

BOLTON PLANNING BOARD
Minutes of Meeting
March 14, 2007 at 7:30 P.M.
Bolton Town Hall

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

DISCUSSION

1. Proposed Bylaw Changes

Present: Mark Slade

Tipton explained Mark Slade, a former Planning Board member, was present to discuss the proposed bylaw changes with the Planning Board. Slade commented on the proposed changes for the Major Residential Development and Dimensional Schedule. Slade recalled the intent of purposefully referencing Chapter 41 Section 81L in the FOSPRD bylaw was to provide an incentive to a landowner to not do a project with a new road. He stated he respects the Planning Board's authority but he feels the proposed change is not insignificant. Slade asked what why the Board was contemplating the change. Delaney responded that the Board felt that the FOSPRD has worked well over the years and the Board was looking for ways to expand it. Delaney commented that the several common driveways on Corn Road probably could have been developed better by integrating some open space into the project and avoiding the series of common driveways. Slade stated he expected the proposed change would not impact many lots in town but he was concerned that the FOSPRD bylaw was passed by a close margin. He felt that it only passed because of the Planning Board carefully crafted a compromise working with stakeholders. He worried the change would deviate from the compromise and intent of the FOSPRD bylaw. Additionally, the impact of creating the extra monetary burden to landowners by forcing another engineered plan would have deleterious impacts.

Slade also commented the proposed dimensional change to organize the dimensional schedule by districts would stray from the original intent of creating larger setbacks for larger buildings (e.g. non residential uses). Delaney commented protections would remain in expanding non-residential buildings in residential districts because an owner would still need to get a special permit from the Board of Appeals to expand a non-conforming use.