

**BOLTON PLANNING BOARD**  
**Minutes of Meeting**  
**April 23, 2008 at 7:30 P.M.**  
**Bolton Town Hall**

Present: Larry Delaney (Board Chairman), Doug Storey (Board Vice-Chairman), John Karlon, Frank Lazgin (arrived at 7:45 pm), James Owen (Associate Member) and Town Planner, Jennifer Atwood Burney  
Not Present: Stephen Garner

**PUBLIC HEARINGS**

1. 7:30 pm Wireless Communication Facilities Bylaw Public Hearing

Larry Delaney, the Board Chairman opened up the Public Hearing at 7:40pm. No one was present from the public.

*A motion was made by John Karlon, seconded by Doug Storey to waive the reading of the Hearing notice.*

*Vote: 3/0/0 (Frank Lazgin not yet present until 7:45pm)*

The Board had a general discussion on the Wireless Bylaw amendment and closed the Hearing.

*A motion was made by Doug Storey, seconded by Frank Lazgin to close the Hearing to amend the Wireless Communication Bylaw.*

*Vote 4/0/0*

*A motion was made by Doug Storey, seconded by John Karlon to recommend the proposed Bylaw changes for the Wireless Communication Bylaw for Town Meeting.*

*Vote: 4/0/0*

**GENERAL BUSINESS**

1. 8:15 pm Bolton Public Library – Presentation of Library expansion project.  
Present: Librarian Kelly Collin, Owner's Project Manager (OPM) Richard Markes and Architect Drayton Faire

Mr. Markes gave the Board an overview of the Library expansion project. Currently the library is seeking (3) variances and a Special Permit from the Board of Appeals with a Hearing scheduled for May 13, 2008 at 7:00pm. Mr. Markes explained that the variance for relief from the 20' rear setback may be withdrawn. The library hopes to break ground in September 2008 and have the library built within 14-15 months. To date a builder has

not been selected. Mr. Storey asked why parking was not located on the left side of the property. Mr. Markes responded that parking was put on the right side of the building due to planning and accessibility as well as constraints from sloping and grading which is higher on the left side of the building. Mr. Markes said the library is considering putting photovoltaics which has a 5-year payback and hopes to receive 53% of the cost in rebates. They are no longer considering geothermal because of costs and a 20-year payback.

*A motion was made by Doug Storey, seconded by John Karlon that the Planning Board vote to express its support in the library as currently designed and that the plan is not more detrimental to the neighborhood.*

*Vote: 4/0/0*

## **OTHER BUSINESS**

### **1. Review & discuss Conservation Restriction and Covenant for Century Mill Estates**

Mr. Delaney and the Town Planner updated the Board on the status of the Conservation Restriction and Covenant for Century Mill Estates. After a conference call with the Town Attorney, Mr. Delaney, Carol Gumbart from Conservation and the Town Planner, Ms. Gumbart will ask the Applicant and his attorney to clarify some of the issues that are related to the Conservation Restriction. At the last meeting the Board requested that the Town Planner ask Town Counsel for an example of an appropriate and updated covenant that should be used in the Subdivision Rules and Regulations. After review Town Counsel indicated that the current form being used is adequate and is similar to ones used by other towns. The Applicant's attorney, Meredith West was asked to redraft the Covenant using the current form found in Bolton's Subdivision Regulations.

### **2. Discuss Road acceptance for Oak Trail**

The Town Planner updated the Board on the recent road acceptance hearing held by the Selectmen on April 17. The open space deed has been completed and the Town Planner inspected the seeding of the detention basin and found it to be adequate. At the Hearing Bryan Lynch questioned whether or not the Oaks should be exempt from the road acceptance fee the Planning Board is requesting. The Planning Board requested that the Town Planner inquire into whether or not the Oaks is exempt from this fee.

### **3. Inquiry for car sales in Limited Business**

The Town Planner explained to the Board that she had received an inquiry as to whether or not Enterprise Car Rental could locate a business in the Limited Business district to sell former rental cars to Corporations and not to the general public. The Planning Board stated that according to the Bylaws the sale of vehicles was not a permitted use in any district in town.

4. The Board approved Meeting Minutes
5. Planning Board Chairman, Larry Delaney is stepping down from his position, tonight being his last Planning Board meeting. The Board members thanked Larry for all his hard work and dedication to the Planning Board and to the Town over the past 10-years. He has been a great asset to the Board and will be sadly missed.

**NEXT MEETINGS**

May 14, 2008

May 28, 2008

**OTHER MEETINGS**

April 28, 2008 at 7:00pm Affordable Housing Seminar (6:30 Sugar Road Discussion)

May 1, 2008 – at 7:00 pm MAGIC (Bolton hosting meeting)

May 5, 2008 – Town Meeting

May 13, 2008 – at 7:00 pm ZBA Library Public Hearing

Meeting adjourned at 9:55 pm

*Minutes submitted by Jennifer Atwood Burney, Town Planner*