

BOLTON PLANNING BOARD
Minutes of Meeting
July 23, 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), Mark Duggan, and Jennifer Atwood Burney (Town Planner)

PUBLIC HEARINGS

None

GENERAL BUSINESS

1. 7:30 pm The Board met with developer, Chuck Black and the Stephenson family (John and son) to discuss future development on a parcel of land on Main Street. Carol Gumbart from Conservation was also present. The land is located adjacent to the church and Verizon telephone building. The idea of a mixed use project was discussed that could possibly include condos/affordable housing and businesses. Frank Lazgin stated that the Boards purpose was not to recommend a specific project, but to guarantee that the public interest was met. The Smith property was also discussed, citing that a few years back a conceptual plan was brought before the town but that it was not approved at town meeting. The Board stated that they are in the process of creating a public survey and will soon be discussing Main Street and the creation of a village overlay district. The Board suggested that Mr. Black and the Stephenson family come back before the Planning Board and Board of Selectmen with a conceptual plan for the parcel in concern. The Stephenson land located on Wattaquaddock Hill Road across from the ball field was also discussed. The Board suggested that this land could be used for parking or other town uses, and that the town may want to consider its purchase before the family lists it for sale. Carol Gumbart suggested the possibility of affordable housing or parking for this parcel. Mr. Storey asked what the land was valued at. Mr. Stephenson replied that it was assessed at \$280,000. Mr. Storey suggested that in order for the town to purchase the land it would have to go before the town at the spring town meeting. Mr. Storey stated that he felt it was a nice parcel for the town.

2. 8:00 pm The Board met with Mr. Vespa at his request regarding a parcel of land located at 207 Wilder Road, Map & Parcel number 5.A-3, which consists of approximately 23.12 acres. Mr. Vespa was before the board to discuss the development potential for a subdivision since the parcel lacks the required frontage. A total of 42.84' of frontage exists through an easement granted in front of a stone wall. The family members who would like to sell the land for development hired Ross Associates to design a subdivision. The Planning Board stated they were not approving or denying or giving advice but based on the facts presented it did not appear that it would qualify for neither a subdivision road nor a back land lot.

3. Mark Duggan, board member stated that the Skinner property is currently for sale. The Skinner business had relocated to Marlboro for future expansion possibilities. The Board stated that the expansion of the Skinner property was never approved. The plan before the board in the past was just conceptual. Under limited business, a Special Permit would be required.
4. Board discussion on Village Overlay District and Design Guidelines. The Board discussed Main Street business and how the neighbors would feel and whether there is a demand for it. The Board questioned whether local brokers would have any data available and thought a consultant would cost around \$10,000-\$15,000.

OTHER BUSINESS

1. Approve Meeting Minutes
2. Planner update:
 - Business inquiries: mini storage and Skinner property
 - Bill for Northwood's bond estimate. Board would like fees and expenses reviewed and if not money is in escrow to forward the bill to Chuck Black.
 - Culvert approval for Oaks Lot 24. The Board approved this one culvert, but said it would be the last one.
 - Building Application for lot 32 located at Field Stone Way (Northwood's subdivision). The Board signed the application.

NEXT MEETING

August 13, 2008 at 7:30 pm

August 27, 2008 at 7:30 pm

Meeting adjourned at 9:50 pm

Minutes submitted by Jennifer Atwood Burney, Town Planner