

**BOLTON PLANNING BOARD
MEETING MINUTES
February 24, 2010 at 7:30 P.M.
Bolton Town Hall**

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

Not Present: Stephen Garner and Michelle Tuck.

PUBLIC HEARINGS

7:30 pm Great Brook Farms located at 356 Main Street – Continuation of Special Permit Application for Great Brook Farms located in a Limited Business District

Applicant: Bruce Slater (Great Brook Farms)

The Applicant explained that he has a septic easement on the other property. The Board stated that they would like a plot plan showing easements. The Board explained that they cannot grant a Special Permit if the Applicant does not have complete control of the property he is proposing to use. The Board stated that they would eliminate the portion not in control from the Special Permit. The Board stated that they would make then number of cars part of the condition. Discussed the idea of valet parking and overflow parking. The Board stated that the Applicant would have to discuss that with the Fire and Police Departments. The Applicant said he may use Skinners for parking.

Hearing Continued to March 10, 2010 at 8:00 pm.

7:35 pm Houghton Farms – Sugar and Golden Run Road Assessors Map 5D-10 & 6D-32 continuation Special Permit for Common Driveway and continuation of FOSPRD Special Permit and Hearing for Definitive Subdivision

Applicant: High Oaks Realty Trust

Rob Oliva from Hamway Engineering Present. The Board reviewed the letter from Ducharme and Dillis dated February 24, 2010. Doug Storey indicated that the Applicant would have to hold a scenic road and shade tree hearing for proposed work along the sharp curve on Sugar Road. The Board recently conducted a site visit of the site and efforts to provide better site visibility and a shoulder. Michelle Tuck indicated that she would like to see additional planting during the recent site plan walk. The Public Ways Safety Committee stated that they would like to see the walkway paved and are concerned with overgrowth and the town's responsibility of maintenance. The PWSC would also like to see walkways along the outlying roads as well. The Board and PWSC had a long discussion on walkways in town. Discussed the open space. The large open space in the back will be deeded to the town and the meadow deeded to the homeowners association. The Conservation Restriction will be held by the Conservation

Commission or some other entity. Discussed allowing active agriculture in homeowners documents.

Rob Oliva, stated that he reviewed the stormwater calculations and is okay with the two waiver requests. Discussed the size of the stone. Rob okay with 3-6" stone. 8" will not absorb. Discussed the affordable lot. Either of the two outside lots. Discussed Habitat for Humanity doing a duplex under a LIP. The Applicant will provide duplex examples from a home constructed in Groton.

A motion was made by Mark Duggan, seconded by John Karlon to put sidewalks within the development and not on the outside.

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Hearing is continued to March 10, 2010 at 8:30pm to review draft decision.

GENERAL BUSINESS

PWSC – Discussed proposed pedestrian waiting area and proposed walkways in Houghton Farm.

OTHER BUSINESS

1. Approved Annual Report
2. Discuss bond for driveways. Board in support of this requirement.