

**BOLTON PLANNING BOARD**  
**Minutes of Meeting**  
**October 8, 2008 at 7:30 P.M.**  
**Bolton Town Hall**

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

Not Present: Mark Duggan, Frank Lazgin, and Stephen Garner

**PUBLIC HEARINGS**

None

**GENERAL BUSINESS**

**1. 7:30 pm Public Safety Building Presentation**

Present: Members of the Public Safety Building Committee, Christopher Garcia, consulting engineer, and architects Kevin Lipe and Brian Humes.

An overview of the public safety building was presented by the consultants. Drainage calculations and plans were submitted to the planning board for the board's engineer, Rob Oliva to review. The Public Safety Committee requested that Rob Oliva contact Chris Garcia, the consulting engineer with any issues. If any changes were required there was time to modify the bid through an addendum. A discussion on the force main, subsurface detention basin, phasing of the project, oil tanks, fire safety, parking, walkways, traffic flow, green space, and lighting were discussed. Next steps: The Selectmen reviewed the plans in August and currently the project is out to bid. Sub bids are scheduled for November 5<sup>th</sup> and general contractor bids on November 20 and once in place bonding will be secured. If bonding is secured they are looking at breaking ground on December, 2008 and project completion in 500 calendar days. The work schedule is Mon-Fri 7:30-3:30pm no holidays or weekends. The planning board will review Rob Oliva's comments at the next planning board meeting and vote to approve the project.

**2. 8:15 pm ANR Lots 24 & 25 Oak Trail. Applicant, Kenneth Elworthy requesting to combine 2 lots into 1 lot.**

Present: Larry Ducharme from Ducharme and Dillis Engineering.

*A motion was made by John Karlon, seconded by James Owen to approve an Approval Not Required Plan (ANR) to combine 2 lots identified as lots 24 and 25 on the definitive subdivision plans for the Oaks and identified by the Bolton Assessors as Map and Parcel 4A 38 and 39 and shown on a Plan entitled "Plan of Land, Bolton Massachusetts, prepared for Kenneth and Heidi Elworthy by Ducharme & Dillis Civil Design Group, dated September 17, 2008.*

*Vote: 3/0/0*

**3. 8:30 pm Wattaquodock Hill Road Common Driveway (295-298) – Robert Jones inquiring about the process to release funds the planning board is holding in escrow to ensure completion of the common driveway.**

Present: Residents Diane Swenson of 299 Wattaquodock Hill Road and Robert Jones of 295 Wattaquodock Hill Road.

The residents present inquired about the process for completing the common driveway and releasing the bond to the homeowners and not to the developer who posted the bond. Currently there are 3 residents and one unbuilt lot. No homeowner's association exists. According to the residents the developer, Randy Boyle has no intention of completing the common driveway. The board is holding \$13,500 to ensure completion. The next steps were discussed: 1) The residents will inquire about obtaining something in writing from Mr. Boyle granting the release of the bond to the residents. 2) The residents will look into forming a home owner's association. 3) The town planner will obtain town counsel's opinion on the legal process of releasing a bond to someone other than the developer who posted the bond. The Board told the residents that the road would have to be completed as approved. Any changes would be a modification to the plan and the board would have to determine if a public hearing would be needed based on the desired changes.

**4. 8:45 pm David Wagner of 145 Wilder Road – Common Driveway- Residents would like to restore driveway to As Built condition.**

Present: David Wagner of 145 Wilder Road.

Mr. Wagner explained that the residents would like to restore the road to the as built condition. He mentioned that he recently spoke to Harold Brown, DPW Director in regards to the issue at the top of the driveway. Mr. Brown suggested installing a paved apron and stay away from crowning the driveway. The apron would consist of a 50' x 20' section. Mr. Wagner said they are working with Conservation Commission on a Notice of Intent and asked the board what their thoughts were if Con. Comm. requires additional work. Mr. Storey stated that the board would support any changes the Conservation Commission suggested if it were to improve the situation. The board would like to be informed of any changes. If changes went beyond the as built condition the board would have to consider a modification to the Special Permit granted.

**OTHER BUSINESS**

Approve Meeting Minutes (no minutes to approve).

Planner update:

1. Northwood's' request to switch lots. The Board is holding lot 28 and Chuck Black would like board to hold lot 25 instead.

***A motion was made by John Karlon, seconded by James Owen to approve Chuck Blacks' written request to hold lot 25 in place of lot 28 to ensure completion of the project at Northwoods.***

***3/0/0***

2. Signing of Common Driveway Modification for Long Hill Road from 2007. The Board reviewed Town Counsel's opinion. The Board would like to reopen the hearing. They would defer the application fee, but any costs for abutter notification and hearing notices would have to be paid by the applicant. Also, all owners of the 3 lots would have to provide documentation agreeing to the modification of the common driveway.
3. Northwood's' (Dee Bus Service started bus service this week) (still waiting for Post Office decision)
4. Village Overlay. The board requested that a notice be placed in the newspaper about the public forum on October 23<sup>rd</sup>.

**NEXT MEETING**

**October 22, 2008 at 7:30 pm**

**October 23, 2008 at 7:00 pm Village Overlay Public Forum with UMass**

**Other Meetings:**

**October 15, 2008 at 10:00am UMass-Amherst presentation at UMass, Amherst  
Grad Dept of LARP**

Meeting adjourned at 9:45 pm

*Minutes submitted by Jennifer Atwood Burney, Town Planner*