not feel comfortable with granting this waiver as it is a fundamental piece of information.

On a motion by Frank Lazgin, seconded by John Karlon, the Board voted unanimously (Stephen Garner abstaining) to deem the application incomplete. Upon receiving the necessary materials, the Board would schedule a public hearing. The timelines for the Planning Board and Board of Health to take action would begin after the Board deems the application to be complete. The Board would send a letter to the applicant soon that states the application is incomplete and additional information is needed.

DISCUSSION

2. Backland Lot and Common Driveway Application – 277 Long Hill Road

Tipton explained the Board received an application for a backland lot and common driveway plan from Christopher Blanchette. The hearings would be scheduled for November 8. The Board briefly reviewed the plan. The applicant would be attending the next Planning Board meeting on October 25 seeking endorsement of an Approval Not Required Plan to establish two regular frontage lots.

3. 2007 Goals

The Board voted the following goals to set priorities for activities in 2007:

- Bring proposal before town to clarify dimensional schedule in bylaw is organized by zoning district;
- Bring proposal before town that clarifies Major Residential Development bylaw is not limited to the definition of subdivision in Chapter 41 Section 81L;

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- Review and update subdivision regulations;
- Explore adding design review criteria to bylaw for Limited Business and Business districts to encourage appropriate architecture/building styles;
- Update the Table of Uses and add accompanying definitions to give greater clarity to what land uses the town wants and does not want to promote.