

**BOLTON PLANNING BOARD**  
**Minutes of Meeting**  
**June 10, 2009 at 7:30 P.M.**  
**Bolton Town Hall**

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

Not Present: Stephen Garner

**PUBLIC HEARINGS**

NONE

**GENERAL BUSINESS**

7:30 pm Meadow View Acres – Preliminary Farmland & Open Space Planned Residential Development (FOSRPD) located on Sugar and Gold Run Roads and identified on Assessors Map 5D-10 & 6D-32

Applicant: High Oaks Realty Trust

Present: Applicant Bob Kiley, Larry Ducharme and Greg Roy from Ducharme and Dillis Engineering, Martha Remington from the Historical Commission, representatives from the Agriculture Commission, Rob Oliva, the Board's consulting engineer from Hamwey Engineering, Public Ways Safety Committee members, Al Ferry, from the land Trust, and many abutters to the proposed development.

Doug Storey, Chairman read the meeting notice for the Preliminary Farmland & Open Space Planned Residential Development (FOSRPD) entitled Meadow View Acres (please note this is not a hearing for the FOSPRD Special Permit, but a meeting to review the preliminary subdivision plans submitted to decide whether or not the traditional plan or FOSPRD plan is more desirable). Mr. Storey explained that the traditional plan is submitted to establish the number of lots for the FOSPRD. The lots would have to conform to zoning. The Board had its consulting engineer review the plans. A FOSPRD would cluster the houses and allow for 1-acre parcels but the number of lots could not exceed the traditional plan.

Both Larry Ducharme and Greg Roy from Ducharme and Dillis gave an overview of the project. The traditional plan shows 16 lots and the FOSPRD shows 15 lots.

Many of the abutters who reside on Pinewood expressed concern over Zone 1 from the proposed development encroaching on their lots which could prevent them from any future septic expansion work that may be required because of smaller lot sizes. After discussion, the applicant agreed to move the houses further away from the lot lines and keep the Zone 1 radius entirely on the Meadow View Acre development.

Larry Ducharme wanted to remind everyone that additional filing would be necessary for the septic and well and the current process was to establish the FOSPRD or traditional development. Each lot would need to be approved by both the Conservation Commission and Board of Health. Mr. Ducharme told the Board that they were presenting the project to the Conservation Commission next Tuesday and had already met informally with the Board of Health.

Christine Rhoades of 258 Sugar Road asked if any environmental impact studies were done yet. Mr. Ducharme responded that it is not required under the preliminary application.

The Board's consulting Engineer; Rob Oliva stated that the preliminary subdivision conforms to zoning. Mr. Ducharme stated that they could get 28 lots in.

James Owen, board member asked about the number of wetland crossings. The applicant responded that there is one in both the FOSPRD and traditional development. A bridge was proposed.

There was some discussion about the lot sizes and that the FOSPRD allows 1-acre zoning but doing so would not conform to Board of Health requirements of setback requirements and 150' setback is required from wells and wetlands and 50' from a lot line.

A general discussion in regards to the open space requirement of 33% and that only 25% of the open space can be wetlands. Doug Storey asked what the percentage of the development was open space. The Applicant responded that 48% was open space, 34+ acres.

John Karlon asked how the width of the proposed lane compares to Sugar and Golden Run Road widths. Larry Ducharme responded that Golden Run is 16' and Sugar Road varies between 18' and 20'.

Doug Storey asked if the cul-de-sac met the requirements. The Applicant responded that it did. The proposed shared driveway was 700' long.

Larry Ducharme stated that Conservation would like to see the field preserved but it is difficult because all the good soils are in the meadow with sandy soils. The back is ledge and bedrock. Mr. Ducharme explained that they tried to keep the road along the tree line and tuck the houses in the woods to preserve the field and tried to use shared systems where appropriate. 3 shared systems (3 houses, 5 houses and 5 houses would be served on the 3) and two individual houses would have their own systems.

