

BOLTON PLANNING BOARD
MEETING AGENDA
October 13, 2010 Wed at 7:30 P.M.
Bolton Town Hall

Present: Chairman Doug Storey, Vice Chairman John Karlon, Mark Gautreau, & Town Planner Jennifer Burney and members from the Energy Committee

Not Present: Michelle Tuck, James Owen & Mark Duggan

PUBLIC HEARINGS

None

GENERAL BUSINESS

7:30 pm **ANR for Map and Parcel 4E-7 located on Annie Moore Road**
Applicant: Charles Lord.

A motion was made by John Karlon, seconded by Marc Gautreau to approve the ANR for Map and Parcel 4E-7 located on Annie Moore Road.

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7:35 pm **Green Communities Act – Discussion on Action Plan**
Present: Energy Committee

45 towns have adopted the Stretch Code including Lancaster who received a \$140,000 grant. Reasons to adopt the Stretch Code: in 2013 the Stretch Code will ultimately be adopted by the state, people are doing more energy efficient measures, more review, and payback in 3.5-5 years. The Planning Board indicated that they would take a vote to support the Stretch Code at their next meeting when they have a full board present.

8:05 pm **8:05 pm – 579 Main Street, Bolton Securities – Preliminary Application for Limited Business Special Permit**
Present: Applicant Ray Grenier, Consultants: Kanayo Lala P.E. and Nathan Fenton

Chairman Doug Storey wanted to disclose that he has worked with the consultant Kanyo Lala on other projects. The Applicant gave an overview of the project. The barn is a 16,000 SF structure. In 1997 a site plan was approved but the barn was never built. There is a septic in place that has full capacity for the barn renovation use. They would like to put a gravel parking lot over the septic by adding 24 lots over the septic and 6 behind the barn for a total parking number of 56. There will be about 200 vehicle trips per day and 4 lamps for the parking and flood lights on the building. Bolton Securities and Delta Financial are the two companies and both are expanding with new employees. The Board stated that they would have to see what was approved in the past and whether or not a modification of the Special Permit and Site Plan was required.

8:30 pm **Discussion on Design guidelines/mixed use**

Michelle Tuck suggested that guidelines be created for the national historic district and village overlay. The village overlay should be located from 495 – Harvard Road. Marc Gautreau indicated that would accept some appropriate and small size and use in certain areas and design guidelines should be created for business districts and pre existing non conforming business uses (PENC) and not change any zoning for the mixed use overlay, the village overlay should be located in the 495 area or business zoned districts like the Salt Box and would maybe be open to other areas such as the Smith property later on. Doug Storey would like to see design guidelines for the National Historic District for existing and PENC. The overlay district should be for existing zoned businesses within the National Historic District

and maybe later on expand the district. It should include east and west of 495 and possibly the Saltbox but doesn't want to rezone any residential property at this time. Would consider applying it to the Smith property or others in the future. Would like to look at increase the 8% lot coverage requirement, a public space/open space component and Transfer of Development Rights (TDR).

9:00 pm **Century Mill Estates – discussion on traffic concerns**

OTHER BUSINESS

Update on Public Safety Building

NEXT MEETING

October 27, 2010 cancelled

October 28, 2010 7:00 pm – 9:00 pm being held at the library how to read a subdivision plan – citizen's planners

Meeting adjourned at 10:10pm

Minutes submitted by Jennifer Burney, Town Planner