

BOLTON PLANNING BOARD
Minutes of Meeting
July 22, 2009 at 7:30 P.M.
Bolton Town Hall

Present: Doug Storey (Chairman), John Karlon (Board Vice-Chairman), Stephen Garner, Mark Duggan, Michelle Tuck (recused from the hearing), James Owen (Associate Member)

Not Present: Town Planner, Jennifer Burney

PUBLIC HEARINGS

1. 7:30 pm Great Brook Farms 356 Main Street

Application for Limited Business District Special Permit

Applicant: Paula Hamwey (representing Bruce Slater)

Doug Storey briefly outlined the history of Great Brook Farms operations, and explained the Planning Board's understanding of what the current plans of the applicant are. Mr. Storey spoke about a letter received from the Conservation Commission. This letter states that there are outstanding issues at Great Brook Farms that have not had sufficient information provided to the Commission to determine whether or not the issues have any impact on wetlands of other natural resources. The issues outlined in the letter are the location of a proposed storage area for the rental of compact equipment, a proposed redesign of the bulk load area, and the proposed creation of a 4000 square foot event space. Additionally, there is an outstanding Order of Conditions from 1998 requiring a partial restoration of plantings in the Riverfront Area. The Conservation Committee's letter states that until the applicant has provided sufficient information to them to satisfy that the impact on wetlands of the proposed changes, if any, is acceptable and that a Certificate of Compliance to the Order of Conditions from 1998 has been issued that they recommend that no new permits be issued.

Paula Hamwey stated that Bruce Slater will get plans and other information to Conservation Commission soon regarding these issues, and that he plans on meeting with Carol Gumbart from the Commission within the next week to discuss these matters.

Mark Duggan stated that these issues with Conservation Commission may not be the end of the process, as more issues could crop up.

Steve Hastings of 39 Long Hill Road, an abutter, asked about lighting plans and how late the bands would play.

Mr. Storey asked the applicant to get an explanation of the lighting plans and the proposed hours of operation. Mr. Storey also asked about the inside and outside capacity of the facility.

Steve Garner asked about traffic control, specifically if there could be any need for a police detail to assist during events. Mr. Storey said that with the limited amount of parking capacity that traffic wasn't that likely to be a big issue; however, it is something that should be discussed more fully.

The Board discussed the issue about event parking and that it overflowed onto 117 which happened at an early July Mr. Vic event. The Board felt this was dangerous and did not want to see this happen again. However, the Board questioned whether or not they had any jurisdiction from preventing parking on the street. This will have to be clarified by the Police Department.

Mr. Storey asked the applicant to provide information about any changes or upgrades to the equipment or structure in the event that any impact upon water, sewer, or public safety.

The hearing is continued. Date to be determined.

GENERAL BUSINESS

None

OTHER BUSINESS

Approved minutes for meetings of June 10, 2009 and June 24, 2009

Meeting adjourned at 8:35 pm

Minutes submitted by John Karlon, Vice-Chairman, Planning Board

NEXT MEETING

August 12, 2009

September 9, 2009

September 23, 2009