

BOLTON PLANNING BOARD
Minutes of Meeting
April 25, 2007 at 7:30 P.M.
Bolton Town Hall

Present: Larry Delaney (Chair), Doug Storey (Vice-Chair), John Karlon, Frank Lazgin, Nat Tipton (Town Planner)

DISCUSSION

1. Forbush Mill Driveway Request

Present: Anthony Raffaele, Michael Raffaele, Gerald Buzanoski (Durchame and Dillis)

Tipton explained he received a driveway permit to access the Taggart property on Forbush Mill Road. Because the lot does not contain 200 feet of frontage, it is not a legal building lot under zoning. A conservation commission filing would be necessary due to the presence of wetlands on the property. Raffaele explained he met with Carol Gumbart, Conservation Administrator about the driveway. Buzanoski stated it is the intent of the applicant to build two houses on the property, and deed approximately 15 acres of the back portion to the town for conservation purposes. The applicant was going to meet with Harold Brown as well. The driveway would provide access for in-season groundwater testing. Raffaele explained it was his intention to help alleviate drainage problems on Forbush Mill Road.

Storey explained he felt the Board could not restrict an applicant seeking a driveway permit on a parcel even though it was not necessarily a valid buildable lot under zoning. Tipton mentioned the road is a scenic road under the bylaw and therefore any trees removed in the right of way would be subject to a scenic road hearing. The applicant stated he would reduce the slope of the driveway for the first 20 feet and return with a new plan to the Board soon.

HEARINGS

2. Century Mill Estates - Continuation of Definitive Subdivision Hearing from April 11, 2007

Present: Andy Bendetson (Merchant Financial); Meredith West (Freeman Law Group), Jeremy Downs, Michael Carter (GCG Associates); Harold Brown (Department of Public Works Director); Elaine Goddard (abutter); Tom Pokorney (Parks and Recreation)

Brown mentioned he was contacted by the applicant's engineer. His suggestion that the entrance onto Spectacle Hill Road be oriented in such a way so that traffic was forced to head north on Spectacle Hill is not feasible, as they do not have enough land. The no left turn approach is still a possibility. Delaney mentioned the Police Chief submitted new comments suggesting the road off Spectacle Hill Road should be used only as an access road, or should be oriented north. Brown stated a one-ton truck should be able to plow the cul-de-sacs. The cul-de-sac design on Rocky Dundee Road is preferable.

The waiver request for Regulation 5226 (minimum 75 foot distance between road centerline and adjacent property line not served by the subdivision road) was discussed. Downs stated the road is 128 feet from the closest building. Downs stated there is adequate separation between the Goddards lot and the road. The applicant could plant trees between the Goddards property and the road to provide a visual screen. Goddard stated they recently had their property resurveyed and felt the proposed road encroaches on their property.

Pokorney stated the Parks and Recreation Commission have not discussed the Century Mill plans at a meeting. His opinion is that the site does not have an obvious location for a recreation field. The only flat area appears to be Area B of the open space, which is contemplated for use for the public water

supply. Pokorney stated that field needs include baseball, lacrosse, and soccer. Ducharme suggested that a circuit training course through the open space could be an option. Carter suggested that the integration of recreational activities will have to be jointly planned with the Natural Heritage program as they are requiring a conservation restriction on the open space. Pokorney stated parking is crucial for any recreational facility, otherwise the town would be building a park that is essentially only be used by the development's residents. The suggestion of putting parking at the Century Mill Road entrance was discouraged by Downs as he felt sight lines would be an issue. Mark Kahan of Century Mill Road commented parking by Century Mill Road would look bad when considering the cut that will have to be put in for the road. James Owen of Century Mill Road characterized the proposed parking as making a bad situation even worse. Another possibility for parking is by the wetland crossing for Road A.

Rob Oliva reviewed the comments provided by Downs. He mentioned #5 from his original memo is still an issue. Under the driveway plan shown in the soil survey, the driveway configuration would require a variance. He mentioned the transition to shared systems might change the need to configure this particular driveway. #11 from his original memo mentions the need for a new waiver for road design based on future counts. It is likely that Roads A and C would receive more traffic than the required design in the Board rules and regulations. The waiver request for #33 for grading would be added. The access easement shown to the Fullam property will be removed by the applicant. Water lines should be put on the plans. Brown recommended that the water lines be not put under the pavement and placed in sleeves. #54 – Oliva suggested the applicant verify the groundwater level for Basin #3B. For #50 (cost of stormwater maintenance), Brown estimated each Stormceptor would be approximately \$1000 per unit per cleaning as the disposal fees are high. Margaret Campbell, an abutter, stated she was concerned about the project's impact on a pond behind her home. She also stated she did not want to see large fences around detention basins.

The Board voted to approve the following waiver requests:

Subdivision Regulation 4230: Benchmark elevations are to be based upon NGVD of 1929. The applicant has requested the benchmark elevations be based upon NAVD 1983.

Subdivision Regulation 4240: Existing and proposed topography to be shown at a one-foot contour interval. The applicant is requested that topography is shown at a two-foot contour interval.

Subdivision Regulation 5222(e): Property lines at street intersections shall be rounded. The plan currently shows property lines at Spectacle Hill Road to the south that are not rounded.

Subdivision Regulation 5223: Minimum pavement width of 24 feet for minor streets and lanes. The applicant has requested a pavement width of 22 feet for all streets.

Subdivision Regulation 5225: Dead end streets shall not be longer than 500 feet. Road B and Road C are cul-de-sacs and over 500 feet.

Subdivision Regulation 4230b: A table shall list structure inverts, rim elevations, station numbers, size and slopes of pipes. The applicant has provided this information on the detail sheet.

Subdivision Regulation 5226: At no point shall the centerline of a proposed subdivision road be less than 75 feet from any lot line not part of the proposed subdivision. Road A near the Spectacle Hill Road entrance does not meet this requirement.

Subdivision Regulation 5222a: The centerline of the pavement shall coincide with the centerline of the right of way. The plan shows a section of Road A near the Spectacle Hill Road entrance that the centerline of the pavement does not coincide with the centerline of the right of way.

Subdivision Regulation 6241: Embankments outside the right-of-way shall be evenly graded and pitched at a slope of not greater than 4:1 (H:V) horizontal to vertical. The applicant has requested the waiver as the plan shows several areas where grading outside the right of way shall be evenly graded and pitched at a slope of not greater than 3:1.

The Board also voted that Lot 35 on the plan did not need to meet the Lot Shape formula as set out in Zoning Bylaw 2.3.5.7, as the bylaw allows the Planning Board to waive this requirement if it determines that a less stringent requirement will result in a better potential house siting, less environmental damage to the site, or better land use. The applicant offered evidence to the Board's satisfaction that Lot 35 offers better potential house siting and better land use.

The Rate of Development issue was also discussed. Bendetson discussed compromising at 15 units per year for 2007 and 2008. The Board instead suggested 10 units per year for 2007 and 2008.