

**BOLTON PLANNING BOARD**  
**Minutes of Meeting**  
**December 13, 2006 at 7:30 P.M.**  
**Bolton Town Hall**

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

**HEARINGS**

**1. Joint Shade Tree/Scenic Road Hearing – 279 Long Hill Road**

Present: Steve Glover (representing the applicant), Mark Caisse (Tree Warden), James Tetreault (P.E., Thomas-Liston Engineering), Martha Remington (Historical Commission)

Storey read the hearing notice. Caisse explained that the applicant is proposing to remove seven trees within the town right of way to construct a common driveway. All of the trees are relatively small (one eight inch Maple; two five inch Maples; one three inch Maples; two three inch Sassafras; and one four inch Sassafras). Tetreault explained a 30 inch oak tree would be saved. The tree closest to Long Hill Road to be removed currently stands approximately 11 feet away. The common driveway plan calls for construction of the driveway along the southern portion of the lot, about 100 feet south of the existing driveway cut for 279 Long Hill Road. A section of stone wall would also be removed that marks the property boundaries from the town right of way. The applicant would fill the gap of stone wall where the existing driveway is.

Remington commented that she wanted to remind the Planning Board that the town has lost many trees along public right of ways. She felt the repair of the stone wall should be timely. Remington described a tree planting program that the Historical Commission is involved in that replaces trees that are removed along the town right of way. Remington stated the applicant should be responsible for replanting trees. She suggested salt-resistant varieties such as Green Mountain Maple, Red Maple, Red Oak, or White Oak. Caisse recommended the trees should be at least 3 inches diameter. The trees would be planted in the vicinity where the existing driveway at 279 Long Hill Road meets the right of way. These conditions could be referenced in the common driveway permit.

On motion by Storey, seconded by Lazgin, the Board voted unanimously to approve the removal of the seven trees referenced in the hearing notice per the recommendation of the Tree Warden, contingent on reconstruction of the stone wall and replanting of at least two trees in the vicinity where the existing driveway at 279 Long Hill Road meets the right of way.

**2. Continuation of Common Driveway Hearing – Christopher Blanchette/Steve Glover 279 Long Hill Road**

Present: Steve Glover (representing the applicant), James Tetreault (P.E., Thomas-Liston Engineering); Rob Oliva (Hamway Engineering)

Tetreault presented the revised site plan and common driveway profile. Tetreault stated the changes to the plan were made and additional information requested by the board at the previous session of the hearing was submitted. These changes included moving the location of the turnarounds to comply with the bylaw; submission of a maintenance agreement; and submission of a drainage report. Rob Oliva of Hamway Engineering provided additional comments with his review of the proposed driveway. Additional changes were made to comply with comments provided by Oliva, including the placement of a Cultec system to collect, treat, and recharge roof runoff from Lot #2, adding sign details to the plan, adding the details of the swale running parallel with the driveway to the south, and tweaking the

elevations of certain drainage structures. Oliva issued a memo to the Board indicating that, in his opinion, the plan met the requirements under town bylaws and the Board's rules and regulations. Tipton asked the applicant to specify what maintenance activities for the drainage appurtenances would be necessary. Cleaning and regular maintenance is important particularly with the culverts. A plan would also need to be recorded that is referenced in the maintenance agreement that shows the boundaries of the proposed easement.

On motion by Doug Storey, seconded by Frank Lazgin, the Board voted to close the hearing. Glover requested that if possible, the Board could vote on the proposed project and a decision could be signed and filed with the Town Clerk soon so plans could be signed at the January 10th Board meeting. The Board agreed to do so. On motion by Stephen Garner, seconded by John Karlon, the Board voted to approve the proposed common driveway to serve three lots on property currently located at 279 Long Hill Road, subject to the following conditions:

1. The driveway shall be constructed per the approved plan and shall comply with Bolton Town Bylaws and Planning Board Rules and Regulations.
2. The section of stone wall adjacent to Long Hill Road that is missing due to a driveway cut for 279 Long Hill Road shall be replaced as discussed at the joint Public Shade Tree/Scenic Road hearing.
3. The applicant shall plant a minimum of two trees within the general vicinity where the driveway cut for 279 Long Hill Road meets the town right of way as discussed at the joint Public Shade Tree/Scenic Road hearing. Trees shall be at least 3 inches in diameter measured one foot from the ground and shall be a salt resistant species such as Red Maple, Green Mountain Maple, Red Oak, or White Oak.
4. The large oak in the right-of-way located in the general vicinity where the common driveway is proposed to be placed shall not be cut down without prior approval by the Board.

