

**BOLTON PLANNING BOARD**  
**Minutes of Meeting**  
**May 23, 2007 at 7:30 P.M.**  
**Bolton Town Hall**

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

**DISCUSSION**

**1. Anthony Raffaele – Forbush Mill Road**

Present: Anthony Raffaele, Michael Raffaele

Tipton explained that he and Carol Gumbart met with the applicants and engineers to explore the possibility of a common driveway. Sight lines are severely limited to the west. A section of material would need to be pulled back from the road in order to allow the possibility of a common driveway. The applicant is continuing to pursue a driveway permit to fulfill a condition of the purchase and sale agreement. Storey explained that he believes there needs to be proper oversight on the project to ensure it is done the right way. Delaney pointed out the condition of a driveway permit in the purchase and sale agreement is only an issue because the applicant made it a condition. Delaney voiced support for the concept of constructing two houses on the parcel.

Storey asked the applicant to estimate the amount of material that would be removed to construct the two houses. Anthony Raffaele said he did not have an estimate but agreed some amount of earth would be removed in connection with driveway construction. Storey also stated he was concerned because some statements made by Mr. Raffaele representing conversations with DPW Director Harold Brown were not corroborated by Mr. Brown. Michael Raffaele stated they would work to accommodate the request to quantify the amount of earth removal necessary to construct the driveway. This information would be provided on June 13th at 7:30pm.

**2. Kane Property Discussion**

Present: Kathy Adams, Rob Bukowski (David Ross Associates)

Bukowski presented a preliminary site plan for the Board's review. The plan showed 32 units of housing and 75,000 square feet of retail space. The housing consists of two bedroom units and would need to be permitted as a Local Initiative Project (LIP) or a 40B. Adams stated she did not know how many units would be affordable. The proposed retail space was shown in a 75,000 square foot buildings divided into four units: one 45,000 square unit, and three 10,000 square foot units. The project would be accessed at two spots on Main Street and one cut off Hudson Road. A wetland crossing is required for the Hudson road crossing. Bukowski asked whether the Board would prefer a road accessing Hudson Road or a narrower emergency access drive. Storey stated he preferred an access road. Storey noted the lot coverage ratio bylaw could impact the proposed project depending on how the town interprets the bylaw. Delaney suggested that passing a zoning bylaw amendment that would create an overlay district could improve the project by reducing the front yard setback, requiring parking in the rear of the site, and encouraging certain architectural features. Martha Remington, an abutter noted the presence of ledge in the back of the site that would require blasting. She also noted that a reserve well for the abutting gas station should be shown on the plans.

**3. Landquest – Request to Amend Backland Lot Special Permit**  
**Land between 119 Wattaquodock Hill Road and Manor Road**

Present: EK Karlsa, Ron Roux (Landquest)

The applicant was advised that Stephen Garner was not present and therefore the Board could only proceed tonight with four sitting members. Rather than proceed or take advantage of the Mullins Rule exemption, the applicant opted to continue the hearing to June 13, 2007 at 7:45pm.

## **HEARINGS**

### **4. Century Mill Estates - Continuation of Definitive Subdivision Hearing from April 11, 2007**

Present: Andy Bendetson (Merchant Financial); Gavin Cockfield (Davis, Malm & D'Agostine, P.C.); Jeremy Downs (GCG Associates); Larry Ducharme (Durchame and Dillis); Rob Oliva (Hamwey Engineering)

Delaney stated he had reviewed the DVD of the May 9th hearing pursuant to the Mullins Rule amendment.

The issue of where on the property a recreation field could be constructed by the town was discussed. It was decided that a condition would be added that within 60 days of endorsement of the plan, an area would be identified for recreation. Storey raised additional conditions that he was interested in adding: money to the town for open space infrastructure including trail signs; changing the schedule of the value of three affordable housing lots; and traffic mitigation in the form of a study of certain intersections and/or assisting with improvements to those intersections. Storey advocated the value of the appraised lots after improvements to be donated to the town in three installments throughout the life of the project. Cockfield objected, stating that the traffic study submitted by the applicant demonstrated no significant impact on surrounding roads. Delaney stated the traffic study was deficient in several regards. Most notably, the study did not review accident data in the vicinity of the proposed project, did not attempt to estimate existing conditions or future impacts on South Bolton Road, or provide estimates on where traffic from the development would be traveling. Bendetson stated his traffic engineer looked at the two intersections (South Bolton Road and Century Mill Road; and Century Mill Road and Hudson Road/Route 85) and concluded there were not many options for improvement. The applicant did not submit correspondence from the traffic engineer.

The Board discussed lighting. Under the Board's regulation, lighting would be mandated at the Spectacle Hill Road and Century Mill Road intersections, at Road A/Road B and Road A/Road C intersections, and at the end of Road B and Road C (cul-de-sacs). Lighting would meet standards set by the Dark Sky Association to reduce excess glare to surrounding properties.

The Board reviewed the draft decision prepared by the applicant dated May 23, 2007. The sentence "Any minor variations in the open space parcels on the Amended Plan as compared with the Original Plan are approved as minor modifications not requiring an amendment of the FOSPRD Special Permit" would be moved after #11. Waivers G (5226 Setback) and H (5222a Centerline Setback) would include the distance of 700 feet. Conditions would be added to require the applicant to provide landscaping between the road and Goddard property near the Spectacle Hill road intersection with Road A, and such details for the planting plan would need to be approved by the Board prior to endorsement of the plan; road names would be discussed with public safety personnel in town and hours of construction would be mandated including hours of internal construction.

On motion by Storey, seconded by Lazgin, the Board voted to close the hearing.

The rate of development issue was discussed. No compromise on the number of allowed units to be constructed in 2007 and 2008 was reached between the applicant and board.

It was decided that deliberation on the decision would continue on June 13, 2007 at 8:30pm.

## **DISCUSSION**

### **5. Release of Escrow Monies- Randall Road**

Tipton explained Chris Rogers has requested release of \$2,865.00 being held to ensure proper upgrading of Randall Road. In previous meeting meetings, the Board had voted to hold the money until an as-built plan is submitted for the work. This as-built plan has not been submitted to date. Tipton will contact Rogers to submit a copy of the as-built plan.