

BOLTON PLANNING BOARD
Minutes of Meeting
June 24, 2009 at 7:00 P.M.
Bolton Town Hall

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

Not Present: James Owen (Associate Member)

PUBLIC HEARINGS

7:00 pm Great Brook Farms – 356 Main Street
 Preliminary Application for Limited Business District
 Applicant: Bruce Slater

Present: Bruce Slater

Michelle Tuck was not present for this discussion and left the building. (Please note that Michelle is the architect for the project).

The Board reviewed comments from a department meeting that reviewed the project. Bruce would be applying for a Special Permit for what he currently is doing and would come back to the Board to modify the Special Permit when he wants to add additional services or expand the building to include the patio area. This would be done in phases. Phase I would include retail, events, plant, nursery, bark mulch, café, catering and ice cream. Phase II would include the patio and pavilion. Currently the space is 40 x 50 with one bathroom. Bruce brings in portable toilets for events. There are 44 parking spaces. He does not plan on making any parking improvements such as paving but will do additional landscaping. He may need a variance for 3 of the parking spaces in the west corner. 65-85 people are at the events. He will be meeting with the Conservation Commission in regards to the order of conditions and will meet with the Fire Department and building inspector regarding occupancy.

The board asked if there was a fire cistern. Bruce replied that there is a hydrant at Long Hill Road. Doug Storey asked about drainage and Bruce replied that there are catch basins in front at the road. Doug Storey stated that once Bruce expands he will need to submit erosion control and stormwater management provisions. Bruce indicated that he will be upgrading the septic system. Currently it handles 660 but needs 1,000. He plans on upgrading it for 1600+. Doug Storey stated that the Planning Board decision would have a condition stating that Fire, Building Inspector, Board of Health and Conservation would have to be satisfied. The Special Permit Hearing was scheduled for July 22, 2009. The Town Planner indicated that she would be on vacation. The Board felt comfortable proceeding ahead with this date.

7:30 pm Century Mills Estates – Century Mill Road and Spectacle Hill Road,

Request for Extension of Special Permit for FOSPRD

Applicant: Century Mill Limited Partnership

Present: Andy Bendetson and his Attorney Meredith West.

Steve Garner an abutter recused himself. Doug Storey read the hearing notice and opened the hearing.

The applicant explained to the Board that during the extension he installed wells and received the permit for the public water supply, met with neighbors regarding the landscape plan, closed on the property and now is the owner and has been working with the Conservation Commission and Nat. Heritage for the open space.

A motion was made by Mark Duggan, seconded by John Karlon to close the public hearing.

4/0/1 (Steve Garner recused himself)

A motion was made by Mark Duggan, seconded by John Karlon to approve extending the permit for another two years.

4/0/1 (Steve Garner recused himself)

8:30 pm Public Shade and Scenic Road Hearing – Berlin Road and Wattaquadock Hill Road

Hazard Tree Removal – National Grid is proposing to remove 43 town trees and prune 10 town trees.

Applicant: National Grid

Present: Kyle Andrejczyk, Arborist from National Grid and Mark Caisse Tree Warden.

Board member Michelle Tuck not present for this hearing.

Doug Storey read the hearing notice and opened the hearing at 8:30 pm.

Martha Remington from the Historical Commission and as a private citizen expressed concern that so many trees were being cut down and why measures such as trimming trees from the top was not being done. The board discussed with Ms. Remington saving of a clump of 3 trees by the winery on Wattaquadock Hill Road and another 1 near the center of town. Martha stated that she felt it calmed drivers of cars. Mark Caisse indicated that it had been hit many times. Martha asked about stump removal and was told it was not done by National Grid. Mark Caisse explained that the towns can grind it if it's in the budget but usually does only if it is a hazard or is in the front of someone's yard.

There were no other comments.

A motion was made by Mark Duggan, seconded by John Karlon to close the public hearing.

4/0/0 (Michelle Tuck not present)

A motion was made by Mark Duggan, seconded by John Karlon to approve the removal of 43 town trees and 10 trees for pruning. .

4/0/0 (Michelle Tuck not present)

9:00 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, Al Ferry, from the land Trust, and many abutters to the proposed development.

Doug Storey, Chairman explained the process and reminded everyone that this was a preliminary subdivision to determine the number of lots. The Preliminary FOSPRD and Preliminary Traditional Subdivision were running concurrently. Mr. Storey explained that they would request an extension if the Board needed additional time to review the project. There was general discussion in regards to James Owen not being present at this meeting and Steve Garner not being present at the last meeting but present for this meeting. Both could vote according to Mullins Rule if they listen to audio and read minutes of the meeting.

Larry Ducharme gave a brief overview of the last meeting that a request to cluster more and pull the well radius away from the neighbors and that the applicant had met with Conservation Commission to discuss the open space, meadow, relocation of the road and the long driveway. And as a result of the site walk, planning board comments, abutter comments, department head comments and the meeting with the Conservation Commission the egress was relocated further down Sugar Road west of the fire pond. Conservation had requested that the dry hydrant be located on the opposite side of the road away from the pond. Additionally one house was removed from the field and located to the other side of the road to preserve more of the meadow. Mr. Ducharme explained that the original FOSPRD alternative had no wetland buffer encroachment but the revised one does and waivers would also be requested for lot irregularity. Three areas will be encroached on in the buffer zone; however the 3 houses will not drain towards the resource areas. The well radius for the houses that were moved away from Pinewood will no longer be encroaching on the abutter property. One house that was 60' away is now 140', the 2nd house that was 110' away is now 150'. Previously there were 3 shared septic systems now there are 2 shared systems. Other changes include the removal of the 700' shared driveway. The road remains the same at 1500' length with a turn around. The staging area and dry hydrant will be located to the opposite side of the road away from the pond. Drainage calculations will be submitted in the definitive stage.

