

BOLTON PLANNING BOARD
Minutes of Meeting
June 27, 2007 at 7:30 P.M.
Bolton Town Hall

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

DISCUSSION

1. Forbush Mill Road Driveway Permit – Anthony Raffaele

Tipton explained he spoke to Jerry Buzanoski from Ducharme and Dillis. In their conversation, Mr. Buzanoski stated that he was not going to be coming to the Planning Board meeting with the information on deed history. He stated he passed the request onto Mr. Raffaele.

2. FOSPRD Special Permit Extension – Century Mill Estates

Present: Andy Bendetson

Tipton explained that Mr. Bendetson has requested the Board issue a vote on whether the applicant has commenced substantial use of the FOSPRD Special Permit, and whether the Board will extend the FOSPRD Special Permit for two years. Bendetson stated he had been advised by his attorney that there is no stated process in Chapter 40A Section 9 on extending special permits. While it would have been desirable to obtain a vote from four members from the Board, there is no requirement in state law that mandates a supermajority vote to extend existing special permits. There was agreement that Stephen Garner should not issue a vote on the request as he is a certified abutter to the project. The issue is pressing because the FOSPRD Special Permit was issued by the Board on June 29, 2005. Bendetson asked if a signature could be obtained from Storey when he returns from vacation. Delaney stated this was not an attractive option because he would be endorsing a vote that he was not present for.

On motion by Karlon, seconded by Lazgin, the Board voted 3-0 that the applicant has commenced substantial use of the project. On motion by Karlon, seconded by Lazgin, the Board voted 3-0 to extend the FOSPRD Special Permit for a period of two years. The Board signed three copies of a one page decision for each vote for the applicant and the Board's files.

3. Oaks Culverts – Lots 9 and 33

Tipton explained that Greg Roy from Ducharme and Dillis has asked whether the Board has formally issued a vote on whether to approve the change in culvert sizes for Lots 9 and 33. Rob Oliva from Hamwey Engineering reviewed the calculations from Ducharme and Dillis, and issued a letter to the Board stating the culvert sizes should be adequate. The letter contains no mention for what storm event the calculations were submitted for. It was agreed that Tipton should contact Oliva for clarification on this before the Board issues a vote.

4. Subdivision Regulations – Revision

Tipton explained one of the Board's goals for 2007 was to update the Board's subdivision regulations. The regulations have not been revised since 1991, and have remained largely the same document since its initial version. The recent Century Mill hearing highlighted some areas where the regulations could be improved. Tipton distributed a publication prepared by the Highland Communities in Western Massachusetts (a project of the Trustees of Reservations) entitled "Illustrated Commentary on Updating Subdivision Regulations in Massachusetts". The Board discussed inserting specific requirements for traffic studies, integrating shared systems into the regulations with consultation of the Board of Health, requiring preconstruction meetings between the Planner and developer, and strengthening performance standards that projects must meet. Tipton will contact the author of the document to see if towns have implemented some of the recommendations.