

BOLTON PLANNING BOARD
Minutes of Meeting
November 14, 2007 at 7:30 P.M.
Bolton Town Hall

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

Absent: Stephen Garner and Associate Member James Owen

DISCUSSION

52 Meadow Road – Driveway

Present: Greg Roy from Ducharme & Dillis

At a previous meeting Greg Roy from Ducharme & Dillis had 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 had 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.

Mr. Roy was present before the Board and issued a Driveway Easement granted by 46 and 48 Meadow Rd. and Consent of Lot owners of 50 & 54 Meadow Rd., both of which will be filed at the Registry of Deeds. Mr. Roy presented the Driveway Relocation Plan and explained the driveway was being relocated to address current driveway sloping issues. Current slope is 21 degrees and will be reconfigured to 8.

A motion was made by Doug Storey, seconded by Frank Lazgin to endorse the Driveway Application for a driveway permit for a driveway plan entitled “Driveway Relocation Plan, 52 Meadow Road, Bolton Massachusetts”, dated October 5, 2007 prepared by Ducharme and Dillis, Bolton, MA.

APPROVAL NOT REQUIRED

ANR – 2 Lots located northerly of the intersection of Main Street and Nourse Road 133 and 147 Nourse Road

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

Greg from Ducharme & Dillis presented a new ANR plan for two lots located northerly of the intersection of Main Street and Nourse Road. The initial ANR submitted and signed by the Board on October 10, 2007 was returned to the Board and never filed with the Registry of Deeds. The plan before the Board separates approximately .25 acres from Lot 4A (133 Nourse Rd.),

creating Parcel A, a non buildable lot. According Mr. Roy the lot line change will address a buffer issue for 147 Nourse Road.

The plan was deemed not to require subdivision approval by determining that the lot line change and separation of .25 acres from Lot4A shown on the plan front Nourse Road a public way and has proper access and meet the 200' minimum frontage requirements and required minimum lot area for Bolton's zoning bylaw. Lot 4A has 469.18' frontage and 4.90 acres.

A motion was made by John Karlon, 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

ADMINISTRATIVE ITEMS

1. Reviewed and signed decision for Century Mill Road Scenic Road Hearing.
2. Board discussed having Rob Oliva review Asbuilts for the Oaks as soon as possible.
3. Discussed and identified future goals: earth bylaw and updating zoning regulations
4. Board agreed to move forward with the Master Plan, which was approved by the Board in February 2007. Agreed the Master Plan is a planning document that can change and felt it was important to get it submitted to the State.
5. Board discussed the tree and stonewall removal at 60 Frye Rd, a scenic road. Although Harold Brown felt that none of the trees were large enough or in the Town right of way, Tree Warden Mark Caisse felt that some of the smaller ones may have been. The Board discussed how they would handle the matter and may possibly issue a letter to the owner with a copy of the bylaws. Doug Storey agreed that he would conduct a site visit to see if it is an issue. The Board will discuss at the next meeting how to address the matter.
6. Board discussed Mr. Moss's request to the Town Planner to release the last lot on Harvard Road Common Driveway. The Board decided that the developer can pave or issue a bond at one and a half the cost of paving. Town Planner would pass this information on to Mr. Moss.
7. Board decided to review and endorse Definitive Plans submitted for Century Mills Estates at the next Board meeting.

NEXT MEETING

November 28, 2007 at 7:30p.m.

Meeting adjourned at 9:00 pm

Minutes submitted by Jennifer Atwood Burney