There would be 3 primary drainage areas to pickup flow from impervious surfaces and a hybrid of roadside swales and Cape Cod berm around resource areas.

Tim Gordon of 30 Pinewood Road asked if a buffer would be added to the open space. Mr. Storey responded that yes the Board can require a buffer zone but it is not defined by the open space.

Christine Rhoades of 258 Sugar Road asked about the open space. Mr. Storey responded that it can be deeded to the town or kept by a homeowners association.

Al Ferry asked if the Board considered conservation land vs. farmland.

The Public Ways members stated that they were in favor of pedestrian walkways or some form of mitigation. Larry Ducharme replied that sidewalks were not required for a lane but the Chief of Police has indicated in a staff meeting the desire for sidewalks. The Public Ways also requested that the applicant consider a bus pick up area at the head of the lane. The Committee asked if a traffic study was done. Mr. Ducharme indicated that one had not been done but can be required at the definitive stage process if required by the Planning Board.

Mr. Storey indicated that at the site walk there was discussion that the road be moved further down Sugar Road.

Martha Remington asked the applicant to consider changing the name to reflect the historical significance and consider Garrison and Houghton as names. The applicant indicated they would welcome input.

An abutter asked about additional water run off. The applicant responded that Mass Stormwater guidelines required that run off be the same or less.

Another abutter asked what would ensure that the project gets completed. Doug Storey replied that the Board would require that infrastructure be built before houses are in and a bond gets put in place.

Roger Breeze of 42 Pinewood Road stated that he had concern over the aquifers and losing wells and the quality of water has decreased since Powder Mill went in, and what impact would this development have. Doug Storey replied that it was duly noted and the board would continue to discuss it.

Mr. McKnight, 38 Pinewood Road, abutter expressed concern over large lawns and sprinklers impact on the aquifer.

Doug Storey stated that the Board's responsibility was public safety, drainage and that the development is built properly. The Board has no jurisdiction over wells and sewer, the applicant only has to show the Planning Board set backs of wells and sewer. Conservation's jurisdiction is any wetlands.

The Flaherty's of 205 Sugar Road expressed concern with headlights shining into their home. The Applicant replied that they were aware of this issue and it was discussed at the site walk and they would do their very best to address this issue.

Martha Remington asked if the applicant was going to seek any variances. The applicant replied that they would not ask for any variances from the board of appeals or board of health. They would file a notice of intent with Conservation.

Larry Ducharme explained that they would have to comply with local and state wetland laws. There are 3 wetland resource areas: bordering vegetated wetland, isolated wetland, stream and flood plain, which would require buffer zones.

Mr. Ducharme reviewed the modified FOSPRD that addresses the relocated road from the intersection of Golden Run Road and Sugar Road to further down Sugar Road, fire pond with a dry hydrant, more open space in meadow taken from another lot, pulled houses down from shared driveway but would require a waiver from section 2.3.5.7 of the bylaw for lot irregularity.

Martha Remington stated that she doesn't support the irregularity changes.

Cia Ochsenbein of 702 Main Street and Public Ways indicated that she liked the traditional plan better.

Christine Rhoades of 258 Sugar Road asked how the public will access the open space. She felt the town was losing tax dollars and would have no access to the open space.

There was general discussion about relocating the road to Golden Run and the applicant responded that the police and DPW had indicated that they do not support that location. An easement being granted to the Town for future road improvements was discussed and the applicant indicated that he would be willing to do so. John Karlon asked if the Applicant would consider improvements for "suicide turn Sugar Road". The applicant responded that he would be willing to grant a deed for future improvements.

Doug Storey stated that he would like to see the houses pulled in with a buffer to deal with the houses along Pine Wood.

The meeting was continued to June 24, 2009.

### **OTHER BUSINESS**

None

Meeting adjourned at 9:45 pm

*Minutes submitted by Jennifer Atwood Burney, Town Planner*