

BOLTON PLANNING BOARD
Minutes of Meeting
December 12, 2007 at 7:30 P.M.
Bolton Town Hall

Present: Larry Delaney (Board Chair), Doug Storey (Vice Chair), John Karlon, Associate Member James Owen and Town Planner, Jennifer Atwood Burney
Not Present: Frank Lazgin and Stephen Garner

DISCUSSION

1. 52 Meadow Road – Common Driveway – Paul Mazzarella

In a prior meeting the Board decided it wasn't necessary to reopen the Special Permit Hearing for the Common Driveway. After tonight's discussion the Board decided that an Approval Not Required (ANR) Driveway Plan and Driveway Easement would be necessary and must be filed with the Registry of Deeds by the Applicant. The Consent of Lot Owners does not have to be filed with the Registry of Deeds and is solely for the purpose of the Board. The Applicant will be given a written Decision which will not have to be filed.

2. Wireless Communication Facility (WCF)

The Board discussed the siting of a cell phone tower at the town transfer station. The Board requested that the Town Planner compile a list of existing sites and the approval process. The Board would also like to find out who was on the previous committee involved with writing the WCF bylaw and inquire if they would like to get involved and work with the Board in amending the current Bylaw. Doug and John expressed interest in working on the Bylaw.

3. Northwoods Subdivision– Chuck Black

Mr. Black presented a guardrail plan drawn by Ducharme & Dillis dated May 1, 2007 and explained to the Board that a portion of the proposed guard rail for Ledge Wood Circle at the Northwoods subdivision was not needed. Of the 150' proposed guardrail, 95' is not required due to a 1:5 slope or less, and 10' wide shoulder. Only 72' of guard rail needs to be built. Mr. Black indicated that Larry Ducharme and Doug Storey had conducted a site visit last year and agreed the guardrail was not needed in the section discussed this evening.

A motion was made by Doug Storey, seconded by John Karlon to approve the guardrail request reducing the 150' guardrail to 72' as shown on a Guardrail Plan for Ledgewood Circle, located in Bolton Ma, drawn by Ducharme and Dillis on may 1, 2007.

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Mr. Black also discussed eliminating the sidewalk due to site conditions such as ledge. The Board would consider placing a side walk on just one side of the road or a side walk that meanders due to site conditions. Before making a decision the Board would like to refer to the Decision and also would consider that people living at Northwoods may expect to have a sidewalk constructed. The Board would also like to conduct a site walk in the spring prior to any work in order to develop a plan based on site conditions. The Board indicated that they would like Mr. Black to come before the Board with a sketch of the proposed sidewalk. The Board

asked when Mr. Black felt the road would be finished. Mr. Black indicated in the summer of 2008 and need to go through one winter and then be accepted at Town Meeting in the spring of 2009. He indicated that there are 8 remaining lots to be built.

OTHER BUSINESS

1. Resigned ANR plan for Russell Benel, 133 Nourse Road drawn by Ducharme and Dillis. Someone had accidently folded the previously signed Mylar and the Registry of Deeds would not accept it.
2. Discussed road acceptance fee for the Oaks.
3. Asked the Town Planner to get in touch with Bruce from Great Brook Farm to discuss coming in for a Special Permit from the Planning Board since the zoning is now Limited Business and he was operating under a residential/Agriculture permit from the Board of Selectmen. The Board also suggested he come before the Selectmen to obtain a liquor license and to discuss parking and signage.
4. The Board again discussed having the Town Planner send a letter 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.
5. The Board discussed having place holder for Earth Removal Bylaw for Spring Town Meeting.

NEXT MEETINGS

- January 9 and January 23 2008 at 7:30pm

Meeting adjourned at 9:30pm

Minutes submitted by Jennifer Atwood Burney