

BOLTON PLANNING BOARD
Minutes of Meeting
March 26, at 7:30 P.M.
Bolton Town Hall

Present: Larry Delaney (Board Chairman), Doug Storey (Board Vice-Chairman), John Karlon and James Owen (Associate Member)
Not Present: Frank Lazgin and Stephen Garner

GENERAL BUSINESS

7:30 p.m. – Signing Special Permit for Backland Lots 69 ANNIE MOORE ROAD

Present: Applicant, Charles H. Lord

In a public hearing that took place on January 23, 2008 and was continued to February 13, 2008, the Board approved a special permit for the creation of two backland lots located at 69 Annie Moore Rd. The mandatory appeal period had passed and the members of the Board that were present at the earlier meetings signed a plan entitled “Plan of Land in Bolton, Mass” prepared for Charles H. and Jean F. Lord by David E. Ross Associates, Inc. (Ayer, MA), dated December, 2007 with revision on February 12, 2008.

7:45 p.m. – Discussion with David Barnes, 118 Burnham Rd. on demolition/reconstruction of barn

Present: David Barnes

A discussion with David Barnes of 118 Burnham Road took place concerning his interest in demolishing and rebuilding the barn on his property. John Karlon inquired what the costs would be to renovate the barn, both to historical specifications as well as for a general rebuild and the applicant explained how either course of action was basically cost prohibitive. Larry Delaney explained bylaw 2.1.3.3. and how it impacts rebuilding a barn in place of the current pre-existing non-conforming structure. The applicant was advised to speak with the Zoning Board of Appeals regarding this bylaw as Planning Board was not the controlling body in this area. Karlon advised the applicant to speak with the Historical Commission and what the process of the demolition delay bylaw entailed.

8:00 p.m – ANR for 357 Main & Burnham Rd. Skinner Auction

Present: Greg Roy from Ducharme & Dillis

The Board endorsed an approval not required plan of land entitled “Plan of Land in Bolton, Massachusetts, prepared by Ducharme & Dillis Civil Design Group, Inc., (Bolton, MA) dated July 25, 2007, for Nancy R. Skinner of 401 Main Street, Bolton, for land located at Main Street and Burnham Road identified on the Assessors map as parcels 20 and 21. The plan was deemed not to require subdivision approval.

The plan separates one new lot (lot 1) and two new non-buildable parcels (Parcel B and Parcel A) from a larger parcel of land identified as Parcel 20 (410 Main Street) which currently consists of 35.13 acres and contains an existing house, shed and barn. The remainder of the original parcel will consist of 7.22 acres and is identified as Lot 2. Lot 1

will consist of 8.70 acres with frontage on Burnham Road, Parcel B a non-buildable lot will consist of 18.19 acres and Parcel A, a non-buildable will consist of 1.00 acres.

Parcel 21 (357 Main Street) has an existing commercial building and currently consists of 15.8 acres. Parcel C is being separated from this lot and will consist of 3.00 acres.

Parcels B and C will hold a Conservation Restriction and will be deeded to the Bolton Conservation Trust. Only one buildable lot is being created overall.

A motion was made by Doug Storey, seconded by John Karlon to approve an Approval Not Required plan submitted entitled "Plan of Land in Bolton, Massachusetts, prepared by Ducharme & Dillis Civil Design Group, Inc., (Bolton, MA) on July 25, 2007 for Nancy R. Skinner, 401 Main Street, Bolton, MA" for land located at Main Street and Burnham to create three (3) new parcels and one (1) new lot identified as Parcel A, Parcel B, Parcel C, and Lot 1.

Vote: 3/0/0

Meeting adjourned at 8:20pm

Minutes submitted by John Karlon