

**BOLTON PLANNING BOARD**  
**Minutes of Meeting**  
**September 12, 2007 at 7:30 P.M.**  
**Bolton Town Hall**

Present: Larry Delaney (Board Chair), John Karlon, Stephen Garner and Frank Lazgin.  
Absent: Doug Storey (Vice Chair)

**APPROVAL NOT REQUIRED PLAN**

**1. 7:30 pm ANR lot 1 off Whitcomb Road**

Present: Larry Ducharme from Ducharme & Dillis Civil Design Group

Ducharme gave an overview of the ANR plan. The site, which straddles the Bolton/Harvard line, currently does not have septic or well. The lot being created has adequate area 208,520 S.F. (5.1 acres) with approximately +4.0 acres in Bolton and frontage of 343.88 to comply with the Zoning Bylaws for the Town of Bolton.

A motion was made by John Karlon, seconded by Frank Lazgin to approve ANR lot 1 off Whitcomb Road as shown on Plan of Land in Bolton, MA, prepared for Stephen and Deborah Daman, July 11, 2007, by Ducharme & Dillis Civil Design Group, as it has required frontage on an approved road and has access and appropriate acreage.

Ducharme retained the signed plans to obtain signatures of Harvard Planning Board. He will return two fully signed sets to Bolton.

Vote: 4/0/0

**DISCUSSION**

**1. 7:45pm 919 & 921 Main Street shared driveway**

Present: Phil Evans of 921 Main Street

Evans explained that currently he and his father use a shared driveway to access the backland lots at 919 and 921 Main Street. Access to both lots is through his father's lot at 919 Main Street. Evans is selling his lot and his father will no longer permit 921 to be accessed through 919. Evans began construction of a driveway to access 921 without obtaining the necessary permits and was ordered to stop work by the building inspector. Evans is now in the process of addressing concerns of the Conservation Commission because the new driveway will require a small stream crossing and wanted to ascertain what other requirements he must meet to get a driveway permit. The Board reviewed the application for a driveway permit and explained that a plan of the proposed driveway must be submitted. The Board noted that the plan Evans must prepare for the Conservation Commission would likely meet the criteria for a driveway permit application and that no driveway permit would issue without the ConCom's approval.

**2. Release of Funds**

A request was made by Chris Rogers for release of \$2865.00 from Rockee Dundee Road/Randall Road escrow account. Doug Storey recently conducted a site inspection and found the two culverts were built substantially to the plans submitted, and felt the road was in good shape and in better shape than it was previously. Storey was also in contact with DPW Superintendent, Harold Brown, who is satisfied with the road condition. A memo from Brown indicates that the unpaved portion of Randall Road will now become the Town's responsibility — as per the Rocky Dundee Subdivision Decision — since there are now two homes located on that section of the road.

A motion was made by John Karlon, seconded by Stephen Garner to release \$2865.00 from Rockee Dundee Road/Randall Road escrow account to Chris Rogers.

Vote: 4/0/0

### **3. Land between 416 and 426 South Bolton Road**

Town Clerk Betsy Cousin reported Todd Shea had contacted the Town to find out if he has a legal building lot. The lot is located between 416 and 426 South Bolton Road, former camp sites. The lot has 1.7 ac. and 150' of frontage. Shea is currently researching old deeds. The Board suggests Shea contact the Building Inspector with evidence the lot is grandfathered to obtain a building permit.

### **4. Lot on Hudson Road at Hudson/Bolton Town line**

Town Clerk Betsy Cousin reported on her recent conversations with a prospective purchaser of this lot which lies in the towns of Bolton and Hudson on Route 85. This lot was the subject of discussions before the Planning Board in January 2007 and questions remain as to the location and direction of the town boundary. As was noted earlier, any attempt to divide this lot must meet the bylaws of both Towns and be endorsed by both Planning Boards. This information would be passed on to the person making the inquiry.

### **OTHER ITEMS**

- Introduction of new Planner, Jennifer Atwood Burney
- Minutes for 8/8/07 Approved by Board 3/0/1 (Stephen Garner not present at 8/8/07 meeting)
- OK bill for payment (membership in the Massachusetts Federation of Planning & Appeals Boards. Board would like the new Planner to review to see if the Board was previously a member or if worthwhile holding membership.
- In response to an inquiry regarding recent activity on the Kane Property the Board suggested the Planner contact the owner to introduce herself and determine the current status of the owner's development plans.
- Board discussed next joint meeting on the 26th with the Selectmen to appoint an associate member.

**NEXT MEETING - Wednesday, September 26, 2007**

- Joint meeting with Selectmen to appoint associate member.
- Scenic Road hearing for Century Mill Estates

Future meetings: Oct 10 (Stephen Garner will not be able to attend) and Oct 24

Meeting adjourned at 9:35pm

*Minutes submitted by Jennifer Atwood Burney*