

**BOLTON PLANNING BOARD**  
**Minutes of Meeting**  
**September 26, 2007 at 7:30 P.M.**  
**Bolton Town Hall**

Present: Larry Delaney (Board Chair), Stephen Garner, Frank Lazgin and Town Planner,  
Jennifer Atwood Burney

Absent: Doug Storey (Vice Chair) and John Karlon

**DISCUSSION**

**1. 7:30 pm JOINT MEETING WITH SELECTMEN TO VOTE ON ASSOCIATE MEMBER OF PLANNING BOARD**

Present: Planning Board Members: Larry Delaney (Board Chair), Stephen Garner, Frank Lazgin and Selectmen: Panny Gerken (Chairman) and Curtis Plante (absent: Kenneth Troup).

Town Administrator, Jodi Ross informed the Planning Board members and Selectmen that candidate, Mr. Stadapolous is no longer interested in becoming an Associate member but rather a full member. He intends on attending future Planning Board meetings to see if he is indeed interested.

*A motion was made by Frank Lazgin, seconded by Panny Gerken to appoint James Owen as Associate Member to the Planning Board.*

*Vote: 5/0/0*

**8:00 PM JOINT SCENIC ROAD/SHADE TREE HEARING FOR CENTURY MILLS ESTATES**

Present: Bolton Tree Warden Mark Caisse

Applicants: Jeremy Downs, P.E. from GCG Associates and Andrew Bendetson.

At 8:00pm Chairman, Larry Delaney opened up the Hearing and read the hearing notice. Delaney explained the Shade Tree Statute and Scenic Road Bylaw. He informed the Applicant that two Planning Board members were not present at tonight's hearing and if the Hearing was to be continued, under the Mullins Rule, absent members would be able to listen to a digital transcript, read the minutes and be allowed to vote at the next meeting.

Jeremy Downs, P.E. from GCG Associates gave a presentation on the proposed trees slated to be removed for site distance requirements, grading, and construction of a large underground detention pond.

Delaney opened up the meeting to the public. Questions were posed on the actual posted speed and the required site distance. Downs explained site distance is based on the actual speed of cars not the posted speed limit. The study showed the actual speed of travel on Century Mills Road is 44 mph. Abutter Peter Cryan expressed concern over the large number of trees being removed that would give the appearance of a more open road that would entice drivers to increase their

speed and also will be used as a bypass road. Andy Gilbert suggested enforcing the speed limit to 30 if it meant saving more trees and felt that if more trees were left up it would force drivers to slow down. Panny suggested applying to the State to reduce the speed on the road. Curtis Plante explained that good design practices, site distances and safety were being addressed tonight. Jodi asked if Hudson Power could be used instead of National Grid. Andrea Gilbert mentioned a letter to the DEP in regards to the development. Downs answered Martha Remington's question in regards to why an above ground detention pond wasn't designed and why a large area of trees was going to be removed. Downs explained that the large area slated to be cleared of trees was due to grading and would be replanted with replacement trees as indicated on the plans. He explained that the underground retention area went through a review process and was approved and an above ground detention pond would require more trees to be cut. Mr. Bendetson pointed out that the Hearing was for the trees slated to be cut down on the Town's right of way and not the applicant's property. Jake Foote questioned whether this was the final plan and if the location of the road was approved. Mr. Bendetson answered that the location of the roads was approved in the application process.

After much discussion it was decided that a site walk was indicated and scheduled for Saturday, October 20th at 8:00am at Century Mills Road.

The Hearing continued onto Spectacle Hill Road. Ms. Ross asked about the 36' dead tree. Tree Warden, Mark Caisse said that the Town would remove the dead tree even if the Applicant didn't remove it due to safety and liability concerns for the Town. Martha Remington referred to the Heritage Landscape Report and pointed out that Century Mills Road was one of Bolton's most scenic roads and this should be considered when making a decision.

It was decided to continue the Hearing until after the site walk. Tree Warden, Mark Caisse will not be available until after October 15. The Hearing will be continued to October 24th at 7:45pm. Frank Lazgin informed the Board that he would not be available for this meeting, but because of the Mullin's Rule the Hearing could be continued with the other Board members.

Applicant Andrew Bendetson explained that he was concerned about not being able to pave after November 15th and requested that the Board break the Hearing into two sections and approve Spectacle Hill Road.

A request was made to provide a plan that indicated the type of trees to be replanted. Mr. Bendetson explained the difficulty in doing this because it was uncertain if ledge existed underground but agreed that between now and the 24th of October it would be noted on the plan.

Martha Remington asked if trees could be replanted at detention plan. Jeremy explained that due to pipe and site visibility this wasn't possible. Jake Foote asked if preexisting contours and final contours are on the plan. Jeremy told him they were. Martha Remington asked if the state is forcing the Engineer to comply with site distance and suggested updating the Bylaws to reflect if this is a requirement. Steve Garner requested staking out the site distances for the site walk.

***A motion was made by Steve Garner, seconded by Frank Lazgin to close the Hearing on Spectacle Hill Road and approve two trees to be removed and one dead tree.***

*Vote: 3/0/0 (not sure if I include tree warden's vote)*

The Tree Warden and Planning Board Chairman requested that the Applicant provide a tree plan of trees to be replanted.

### **OTHER ITEMS**

- Minutes for 9/12/07 Approved by Board 3/0/0
- Town Planner received an inquiry on a 75+ year old house that someone wants to teardown and rebuild using same footprint. The Board suggested she run this by the Boards of Appeal.
- Town Planner notified the Board about a 44 acre lot for sale on Hudson Road that the Realtor called about to state the owner is willing to sell it to the town.
- Board reviewed 3 driveway applications for Northwoods. Okay to sign.

**NEXT MEETING - Wednesday, October 10, 2007 at 7:30pm** *Oct 10 (Stephen Garner will not be able to attend)*

Future meetings: Site Walk Saturday, October 20, 2007 at 8:00 a.m. and Oct 24, 2007 at 7:30 p.m.

Meeting adjourned at 10:00 pm

*Minutes submitted by Jennifer Atwood Burney*