

**BOLTON PLANNING BOARD**  
**Minutes of Meeting**  
**July 9, 2008 at 7:30 P.M.**  
**Bolton Town Hall**

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

Not Present: Mark Duggan,

**PUBLIC HEARINGS**

8:15 pm           Amendment of Town Zoning map by deleting the water resource protection district and updating definition in Section 2.6 to reflect the date of the map revision. Oak Trail will be shown as a public way. This Article is on the July 14, 2008 Town Meeting.

At 8:15pm Doug Storey read the hearing notice for the amendment of the Town Zoning Map. The Board reviewed the revisions from the last revision date of October 31, 2005 and closed the Hearing. There were no public comments.

*A motion was made by John Karlon, seconded by Steve Garner to close the Hearing to amend the Town Zoning Map.*

*Vote 4/0/0 (Approved)*

*A motion was made by Steve Garner, seconded by John Karlon to add WCOD (Wireless Communication Overlay District) to all business, limited business, industrial and parcels identified in the Wireless Communication Overlay District and as identified in the Town of Bolton Zoning Map revised July 2, 2008.*

*Vote: 4/0/0 (Approved)*

*A motion was made by John Karlon, seconded by Steve Garner to amend the appearance of the title blocks and legends as shown in version A of the Town of Bolton Zoning Map revised July 2, 2008 .*

*Vote: 4/0/0 (Approved)*

*A motion was made by Doug Storey, seconded by Frank Lazgin to recommend the proposed bylaw changes for updating the Town of Bolton Base Map for Town Meeting.*

*Vote: 4/0/0 (Approved)*

8:45 pm Amendments of Activity Regulations 2.5.5.2 (j) and Schedule of Uses 2.3.4 to allow the sale of new and used motor vehicles (wholesale only) by Special Permit by the Planning Board in the Limited Business and Commercial Districts only and to allow the sale of used cars (limited to 2) by Special Permit issued by the Board of Selectmen in the Residential District. Articles are on July 14, 2008 Town Meeting

At 8:45 Doug Storey read the hearing notice for the amendment of town zoning bylaws to amend the Activity Regulations 2.5.5.2 (j) and Schedule of Uses 2.3.4 to allow the sale of new of new and used motor vehicles (wholesale only).

The Chairman explained to the Planning Board members that the Applicant (Enterprise Rent-A-Car) had withdrawn its proposed lease agreement with Condyne (formerly known as the Flatly Building). The Chairman stated to the board members that it did not make sense to go forward and recommended passing over the article at Town Meeting. There were no public comments.

*A motion was made by John Karlon, seconded by Steve Garner to close the Hearing to amend the zoning bylaw.*

*Vote 4/0/0 (Approved)*

*A motion was made by John Karlon, seconded by Frank Lazgin to pass over articles 2 and 3 at town meeting.*

*Vote: 4/0/0 (Approved)*

### **GENERAL BUSINESS**

**7:30 pm ANR**

**Applicant:** Ducharme and Dillis

**Owner:** Rodger Kane

**Property Address:** 460 Main Street, Bolton

**Request:** A parcel of land is being combined with an abutting lot

The town planner told the Board that she had received a letter from the applicant dated July 9<sup>th</sup> requesting to withdraw the ANR.

**7:45 pm ANR**

**Applicant:** Ducharme and Dillis

**Owner:** David Santini

**Property Address:** 66 Whitcomb Rd (Assessor's Map 6D Parcel 75) and combined with 74 Whitcomb Road (Assessor's Map 6D Parcel 58)

**Request:** A parcel of land is being created from 66 Whitcomb Rd (Assessor's Map 6D Parcel 75) and combined with 74 Whitcomb Road (Assessor's Map 6D Parcel 58)

The Board endorsed an ANR plan submitted by Ducharme & Dillis for the Applicant, David Santini. Parcel A (not a building lot) will consist of 87,098 S.F and is taken from 66 Whitcomb Rd (Assessor's Map 6D Parcel 75) and is to be combined with 74 Whitcomb Road (Assessor's Map 6D Parcel 58)

### **OTHER BUSINESS**

1. Approve Meeting Minutes (no minutes to approve)
2. Planner update:
  - The Town Planner told the Board she had recently sent a letter to Brian Lynch in regards to Oak Trail but hadn't heard back from him.
  - Ms. Burney told the Board she had recently received a call from Chuck Black from Kendall Homes in regards to doing a mixed use project on a parcel of land on Main Street owned by the Stephenson family. Ms. Burney recommended to the Board that they should consider taking a proactive approach in guiding future development and consider village zoning and design guidelines. She recommended to the Board that they consider obtaining the services of a consultant to help in the process. The Board discussed organizing a committee to look at commercial growth and parcels and consider developing design guidelines and a village overlay district. Steve Garner volunteered to inquire with Cape Cod towns to see who they used for design consultants. The Board also discussed setting time aside at each meeting to focus on a different growth related topic such as mixed use, overlay district and design guidelines. The Board agreed to consider obtaining the services of a consultant and asked the town planner to look into the logistics of it. Frank Lazgin volunteered to create a survey that would be posted on the webpage and sent to email to residents in town.
  - Ms. Burney stated that she had recently received an inquiry in regards to 713 Main Street about the potential of a liquor store or convenient store. The Board thought it had lost its use as an antique shop. The Planner agreed to look further into the use allowed and whether it lost its business use.

### **NEXT MEETING**

**July 23, 2008**

Meeting adjourned at 9:50 pm

*Minutes submitted by Jennifer Atwood Burney, Town Planner*