

BOLTON PLANNING BOARD
Meeting Minutes
August 25, 2010 Wed at 7:30 P.M.
Bolton Town Hall

Present: Doug Storey (Chairman), John Karlon (Board Vice-Chairman), Mark Duggan, Michelle Tuck, Marc Gautreau and James Owen (Associate Member),

Not Present: Town Planner Jennifer Burney

PUBLIC HEARINGS

None

GENERAL BUSINESS

7:30 pm **Review request by Board of Selectmen on the Town purchasing a Chapter 61A parcel on Annie Moore Road owned by Charles Lord who is proposing an ANR in order to sell a lot.**

Owner not present. The Planning Board has no interest in the property.

7:35 pm **Approval of contract for consultant assistance for creating design guidelines/mixed use with MAPC.**

Project to begin in September. Contract executed by Chairman Doug Storey.

7:40 pm **Review of letter received from a nonprofit assisted living facility looking to locate to Bolton.**

Present: Nancy Skinner

40 units of assisted living. Looking for land and will use existing building. Green with minimal impact. First class development. 55+, plans to be submitted by architect with application. Use existing and then expand to a future village. Discussion on economic impact. Questions the Board had: Not for Profit. Do they pay taxes and what is the impact on town services? Board indicated that this would be good for Bolton. Applicant would need to go through formal application process.

7:45 pm **Pre Construction Meeting for Houghton Farms and review of Covenant and other documents**

Present: Applicant: High Oaks Realty Bob Kiley, Contractor Brian Donnell, and Greg Roy from Ducharme and Dillis

Request to do limited amount of work in fire pond. Not ready to do pre-construction meeting tonight. Pond level is low. Perfect time to work in pond. Level is low despite 3 days of rain. Applicant would like to install suction line. Conservation agrees. Conservation did not require a bond; they felt the Planning Board would hold a bond. Applicant seeks approval of the Planning Board to do work within the next 7-10 days to complete work. 2-3 days to complete. Applicant is willing to place an escrow. Value is \$10,000. An Addendum will have to be added to the Order of Conditions. Planning Board feels this is insubstantial to the permit which will not require the Special Permit to be re-opened. Within 10 days the applicant will be back to do a pre-construction meeting. Board determined value of bond at 1.5 value of construction for a total of \$15,000. Will

forward recommendation to Conservation. Brian Donnell asked if a site walk will require planning board attendance. Doug Storey responded that yes if the board wants to attend but primarily for DPW and Conservation.

A motion was made by John Karlon, seconded by Mark Duggan to approve work in the fire pond.

Vote: 5/0/0

A motion was made by Michelle Tuck, seconded by John Karlon to set the bond at \$15,000.

Vote: 5/0/0

8:15 pm

302 Harvard Road – Request for Building Permit for new construction and driveway application

Applicant: Steven Venincasa

Final coat of paving not done yet because last unit not sold. Paving value is \$7,800 (650' x 12') 1-½" top coat. Town engineer says it is 1100'. Applicant agrees to 1100' value of \$13,000+/- . Will post a bond.

A motion was made by John Karlon, seconded by Michelle Tuck to approve waiving of the bond requirement of driveway application and grants permission for the planner to sign application once applicant posts a bond for final paving.

Vote: 5/0/0

OTHER BUSINESS

None

NEXT MEETING

September 8, 2010
September 22, 2010

Meeting adjourned at 8:30 pm

Minutes submitted by Jennifer Atwood Burney, Town Planner