

**BOLTON PLANNING BOARD  
MEETING MINUTES  
April 14, 2010 at 7:30 P.M.  
Bolton Town Hall**

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

Not Present: Stephen Garner,

**PUBLIC HEARINGS**

None

**GENERAL BUSINESS**

**7:30 pm Houghton Farms – Sugar and Golden Run Road Assessors Map 5D-10 & 6D-32.**

Applicant: High Oaks Realty Trust

Hearing was closed at March 24, 2010 meeting. Board to make decision on FOSPRD and Common Driveway Special Permit and Definitive Subdivision Plan

*A motion was made by Michelle Tuck, seconded by John Karlon to approve the drafted decision and findings for the Special Permit for the Common Driveway for Houghton Farm..*

*5/0/0*

*A motion was made by Mark Duggan, seconded by John Karlon to approve as edited the Certificate of Approval for Houghton Farm..*

*5/0/0*

*A motion was made by Michelle Tuck, seconded by James Owen to approve the drafted decision and findings for the Special Permit for the FOSPRD for Houghton Farm..*

*5/0/0*

The Board stated that they would like language added to the Homeowner's documents referencing money will be provided to the Town if the Town becomes responsible for mowing of the meadow.

**8:00 pm ANR – 51 Nourse Road identified by the Bolton Assessors as Map 5.C Parcel 3 consisting of 12.32 acres and 2 lots identified by the Bolton Assessors as Map 5.C, Parcel 78 consisting of 4.74 acres and Lot 4 identified by the Bolton Assessors as Map 5.C Parcel 79 consisting of 10.10 acres.**

Applicant: David James of 51 Nourse Road, Bolton

The lots were originally subdivided by Geraldine Lattimore as Backland lots and approved by the Planning Board on January 26, 2000. The proposed plan is to re-locate property lines. No additional lots are being formed.

***A motion was made by John Karlon, seconded by Mark Duggan to approve the ANR plan drawn by Ducharme and Dillis on March 10, 2009 for David James of 51 Nourse Road, Bolton.***

5/0/0

## **OTHER BUSINESS**

1. Board signed Worcester Registry of Deeds forms as required
2. Discussion on Rate of Growth Bylaw – Century Mill Estates

Present: Andy Bendetson

James Owen recused himself.

Mr. Bendetson explained to the Board that the original Rate of Growth Bylaw approved in 2001 under his preliminary subdivision filing applied to him and he is limited to developing only 6 units per year. The Board stated that they disagreed with this and that the Applicant is not under a Rate of Growth Bylaw since the amended bylaw expired in December 2008. The Board stated that they would like past Board of Selectmen and Planning Board records pulled that discussed this issue in the past, as well as any town counsel opinion. The Board would also like Town Counsel's opinion on the issue.

Mr. Bendetson showed the Board a landscape plan. The Board requested that he submit a revised landscaping plan for the entrance