

BOLTON PLANNING BOARD
Minutes of Meeting
January 24, 2007 at 7:30 P.M.
Bolton Town Hall

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

The Board approved minutes from November 8, 2006; November 29, 2006; and December 13, 2006.

DISCUSSION

1. Submission of Harvard Road Common Driveway As-Built Plan

Present: Bob Moss (Developer); Rob Oliva (Hamwey Engineering)

A second as-built plan was submitted by the developer. The first was submitted in April that significantly deviated from the approved plan. Moss explained he has walked the site with Oliva. Some items were addressed from Oliva's initial memo on the as-built plan. Moss stated his engineers (Whitman and Bingham) were going to resubmit calculations to Rob to reverify the design can accommodate a ten year storm event. Some adjustments need to be made as mentioned in Oliva's second memo to show the post-development conditions do not increase runoff from the pre-developed conditions. Moss indicated he would get the additional information to Oliva.

The Board is holding Lot 4 to ensure completion of the driveway. Garner asked how much money was estimated by the developer for paving. Moss recalled his estimate was for \$11,500. The Board typically requires 1.5 times the amount. In this case, the amount would be approximately \$18,000. Moss provided a proposed tri-party agreement to the Board. Delaney stated he would need to review the agreement to ensure it is adequate. He suggested that the Board consider requiring a letter of credit. Moss indicated he was comfortable with either. Storey stated he felt more comfortable with the tri-party agreement. It was decided the Board would review the tri-party agreement and make a determination at the next meeting provided the additional information is provided to Oliva.

2. Board Articles – Annual Town Meeting in May

The Board reviewed its suggested revision to the Major Residential Development bylaw. Delaney stated the intention of revising the bylaw was to ensure applicants were planning developments to provide the minimum 33% open space even in instances where development was proposed along existing ways. The bylaw would be revised to ensure that a five lot development with a common driveway would not be required to file a FOSPRD plan. The Board decided to suggest revising the bylaw so that major residential development would be triggered if the applicant created six or more lots on 15 or more acres of developed land.

3. David Brown –Development of one single family home in Hudson with Bolton Frontage

Present: David Brown, Jed Wood

The Board reviewed a memo from Town Counsel Elaine Lucas. The memo states that an ANR plan would have to be endorsed by both Planning Boards. Delaney noted a discrepancy of the town line between plans recorded at the Middlesex Registry of Deeds (Hudson) and Worcester Registry of Deeds (Bolton). The proposed plan would not satisfy Bolton's frontage requirement, therefore it seems that the applicant would need to obtain a variance for a legal building lot. Delaney recalled an instance where an applicant seeking to divide a parcel split by the Harvard/Bolton line had to seek endorsement from both Planning Boards. Delaney also stated the memo submitted by Mr. Brown at the previous meeting from the Hudson Town Counsel did not state the applicant could obtain a legal building lot solely through endorsement from the Hudson Planning Board.