

BOLTON PLANNING BOARD
Minutes of Meeting
July 29, 2009 at 7:30 P.M.
Bolton Town Hall

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

Not Present: Michelle Tuck

PUBLIC HEARINGS

7:30 pm Meadow View Acres – Preliminary Farmland & Open Space Planned Residential Development (FOSRPD) Special Permit 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, and Larry Ducharme from Ducharme and Dillis Engineering, and many abutters to the proposed development (sign in sheet attached).

Doug Storey, Chairman read the hearing notice for the Special Permit for the Farmland & Open Space Planned Residential Development (FOSRPD) entitled Meadow View Acres (please note that on June 10, 2009 and June 24, 2009 meetings were held to review the preliminary subdivision plans submitted in order for the board to decide whether or not the traditional plan or FOSRPD plan is more desirable (no hearing notice was required but abutters were notified). On June 24, 2009 the Board voted to support the concept of the preliminary FOSRPD plan. Doug Storey explained that the hearing tonight is for the FOSRPD Special Permit and the board would be reviewing the preliminary plan submitted. The Special Permit requires both abutter notification and a hearing notice to be placed in the local newspaper. The Board would be reviewing first the preliminary plan and at a later date the definitive plan. The Applicant has granted an extension to the planning board to allow the hearing to be opened later than the 45 days permitted by law. This extension was filed with the Town Clerk. Once the hearing is closed the board will have 90 days to make a decision which will be filed with the Town Clerk within 14 days with a 20-day appeal period.

Larry Ducharme gave an overview of the project. The traditional plan shows 16 lots and the FOSRPD shows 15 lots.

Doug Storey asked if there were any questions.

Amy Gavalis, 99 Golden Run Road asked where the road will be located.

Jim Flaherty, 205 Sugar Road requested that the applicant avoid putting the entrance in front of his house. He has lived there for 20 years. Mr. Flaherty also expressed concern over the speed

and number of cars and requested that the applicant and board revisit putting the access road closer to the intersection of Golden Run and creating a “Y” entrance.

Chairman, Doug Storey responded that the public safety and exact layout of the road will be studied at the definitive stage and a traffic study will also be requested that will study the number of cars and trips along with sight lines. The location of the road could change after this study is conducted.

Board member, Steve Garner requested that the road be staked out for a future site visit.

Larry Ducharme stated that he went before the Conservation Commission and discussed moving the road as close as the pond possible to avoid having the road in front of the Flaherty’s house. Mr. Ducharme also stated that DPW and the Police Dept. favored moving the road away from the Golden Run and Sugar Road intersection.

Al Ferry from the Bolton Land Trust expressed concern about the potential loss of the meadow if it is not maintained properly. The Applicant, Bob Kiley stated that he would check with the Conservation Commission about mowing the meadow as well as the Agriculture Committee to see if there are any parties interested in maintaining the meadow.

Natalie MacKnight, 38 Pinewood Road expressed concern over the birds and asked that mowing take place later in the season.

Mark Pavia, 225 Sugar Road expressed concern about school buses pulling out of the development.

Doug Storey asked if the configuration of the lots would change if the road location is changed. Larry Ducharme replied that it would.

Tina Flaherty, 205 Sugar Road expressed concern about the single lot on Sugar Road. Larry Ducharme replied that site distances and a traffic study will be looked at during the definitive stage.

Etta Davis, 43 Pinewood Road expressed concern about the sharp corner on Sugar Road and asked if leveling the lot would help with sight visibility.

There was general discussion about clearing trees for better sight visibility along the single lot located on the sharp corner of Sugar Road.

Natalie MacKnight, 38 Pinewood Road suggested a stop sign at the sharp corner of Sugar Road and David MacKnight suggested the Board consider speed bumps like other towns such as Lincoln and Weston have utilized.

Mike Guerin, 260 Sugar Road asked about the scope of the traffic study. Doug Storey replied that the traffic study would review the impact that new homes put on that area. Larry Ducharme

replied that not only general area would be studied but also the intersection of 117 and Sugar Road.

Al Ferry, Bolton Land Trust asked why Golden Run was not being considered. Doug Storey replied that concern has been expressed about slippery road conditions since many cars have lost control and gone into the stone wall.

Members of the Bolton Community Garden asked if there were any plans for the open space. Doug Storey replied that the open space is being reviewed by the Agriculture Committee who has requested that it be kept as agriculture. There was also discussion of a walking trail in a portion of the open space. Larry Ducharme stated that Park and Rec, Conservation and the Ag. Committee was all asked to come up with ideas for the open space. The applicant is open to suggestions. One Bolton Community Garden member suggested that because of the limited amount of farm land in Bolton that the meadow should be preserved as agriculture use and the septic system and homes in the open space should be limited. Larry Ducharme said there is limited space due to the septic and wetlands and as much of the meadow was preserved as possible.

Mark Duggan polled the audience to see who was in support of the preliminary FOSPRD plan submitted. All present were in favor of the proposed FOSRPD plan over the traditional plan. .

A motion was made by Mark Duggan, seconded by John Karlon to support the second revised preliminary FOSPRD plan presented.

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The Hearing was continued to October 14, 2009.

GENERAL BUSINESS

None

OTHER BUSINESS

1. Approved minutes from July 22, 2009
2. Reviewed proposed quilting business to be relocated at the Saltbox
3. Reviewed Green Communities Technical Assistance Grant
4. Town Planner will be on vacation from July 30th and return August 10th. Doug Storey will cover.

Meeting adjourned at 9:30 pm

Minutes submitted by Jennifer Burney, Town Planner

NEXT MEETING

September 9, 2009
September 23, 2009
October 14, 2009
October 28, 2009