### **3. Continuation of Backland Lot Hearing – Christopher Blanchette/Steve Glover 279 Long Hill Road**

Present: Steve Glover (representing the applicant), Mark Caisse (Tree Warden), James Tetreault (P.E., Thomas-Liston Engineering)

The hearing was continued from November 8th. As discussed at the previous session of the hearing, the plan as proposed shows a backland lot (Lot 3) that meets the requirements of the backland lot bylaw. Lot #3 contains 196,188 square feet (4.503 acres), with 93,541 square feet (2.15 acres) of contiguous upland area. The proposed lot contains 50.93 feet of frontage along Long Hill Road and is narrowest at the point where it meets Long Hill Road. Neither of the adjoining lots on Long Hill Road are backland lots. In addition, the Site Plan indicated the location of the proposed dwelling on Lot 3 is sited beyond 50 feet from an adjoining lot line. Storey explained that because of the presence of wetlands between the building area on the lot and the road, the lot depends on the common driveway for access. In this instance, the Board determined that safe access could be achieved to Lot 3 via the common driveway.

On motion by Doug Storey, seconded by Frank Lazgin, the Board voted to close the hearing. On request of the applicant, the Board agreed to vote on the backland lot application and issue a decision the following week. On motion by John Karlon, seconded by Frank Lazgin, the Board voted to approve the proposed common driveway to serve three lots on property currently located at 279 Long Hill Road, subject to the following conditions:

1. The lot created by this Special Permit cannot be subsequently divided to less than 4 1/2 acres;

2. The lot that is the subject of this Special Permit cannot be used to provide access to any lots that are not shown on the Plan;
3. No structure may be erected within fifty (50) feet of any lot line on the lot created by this Special Permit.
4. Access to the backland lot shall be provided via a common driveway that will serve two additional Approval Not Required (ANR) lots.

#### **4. Approval Not Required Lot – Lot 2 279 Long Hill Road**

Tetreault presented the Approval Not Required Plan to create Lot 2. The plan submitted to the Board is entitled “Plan of Land in Bolton Massachusetts” prepared for Christopher Blanchette dated December 12, 2006 prepared by Thompson-Liston Associates, Inc. Boylston, MA, Job number 34-1735. The plan shows Lot 2 contains 110,804 square feet. The lot contains 204.21 feet of frontage along Long Hill Road (a road shown on the town base map). The Board deemed the lot met the vital access standard as the common driveway plan was approved earlier in the meeting.

The Board voted unanimously to endorse the plan entitled “Plan of Land in Bolton Massachusetts” prepared for Christopher Blanchette dated December 12, 2006 prepared by Thompson-Liston Associates, Inc. Boylston, MA, Job number 34-1735 to create Lot 2. The Board signed four copies of the plan.

#### **5. Oaks Subdivision**

Present: Brian Lynch (IGC); Greg Roy (DDCDG), Rob Oliva (Hamway Engineering)

Tipton explained that a request was made to revise the number and size of pipes under a driveway at Lot 27. The plans called for a culvert comprised of four 15 inch pipes. The applicant instead constructed the driveway with two 12 inch pipes. Roy indicated the culvert was oversized and does not require four 15 inch pipes. Oliva mentioned that his review of the calculations only accounted for Lot 27 but not the adjoining lots that had similar predicted volumes. Oliva agreed that the calculations submitted by Roy worked and the assumptions used were reasonable.

Lynch submitted an estimate for the remaining work to be done at the Oaks (\$14,000). Oliva would review the estimate and provide the board with another estimate. The amount determined will be posted with the Board in an escrow account for 1.5 times the amount. In addition, Lynch submitted a memo from the Bolton Fire Department stating that the cistern performed adequately during a test. The Department recommended that the cistern be tested again before the road is accepted by the town, and that caps be placed on the 2 ½ inch connectors of the fill pipe, a bug screen be placed on the vent pipe, and a blue “pump on” light be placed at the top of the pump electrical control panel. Lynch submitted photographs to show that these items have been addressed.