

**BOLTON PLANNING BOARD  
MEETING MINUTES  
December 9, 2009 at 7:30 P.M.  
Bolton Town Hall**

Present: Doug Storey (Chairman), John Karlon (Board Vice-Chairman), Mark Duggan, Michelle Tuck, and Town Planner Jennifer Burney.

Not Present: Stephen Garner and James Owen (Associate Member)

**PUBLIC HEARINGS**

None

**GENERAL BUSINESS**

**7:00 pm Meet with Capital Planning to review request for recodification of the bylaws and permit tracking software.**

**7:30 pm PWSC – Peter Ross**

The PWSC is proposing a fence bylaw apply to intersections not driveways. The PWSC would have a “friendly” conversation with preexisting homeowners asking them to comply. A public hearing would be held jointly in the future. The PWSC would be sponsoring and presenting it. Need to decide whether it is a zoning bylaw or an administrative bylaw. Board stated that the bylaw should define who the bylaw applies to and how it will be enforced.

**8:00 pm ANR – Lot 8A and Lot 8B off of Berlin Road**

Applicant – Lover’s Leap Realty Trust – Curt Plante presenting.

Mr. Plante gave an overview of the property. Currently the Applicant is clearing up a title issue that pertain to the westerly side of the lot. Lover’s Leap Realty Trust vs. The Conservation Trust. The Applicant is giving up lot 10 and a Conservation Restriction was granted. The last item to clear up the title issue is to convey the parcels not buildable lots to get it approved by court. Mr. Plante will be back a later date to create one backland lot that will consist of 7 acres. Mark Duggan asked if there was any communication between the Trust and the town planner. Ms. Burney replied that there wasn’t. Mr. Plante stated that the plan won’t be recorded it will be held in escrow as a final package to the judge. Mr. Duggan asked if the Realty Trust owns the land being requested for the ANR. Mr. Plante stated that the Realty Trust owns the land. Mr. Duggan stated that he didn’t feel comfortable endorsing a plan without seeing something in writing from the Trust. The Board called Al Ferry on the telephone and asked him if the Conservation Trust was aware of the ANR. Mr. Ferry replied that they were and were okay with it.

*A motion was made by John Karlon, seconded by Mark Duggan to accept the ANR plan dated November 09, 2009 owned by Lover’s Leap Realty Trust for land off of Berlin Road, 8-A, 10-A, B and C are not buildable lots.*

*4/0/0*

## **OTHER BUSINESS**

1. Status of Great Brook Farm and Saucy Mermaid
2. Status Green Communities Technical Assistance Grant
3. Status of DHCD Technical Assistance Grant
4. Review Subdivision Rules and Regs and decide on a date for a public hearing
5. Discuss future town meeting articles:
6. Update on Economic Development Committee
7. Discuss zoning changes to allow horse related businesses.
8. Remaining Master Plan funds

*Minutes submitted by Jennifer Burney, Town Planner*