

**BOLTON PLANNING BOARD
MEETING AGENDA
November 18, 2009 at 7:30 P.M.
Bolton Town Hall**

Present: Doug Storey (Chairman), John Karlon (Board Vice-Chairman), Mark Duggan, James Owen (Associate Member), Michelle Tuck (arrived at 7:55pm) and Town Planner Jennifer Burney.

Not Present: Stephen Garner

PUBLIC HEARINGS

**7:30 pm Houghton Farms – Sugar and Golden Run Road Assessors Map 5D-10 & 6D-32
Continuation of FOSPRD Special Permit and Hearing for Definitive Subdivision**

Doug Storey read hearing notice for Definitive Subdivision Plan. Mr. Storey also stated that he is working with Ducharme and Dillis on a project located at 188 Sugar Road and felt there wasn't a conflict of interest.

Applicant: High Oaks Realty Trust – Present Greg Roy from Ducharme and Dillis and the Applicant.

Mr. Roy gave an overview of the project. The road and houses are the same. The project consists of 75 acres. 61% will be open space for a total of 48.5 acres. 1500' road with a cul-de-sac positioned to preserve the meadow. A meandering side walk with shade trees at 40' intervals. There is a stream crossing with a corrugated arch and open bottom. 16' wide by 6' tall retaining wall with a guardrail. A traffic study was conducted by MDM Transportation and show that there is no significant impact. 144 additional trips per day which can be accommodated by the existing roads. Site distance is 265' to the east and 235' to the west.

(Michelle Tuck arrived at this portion of the hearing)

An overview of the drainage was presented. Swales in the front and in the back there will be capecod berm due to grading. The basin will blend in with the meadow and will consist of a meadow mix. All utilities will be underground. Water is onsite wells, septic for 13 homes and 2 will share a system. The Fire Department approved the pond. There will be a suction line and a dry hydrant to the west along with a staging area. The applicant will sit down with the fire department to work out details for the final design. There are drainage, temporary construction for grading, utilities, fire department, operations and maintenance to all areas outside of right of way, trail/walkway and sewer easements.

9:00 pm Great Brook Farms – 356 Main Street - Special Permit for Limited Business District-continued

Applicant: Bruce Slater

GENERAL BUSINESS

7:30 pm Wattaquodock Hill Road Common Driveway – Review of As Built and request to release funds.

Applicant: Wattaquaddock Hill Road Home Owner's Association – Present Robert Jones, John Breslof and Diane Swanson

1 lot is not build on and one other does not have a light fixture. Rob Oliva reviewed the As Built and had one concern that their wasn't bar gates but felt it wasn't a huge issue.

A motion was made by Mark Duggan, seconded by John Karlon to release funds being held in escrow to the Wattaquaddock Hill Road Home Owner's Association.

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OTHER BUSINESS

1. Status Green Communities Technical Assistance Grant
2. Review Subdivision Rules and Regs and decide on a date for a public hearing
3. Discuss future town meeting articles
4. Update on Economic Development Committee
5. Discuss zoning changes to allow horse related businesses.
6. Remaining Master Plan funds

NEXT MEETING

TBD