

**BOLTON PLANNING BOARD**  
**Minutes of Meeting**  
**September 9, 2009 at 7:30 P.M.**  
**Bolton Town Hall**

Present: Doug Storey (Chairman), John Karlon (Board Vice-Chairman), Mark Duggan, James Owen (Associate Member)

Not Present: Stephen Garner, Michelle Tuck, and Town Planner, Jennifer Burney

**PUBLIC HEARINGS**

**7:30 pm Great Brook Farms – Continued from July 29, 2009 Limited Business Special Permit  
360 Main St. Bolton, MA**

Present: Applicant Bruce Slater

Bruce Slater discussed the Conservation Commission's Notice of Intent regarding the wetland buffer at the back of his property. He stated that he does not have the time or money to be able to comply with this requirement. He also stated that his business will not be viable for much longer if he doesn't get the Limited Business Special Permit to expand operations, and he would need to either sell or go back to a purely agricultural business model.

Doug Storey and Mark Duggan suggested that the Board of Selectmen, Conservation Commission, and Planning Board have a joint meeting to discuss this issue and try to come to some compromise in order to assist keeping a viable business growing in Bolton.

Bruce stated that he wants to get all of the permitting and other issues straightened out soon so that he can start booking 2010 events.

**GENERAL BUSINESS**

**8 pm – Common Driveway Wattaquadock Hill Road**

Present: Robert Jones and John Breslouf

Mr. Jones and Mr. Breslouf were looking to find out what they need to accomplish to get the money that the town is holding as security for the completion of this common driveway. Randy Boyle has not yet signed off on the release.

Planning Board and the applicants went over the requirements needed to get the release. A Homeowners Association has been formed.

**8:30 pm – Northwoods**

Present: Larry Ducharme

Mr. Ducharme presented a request to move the designation of Lot 36 on the present plans to where half of the present Lot 17 is located. Lot 36 will become open space. The new lots 17 and 36 will share a septic. There is already a septic easement in place from Lot 19.

Mr. Ducharme will file under the Subdivision Control bylaw to amend the subdivision plan, as well as file an ANR. Planning Board will ask the Town Planner ask Town Counsel for an opinion on what the correct filing should be.

### **OTHER BUSINESS**

**None**

Meeting adjourned at 8:30 pm

*Minutes submitted by John Karlon*

### **NEXT MEETING**

September 23, 2009 (cancelled)

October 14, 2009

October 28, 2009