

BOLTON PLANNING BOARD
Minutes of Meeting
October 10, 2007 at 7:30 P.M.
Bolton Town Hall

Present: Larry Delaney (Board Chair), Doug Storey (Vice Chair), Frank Lazgin, John Karlon, Associate Member James Owen and Town Planner, Jennifer Atwood Burney

Absent: Stephen Garner

APPROVAL NOT REQUIRED

1. ANR – 2 Lots located northerly of the intersection of Main Street and Nourse Road

Present: Greg Roy P.E. – Ducharme & Dillis

Greg from Ducharme & Dillis presented an ANR plan for two lots located northerly of the intersection of Main Street and Nourse Road. The plan separates approximately 1.87 acres from a larger piece containing approximately 3.27 acres. Greg told the Board that lot 1 has an existing house with an approved septic. Lot 2 consists of a pool and old septic system from the existing house which may be reused.

The plan was deemed not to require subdivision approval by determining that the proposed lots shown on the plan front Nourse Road a public way and have proper access and meet the 200' minimum frontage requirements for Bolton's zoning bylaw: Lot 1 has 225.86' and Lot 2 has 243.32'.

A motion was made by Doug Storey, seconded by Frank Lazgin to endorse an approval not required plan of land entitled "Plan of Land, Bolton Massachusetts", dated August 28, 2007, prepared by Ducharme and Dillis, Bolton, MA, for Russell Benel.

Vote: 4/0/0

OTHER ITEMS

1. The Board discussed with Greg Roy As-Built Plans and Street Acceptance Plans that Ducharme & Dillis has prepared for Oak Trail. In response to his question as to the procedure for getting onto the Fall Town Meeting Warrant, the Board noted that the Selectmen had already closed the Warrant for Special Town Meeting on November 5th, 2007. The Board also referred to its Subdivision Rules and Regulations and suggested that Town Planner Jennifer Burney locate copies of memoranda detailing the procedure for road acceptance that were prepared some time ago. Larry Delaney noted that prior to road acceptance the owner of the project would need to deed the open space in the Subdivision to the Town. A draft deed had been prepared but was never finalized.
2. Greg Roy from Ducharme & Dillis inquired about 52 Meadow Road and potential issues with a driveway permit. The lot is on an approved common driveway but the owner seeks to reconfigure only that part of the common driveway that services his lot. The Board explained that the Applicant would have to file an individual driveway application and while it sounded like it would not be necessary to reopen the Special Permit hearing for the Common Driveway that the Board would want to be certain that any easements and maintenance agreements were not adversely affected.
3. Board approved "Prior Written Consent" in connection with the Scenic Road Hearing on Spectacle Hill Road.
4. The Board approved minutes for September 26, 2007 3/0/1 (Doug Storey not present at 9/26/07 meeting)

NEXT MEETING

- October 20, 2007 at 8:00 a.m. site walk for Scenic Road hearing – Century Mill Estates
- October 24, 2007 Continuance of Scenic Road Hearing – Century Mill Estates

Meeting adjourned at 9:00 pm

Minutes submitted by Jennifer Atwood Burney