

**BOLTON PLANNING BOARD**  
**Minutes of Meeting**  
**January 9, 2008 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. 423 South Bolton Road – Builder for homeowner Keri Sefton**

Per the Building Inspectors' request, the Planning Board discussed the demolition and rebuilding of a home on 423 South Bolton Road. The Applicant went before the Historical Commission to determine if the house was of historical significance. On December 10, 2007 the Commission determined that the home was not "preferably preserved" and the demolition will not be detrimental. The Conservation Commission determined that a Notice of Intent was not required as long as the work is completed in accordance with the plans submitted. The question before the Planning Board is if the demolition and rebuilding of a single dwelling would increase the nonconforming structure. The Board determined by the practical reading of Bolton Zoning Bylaw Section 2.1.3.3 Pre-existing Nonconforming Uses and Structures, that an alteration or extension of a pre-existing nonconforming single dwelling on the same foundation would not increase the nonconforming nature of the structure. At the request of the Building Inspector the Applicant will also go before the Board of Selectmen for their opinion.

**OTHER BUSINESS**

**1. Northwoods Subdivision Lots 24 and 25**

At a Planning Board meeting dated November 29, 2006, the Board voted to approve the release of Lot 24 at Northwoods (25 Ledge Wood Circle), contingent on receipt of a letter from Kendall Homes that acknowledges they will not transfer Lot 25 until the road is complete. The Board received this letter from Kendall Homes dated January 9, 2008. The Planning Board determined that the existing Tri Party Agreement had expired as of November 2007 and will not release lot 24 until they receive documentation that this will be extended. Lot 25 (29 Ledge Wood Circle) and \$82,500 in an escrow account/Tri Party Agreement will be held to ensure adequate completion of the road.

**Note:** Following the meeting the town planner received documentation that this agreement was extended to June 30, 2008. A note was issued to the Building Inspector that the Agreement must be extended before any building permits or driveway permits are issued. To date, Lots 17, 19, 28 and 30 need to be completed.

- 2.** The Board discussed the Oaks road acceptance procedure with the Town Planner and felt that a hearing was not needed and was done at the past Selectmen meeting. They suggested that the Town Planner look at the process used for Danforth and Quail Run.

3. The Board discussed the WCF bylaw and that zoning could be changed to industrial with a variance from the Board of Appeals for setbacks.

**NEXT MEETINGS**

- January 30, 2008 at 7:30pm

Meeting adjourned at 9:30 pm

*Minutes submitted by Jennifer Atwood Burney*