Board member, Steve Garner asked if the changes will require additional drainage. The applicant replied it would not because the houses are at a lower elevation.

Board member, Michelle Tuck asked if the southern detention basin would impact the buffer. The applicant replied that it would not because it is located in the field.

Michelle Tuck asked if the relocation of the road would impact the house across the street. The applicant responded that the road was moved 15' closer to the pond and the headlights should not.

Chairman, Doug Storey read the Board of Health letter dated June 23, 2009 and the Conservation Commission letter dated June 24, 2009.

The Board discussed the open space and who would retain ownership. The applicant indicated that he was very open to the town owning the open space and would continue to discuss this with the town and the Conservation Commission. Loop trails were discussed and the desire for the town folks to have access to the trails. The location and acreage of the open space increased to 61%.

Natalie MacKnight of 38 Pinewood indicated that she would like to see a trail connection from Golden Run and Sugar Road. Doug Storey stated that the project would have sidewalks.

David MacKnight of 38 Pinewood Road stated that the revised plan appears to be less lot clearing.

Darren Moore of 70 Pinewood Road stated that the revised plans appear to address many concerns and is happy about the open space.

Ken Nicewicz and Rob Helm from the Agriculture Commission indicated that they would like to see the fields preserved for agriculture and have them actively farmed. Larry Ducharme responded that it will be retained as a field but no final decision has been made on the type of restriction. Doug Storey asked that the Agriculture Commission look at other projects and come back with suggestions. A general discussion of haying the field, who will be responsible for owning it and maintaining it. Doug Storey read the zoning bylaws as it pertains to open space. Larry Ducharme indicated that Northwood's had two separate restrictions; open space and farmland which was actively hayed.

Warren Shelales of 20 Pinewood asked when construction would begin. Larry Ducharme replied that this was just a preliminary and would come back with calculations, filings with the Board of Health and Conservation Commission. Construction would depend on housing and the economy, possibly 1-5 years. The applicant, Mr. Kiley replied that he intends on starting construction once it's permitted.

Karen Regan from Park and Recreation asked about active use. Larry Ducharme replied that 10% can be active and the property would need to be looked at to see if it lends itself to active fields. There is a lot of ledge and meadow. It would be great for walking. Ms. Regan suggested a fitness trail like Stow has. Mr. Storey encouraged Park and Rec. to come up with ideas and another site walk would be done at the definitive stage and this could be further explored.

Leslie Breeze of 42 Pinewood stated that cross country skiing and rock climbing would be nice.

Mr. Kiley replied as a former biology teacher he likes the idea of circuit training.

Mike Guerin of 260 Sugar Road asked if there is a bylaw that regulates clear cutting of trees. He also indicated that he is concerned about the corners and traffic concerns expressed by DPW. Doug Storey replied that the board will require a traffic study and that Century Mill has a 25' no cut zone but is tough to regulate because how can you tell a person what to do with their own land. Michelle Tuck replied that it depends on how a house is sited and built and the size of the back yard.

Al Ferry, from the Trust replied that restrictions and ownership can not be the same entity. Suggests temporary stewardship for mowing of the field. Larry Ducharme replied that the applicant has been mowing it himself.

Rob Helm stated that according to the bylaw if agriculture ceases after 3 years it goes away.

Doug Storey asked if there were any other comments. There were no further comments.

Doug stated that the development triggers the inclusionary bylaw of 1 affordable unit. The board discussed a bylaw change to allow duplexes in the subdivision which was not passed at a previous town meeting. The applicant stated that he has done this in Groton and the front of the house looks like a single family house.

Martha Remington asked about the style of homes if they were going to be New England style or McMansions. The applicant stated that no mc mansions would be built and the homes would match the local colonial architecture. A discussion on the development name being Houghton or Garrison. The applicant asked the Historical Commission to come up with names.

The Chairman explained that they were going to close the discussion on the preliminary subdivision.

A motion was made by Mark Duggan, seconded by John Karlon to close the discussion on the preliminary application.

5/0/0

The board continued reviewing the plans submitted.

A motion was made by Mark Duggan, seconded by John Karlon made a motion to approve the concept of the Preliminary FOSPRD plan with no more than 15 lots.

5/0/0

The Board drafted and reviewed a response to the applicant approving the concept of the Preliminary FOSPRD Plan as better than the alternative traditional subdivision plan presented to the board.

GENERAL BUSINESS

1. Data Management Presentation

Town Hall Staff to give a brief presentation regarding data management initiatives. The Board approved using \$1,000 dollars of the Planning Board budget from FY09 funds to use for a pilot study of the Air Graphics data management program. The board suggested that an article be placed on the town meeting ballot to fund the entire program.

2. Member reorganization

A motion was made by Mark Duggan, seconded by Michelle Tuck to nominate Doug Storey as Chairman.

4/0/1 (Doug not voting)

A motion was made by Mark Duggan, seconded by Michelle Tuck to nominate John Karlon as Vice Chairman.

4/0/1 (John not voting)

3. Wireless

The Board discussed amending the Wireless Bylaw and asked John Karlon to research the setback requirement from residences.

Meeting adjourned at 10:55 pm

Minutes submitted by Jennifer Atwood Burney, Town Planner

NEXT MEETING

July 22, 2009

August 12, 2009

September 9, 2009

September 23, 2009