

BOLTON PLANNING BOARD
Minutes of Meeting
October 24, 2007 at 7:30 P.M.
Bolton Town Hall

Present: Larry Delaney (Board Chair), Doug Storey (Vice Chair), Stephen Garner, John Karlon, and Town Planner, Jennifer Atwood Burney

Absent: Frank Lazgin and Associate Member James Owen

DISCUSSION

1. Lot 2B-1 Sawyer Road

Present: Blair and Robert Brissette

Blair and Robert Brissette inquired about the procedure for a driveway permit for Lot 2B-1 Sawyer Road. The Board suggested that a Scenic Road and Driveway Permit Application be submitted. The Board also suggested that Harold Brown review the driveway plans.

2. St Francis Church

Present: Chris Rudy

Mr. Rudy is currently conducting an appraisal of St. Francis Church and inquired about potential future uses. The Board explained that in order to change zoning it would have to go before Town Meeting and receive a 2/3rds vote. The Board recommended that Mr. Rudy inquire with the Board of Appeals in regards to a Special Permit for Use. The Board discussed that the Church could possibly be used as a Senior Center or for municipal offices.

HEARING

1. CONTINUANCE OF SCENIC ROAD HEARING – CENTURY MILL ESTATES

Present: Bolton Tree Warden Mark Caisse

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

Chairman Larry Delaney explained that Planning Board members, Doug Storey and John Lazgin who were absent from the September 24, 2007 Hearing were able to vote tonight because they fulfilled the Mullin Rule requirements of listening to an audio transcript and reading minutes.

Doug Storey gave a brief overview of what was discussed from the site walk held on October 20, 2007. Many of the trees east of the cart path from the 14” pine would remain until grading and the road was cut in which would determine if adequate site distance was obtained just from the grading done. The Board along with Mark Caisse, the Tree Warden had a discussion with the Applicant in regards to trees that would be reestablished near the underground infiltration system by the toe of the slope. The area behind the slope would remain wooded. Doug Storey asked if

the Applicants had a sense of what type of trees would be replanted. Mark Caisse responded that the species and location of the trees would be discussed with Conservation and Jeremy Downs replied that once the infiltration system was in they would have a better idea and would return to the Board with a planting plan. The Tree Warden indicated that he would give a list of tree types that should be replanted and will work with Mr. Downs once the infiltration system is in place. Doug Storey asked how many trees they felt would be replanted in the 100' stretch considering the power lines. Mr. Downs replied that approximately 8-12 trees would be replanted.

Steve Garner asked if the Applicants were considering Conservation's suggestion of planting a wildflower mix near the infiltration system. Mr. Downs stated that he and Andy Bendetson would both discuss this with Carol Gumbart from Conservation.

Abutters, the Gilberts expressed concerns about the graded areas and the replanting of trees. Larry Delaney explained that once the road is in and grading is complete then the Applicant would have a better sense of site distance which would determine exactly which trees should come down east of the road and how many and the type of trees that would be replanted. Mr. Delaney told the Board that the Applicant suggested a common driveway as an alternative to the road. The Common Driveway could be constructed along the existing cart path. The Gilberts responded that they were in favor of this suggestion. Mr. Delaney indicated that there would still be traffic and fire issues that would have to be dealt with.

Margaret Campbell had a general discussion with the Board and Applicant in regards to the potential of a common driveway. It was explained that a cart path can be used as a common driveway but not as a road. Ms. Campbell expressed concern about replanting in the area of the slope. Mr. Bendetson explained that it is not one of the required conditions, but he would want to replant trees in this area for aesthetic purposes because it is an entrance to the subdivision. Mr. Bendetson also stated that he had to meet with Conservation and the Carters on Spectacle Hill Road for a planting approval. Ms. Campbell expressed concern in regards to the grass requirement between the road and sidewalk and that it should be reduced from 5' to 3' to minimize groundwater runoff and potential flooding to her house. She would like to see minimal cutting or replanting. Mr. Delaney explained that this was already approved and that tonight's hearing was to discuss the trees and if Ms. Campbell wanted to change this condition, she would have to appeal to the Superior Court. Doug Storey explained that pre and post conditions can't change and the purpose of a detention and drainage system is to deal with this issue. He further explained that engineering calculations were submitted stating that proposed changes wouldn't worsen the conditions.

Mr. Delaney asked if there were any other comments or concerns and asked if the Applicant wanted to continue the Hearing until Planning Board Frank Lazgin was present. Tree Warden, Mark Caisse stated that he was satisfied from the site walk. Mr. Bendetson indicated that he wanted a vote from the Board tonight.

A motion was made by Doug Storey, seconded by John Karlon to endorse a Scenic Road Plan dated August 3, 2007, drawn by GCG Associates, Inc., for Century Mills Estates with changes discussed, limiting the number of trees to be cut down east of the road and not beyond the 14'

pine with the replanting of new trees to replicate the pre-construction conditions and finalizing the 8-12 trees to be replanted in the westerly portion at a later date.

Vote: 4/0/0

NEXT MEETING

- November 28, 2007 at 7:30pm

OTHER MEETINGS

- November 15, 2007 at 8:00pm Affordable Housing Partnership - Municipal Coalition for Affordable Housing

Meeting adjourned at 9:00 pm

Minutes submitted by Jennifer Atwood Burney