

**BOLTON PLANNING BOARD**  
**Minutes of Meeting**  
**November 28, 2007 at 7:30 P.M.**  
**Bolton Town Hall**

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

**DISCUSSION**

**1. Common Driveway Corn Road-Lots 5-10**

Follow up discussion on common driveway from February, 2007. The Board in previous meetings asked that the Brookfield Farm Homeowners Association issue a letter as acceptance of the existing finished common driveway that services house numbers 10, 14, 18, 22 & 26. A letter dated March 30, 2007 was received by the Board signed by all the residents. Robert Oliva inspected the common driveway and issued a letter of his findings dated November 28, 2007.

**2. 60 Frye Road**

The Board continued discussion on the tree clearing and stone removal at 60 Frye Road, a scenic road without obtaining a permit. The Board suggested that a proactive approach be taken to avoid future situations like this, and suggested providing new home owners a packet of information from the various town departments/Boards. The Board discussed that the scenic road bylaw doesn't grant much authority to the Board when it comes to dealing with this issue.

**3. Oaks**

**Present:** IGC General Manager, Brian Lynch

Rob Oliva submitted a report of a recent site inspection. The Planning Board discussed:

**Detention basins at the intersection of Ballville Road need to be stabilized.**

Rob Oliva had verbally expressed to Town Planner that the detention basin would need to be stabilized by loam and seed and Harold Brown suggested that it wait until spring since there would be no chance of seed taking hold now and the loam would be at risk of washing out. The Board asked Town Planner to clarify this with Rob Oliva. Brian Lynch agreed that loaming and seeding would be done prior to the 2008 Town Meeting.

**Open Space Deed**

In discussion with Brian Lynch it was agreed that the intent of the Open Space is to remain as conservation land. Mr. Lynch will have a draft deed submitted to the Planning Board and will be reviewed by Town Counsel. Since the open space is being deeded to the Conservation Commission it does not need to go before Town Meeting to be accepted by the Town.

**Material Slips**

Review of material slips from the finished paving is still needed. Mr. Lynch will get this to the Planning Board and Robert Oliva for review.

## **Culverts**

The driveway culverts previously identified by Rob Oliva during a site inspection in January 2007 identified existing culverts on Lots 9, 27, 33, 3, 8 and 30 that did not meet the requirements of the plans. Durcharme and Dillis has provided calculations that support the sizing of the sizing of the existing driveway culverts, as installed, on Lots 9, 27, and 33. We still need confirmation from Ducharme & Dillis for Lots 3, 8 and 30

## **4. Century Mills Estates**

The Board reviewed and signed submitted Definitive Plans revised October 22, 2007. Stephen Garner rescused himself.

## **5. 52 Meadow Road – Driveway**

The Board decided at a previous meeting that it wasn't necessary to reopen the Special Permit Hearing for the Common Driveway and that an individual driveway application could be submitted. Building Inspector, Frank Krysa told Town Planner that a driveway application wasn't necessary and suggested that the Planning Board reopen the Special Permit Hearing. The Board discussed this, and again determined that a Hearing was not needed. The Board indicated that the new Driveway Plan, Driveway Easement and Decision should be filed with the Registry of Deeds by the Applicant. The Consent of Lot Owners does not have to be filed and was solely for the purpose of the Board. The Applicant will not have to submit a driveway application nor obtain a building permit. The Applicant would have to submit an asbuilt to the Board when the driveway is complete. The Decision should reference the Declaration of Common Driveway, Covenants and Special Permits.

## **OTHER BUSINESS**

The Board suggested to the Town Planner that a letter be sent to Andrew Bendetson, developer for Century Mills Road asking him to schedule a preconstruction meeting that would include the various Town departments before commencing construction. The Board would also like the developer to put up signage directing construction vehicles about access and hours of operation.

## **NEXT MEETINGS**

- December 12, 2007 at 7:30pm

Meeting adjourned at 10:00 pm

*Minutes submitted by Jennifer Atwood Burney*