

BOLTON PLANNING BOARD
Minutes of Meeting
April 8, 2009 at 7:30 P.M.
Bolton Town Hall

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

Not Present: Frank Lazgin

PUBLIC HEARINGS

None

OTHER BUSINESS

1. 7:30 pm Presentation by General Code – Recodification of the Town Bylaws.

Present: Herb Myers from General Code and Pam Powell, Town Clerk.

Mr. Chambers gave the board an overview of the product offered by General Code that would recodify the town's bylaws.

Chairman Doug Storey expressed concern about the recodified bylaw being functional and usable by not just the boards and committees but to the general public as well.

The Board inquired about the cost estimate for amending bylaws. The Board agreed to look at other town examples and for the Town Clerk to inquire as to the ease of use by other towns.

2. 8:15 pm Great Brook Farms - Bruce Slater. Informal discussion in regards to Special Permit application.

Present: Bruce Slater

Michelle Tuck recused herself since she is representing Mr. Slater as his architect. Mr. Slater discussed the option of remaining an agricultural business or applying for a limited business special permit. The Board at a previous meeting had reviewed the Special Permit Application to give feedback on what would be needed for the Special Permit application. Mr. Slater stated that he is concerned with the cost. Michelle Tuck would be helping him with the planning, landscaping and parking. Mr. Slater asked if Nancy Skinner had to go through this process yet since her business was also located in the Limited Business district. Mr. Storey replied that Skinners had started the process and did the first phase with the Conservation Commission and after that issue arose limited their expansion so Skinner's chose to go elsewhere. Mr. Slater asked what process the winery has gone through. Mr. Storey replied that the winery is not under the planning board's jurisdiction and he would have to discuss that with the Board of Selectmen.

The Board stated that they were concerned with safety and traffic and would want to review parking, landscaping, lighting and traffic. Wetlands would fall under the Conservation Commission and Board of Health would review sewer and water. The Board discussed the next steps and suggested that Mr. Slater submit a plot plan with sketched parking showing the number of parking spaces, and submit in writing what Mr. Slater intends to do e.g. tents, events. The Planning Board agreed to work with Mr. Slater on the limited business application or if he would like he has the option of staying agriculture under the Board of Selectmen but may be limited on expanding the business if a percentage of the business doesn't remain agriculture. Mr. Slater replied that he wanted to move forward with obtaining a Special Permit from the Planning Board.

3. 8:30 pm Keith Michon – Informal discussion on feasibility of subdividing a property located at 32 Frye Road.

Present: Mr. Michon representing a client.

Mr. Michon is representing a client and spoke to the board informally on the feasibility of subdividing the current property and putting in a lane at 32 Frye Road. The Board had a general discussion with Mr. Michon and stated that they would want to review drainage calculations. The Board stated that although zoning can't be waived the Subdivision Rules and Regulations can be in regards to the required length for a lane.

The Board asked the Town Planner to clarify section 5226 of the Subdivision Rules and Regulations to find out if the set back is 75' or 50' - 100'. The section seems to contradict each other. Additionally the board would like the curb radius and lane width clarified as well.

4. 8:45 pm ANR (Approval Not Required) Sunset Ridge located on Wattaquaddock Hill Road

Present: Vin Gately and abutter Bridget Halsey

Mr. Gately is transferring a piece of land from Sunset Ridge to Bridget Halsley and Lawrence Warner located at 111 West Berlin Road and identified as Map 3.B Parcel 34 by the Assessors.

The Board unanimously approved endorsing the ANR

5/0/0

NEXT MEETING

April 22, 2009 cancelled

May 13, 2009

May 27, 2009

Meeting adjourned at 9:45 pm

Minutes submitted by Jennifer Atwood Burney, Town Planner