

**BOLTON PLANNING BOARD  
MEETING AGENDA  
October 27, 2010 Wed at 7:30 P.M.  
Bolton Town Hall**

**Present:** Chairman Doug Storey, Vice Chairman John Karlon, James Owen, and Town Planner Jennifer Burney

**Not Present:** Michelle Tuck & Mark Duggan, and Mark Gautreau

**PUBLIC HEARINGS**

**7:30pm**                    **Backland lot and ANR – 272 Harvard Road**  
Applicant: Harold Smith Jr., Bolton Trust

Applicant seeking to create a backland lot with frontage on Harvard Road and access from Twin Maple Road and an ANR and parcel will also be created.

Lot A is being deeded in exchange for easement for access and utilities. Lot 1 is an ANR that has 200' of frontage and consists of 1.8 acres and meets lot shape factor. Lot 2 is an existing house and Lot 3 is a backland lot. Would like to access through the cul-da-sac on Twin Maple Road. Abutter, Michael Kane of 34 Twin Maple stated there is a swale and a pipe located at the common driveway. There are existing mailboxes. The applicant will try to tie into existing power and utilities. Board stated that a driveway permit would be required and the board would like to look at the easement, drainage and utilities. If coming off common driveway would have to modify Common Driveway Special Permit if adding a 5<sup>th</sup> house rather than accessing from Twin Maple. there.

*A motion was made by Michelle Tuck, seconded by John Karlon to close the hearing*

*4/0/0*

*A motion was made by John Karlon, seconded by Michelle Tuck to approve the Backland lot for 272 Harvard Road.*

*4/0/0*

**GENERAL BUSINESS**

**7:45 pm**                    **579 Main Street, Bolton Securities – Site Plan Review**  
Applicant: Applicant Ray Grenier, Consultants: Kanayo Lala P.E. and Nathan Fenton

Not proposing new lights on parking lot just building/barn. Same number of parking spots is being proposed just requesting to move them to the septic area and behind the barn. Meets parking requirements 22,000 total building SF and 22,000 parking 1:1 ratio. The house has 26 employees and the barn will have 145 employees.

First floor will consist of 3451 SF and have 34 employees, the second floor will have 5,184 SF and 51 employees, the third floor will consist of 3,672 SF and have 36 employees and the fourth floor will consist of 2,453 SF and have 24 employees. The Board would like to see when there is 50% capacity in the barn that lighting is provided to the new parking area for safety reasons. The parking lot will not be paved. The Board stated that they felt the parking changes were relatively minor and does not require reopening of the Special Permit. The Board also approved the site plan for minor changes. .

*A motion was made by John Karlon, seconded by Michelle Tuck that the proposed changes are minor and do not require reopening of the special permit for plan dated October 27, 2010 prepared by Kanayo Lala.*

4/0/0

**Green Communities Act – Board to vote on approving Stretch Code**

The Board discussed sending a letter to the Energy Committee stating that there is not going to be a unanimous vote to support the Stretch Code because there is a mixed sense of feeling but would support the Energy Committee bringing it to Town Meeting for vote by the town.

**OTHER BUSINESS**

Update on Public Safety Building

**NEXT MEETING**

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

November 10, 2010

November 24, 2010 (cancelled)

Meeting adjourned at 9:30pm

Minutes submitted by Town Planner Jennifer Burney