

BOLTON PLANNING BOARD
Minutes of Meeting
May 27, 2009 at 7:30 P.M.
Bolton Town Hall

Present: Doug Storey (Chairman), Mark Duggan, James Owen (Associate Member), and Jennifer Atwood Burney (Town Planner)

Not Present: Michelle Tuck and John Karlon (Board Vice-Chairman),

PUBLIC HEARINGS

NONE

GENERAL BUSINESS

1. Rob Oliva from Hamwey Engineering (Planning Board's consulting engineer).

Present: Rob Oliva from Hamwey Engineering, Andy Kischitz from ZBA and Carol Gumbart, Conservation Administrator.

Rob gave an overview of the Subdivision Rules and Regulations on streets and stormwater management.

During the presentation the following was discussed about changing the Planning Board Subdivision Rules and Regulations.

1. Move revisions from July 24, 1996 (top sheet) to within the proper sections within the R&R.
2. Section 5226: Currently this section is in conflict with each other. Correct it to state 50' or 75' setback from lot line.
3. Section 5221 (g) and (c) what was the intent of both?
4. Incorporate Rob Oliva's drawings into the R&R
5. Section 5225 (c) change the word radius to diameter
6. Section 5225 (a) Remove "a greater length requires a variance from the Bolton....."
7. Section 5300 Open Space add: The Applicant must provide a Gateway Sign at trail head or future trail head, and boundary markers (Approved by the Conservation Commission) on all corners of abutting properties abutting the open space and every 100' on runs over 100'. Also consider adding: provide a pervious parking area for future trail head access.

8. Section 6254 Street Trees: Change from 75 foot intervals to 40 foot intervals
9. Consider addressing the irregular lot issue within FOSPRD for more flexibility.
10. Currently only projects that fall under the jurisdiction of Con Comm. have to meet and comply with Mass Stormwater Standards. Consider adding all projects (this must be defined e.g. currently only applies to projects over 4 houses. Does the Board want it to apply to those under this amount? To all site plan review projects....then add to Zoning Bylaw) must meet and comply with current Mass Stormwater Management Regulations and utilize Low Impact Development techniques when appropriate. (current ? at time of filing or approval or building)

OTHER BUSINESS

8:30 pm Discussed:

1. LID and FOSPRD Open Space requirements with Carol Gumbart (discussed during the presentation with Rob Oliva).
2. Recodification – will hold off and review more.
3. Economic Development Committee – will set this up.
4. Design Guidelines – will work on this in the near future.
5. Summer Vacation Schedule
6. Scheduled site walk for Meadow View Acres – June 6th at 9:30 am
7. Century Mill Estates – Applicant will be requesting an extension for Special Permit for Subdivision. Hearing will be scheduled in June.

NEXT MEETING

June 10, 2009

June 24, 2009

Meeting adjourned at 9:30 pm

Minutes submitted by Jennifer Atwood Burney, Town Planner