

BOLTON PLANNING BOARD
Meeting Minutes
December 8, 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, James Owen (Associate Member), and Town Planner Jennifer Burney.

Not Present: n/a

PUBLIC HEARINGS

None

GENERAL BUSINESS

7:30 pm Houghton Farm – Sugar and Golden Run Roads

Applicant: Robert Kiley and Greg Roy from Ducharme and Dillis

Present: Robert Kiley and Greg Roy from Ducharme and Dillis

Request for lot release and submit a Tri-Party Agreement

A motion was made by Mark Duggan, seconded by Michelle Tuck to approve the Tri Party agreement submitted in the amount of \$450,000 contingent on legal review.

Vote: 5/0/0

A motion was made by John Karlon, seconded by Michelle Tuck to release the covenant upon review and approval of the Tri Party agreement submitted.

Vote: 5/0/0

7:50 pm Century Mill Estate – Spectacle Hill and Century Mill Roads

Applicant: Andy Bendetson

Present: Larry Ducharme from Ducharme and Dillis

Discuss process for request of 7 additional lots for a total of 78

James Owen recused himself since he is an abutter. Mr. Ducharme explained that 71 lots were tested and approved. Now tested and approved 7 additional lots and would like the Board to approve them. Drainage and traffic was conducted based on 78 lots. Road and infrastructure will be the same. Just dividing some of the approved lots. Like to figure out the order of the lots, filing fee and procedure. Doug Storey wants to clarify with Town Counsel.

8:10 pm Design Guidelines & Mixed Use discussion

Present: Mark Racicot from MAPC

Mark Racicot gave an overview of the Design Guidelines which are simple and only a few pages long that could be written into the Bylaw as well as for Site Plan Review. Many residents offered the following suggestions:

1. Address handicap parking
2. Concern that the word commercial is used
3. Where will it be applied? Answer: Business and Limited Business Districts, PENC and for Site Plan review.
4. More detailed design guidelines? Answer: Don't want it too specific with a level of detail but would like any comments for more detail.
5. Address light pollution.
6. Will need to define a more specific area to allow for village style development. Questioning East of 495 Country Cupboard to Saltbox or applying it to a smaller area like the area around 495 already zoned for commercial use.
7. Address residential impact.
8. Address residential screening

Town Planner will upload documents to the website and request public comments.

9:00 pm Smith Property – 719 Main Street

Present: Chris Nash from Topsfield Associates, Inc. and Greg Roy and Brandon Ducharme from Ducharme & Dillis Civil Design Group

Would like to discuss proposed redevelopment of the site

Brandon Ducharme gave an overview of the project. Soil testing has been done and witnessed by the Board of Health. They have looked at an area for a Public Water Supply (PWS) and the wetland areas. The proposed project will consist of two buildings. One 13,000 SF single story retail building for a drugstore and a 2 story 10,000 SF retail and office space with a total of 135 parking spaces based on demand and best engineering practices. Bolton zoning would require more parking. Lot coverage is less than 50%. The existing building is 9,000 SF single story. Meeting 150' set back, the existing building is much closer to the road. Mr. Nash gave an overview stated that smaller buildings would not be economically feasible. The only way the project is feasible is with the 13,000 SF building. Project would be viable with just pharmacy and second building would be leased out before constructing it. Impervious surfaces will be reduced and is willing to give the town a Conservation Restriction for the rear of the property along with trail access and shared parking. Would like a light and would use frontage for a turn lane. Would do brick material for the building and signage would be wooden. Willing to be creative with building since he understands the historical context of the neighborhood. Would like to rezone the property to limited business or business for the next town meeting in May 2011. Martha Remington indicated that she would like to see 715 Main Street remain. Rob Held asked about contamination. Mr. Nash replied that the steps would be to remediate the property. Mr. Nash thought that the project would have a 10 million dollar assessed value. Alice Romer expressed concern about a tenant walking away from a project and leaving an empty building. Mr. Nash replied that the pharmacy will build its own building and sign a 25 year lease. Discussed the need for a light and a left turn lane. A traffic study would be done. Selectmen David Lindsay stated that if the project was assessed at 10 million that would bring in \$190,000 in revenue and felt that this would not be much benefit to the town. Reverend Jones asked if the building could be set back further. Mr. Nash replied that it could. Chairman, Chris Nelson of the Economic Development Committee stated that the project would bring services to the town, provide for open space, be a tax benefit, address environmental cleanup and correct the failed septic system. Steve Bing urged the Board not to support this project. The Board poled the members: mark Duggan would not support the project, Marc Gautreau stated that he felt it was not appropriate and would want strict design guidelines in place, Michelle Tuck stated that she needs to be convinced that this couldn't be placed in another area of town, Doug Storey stated that he was opposed, John Karlson stated that as proposed it is not a good use but willing to see something else, and James Owen said he is concerned that a 40B would go in.

OTHER BUSINESS

None

NEXT MEETING

December 22, 2010. *A motion was made by Michelle Tuck, seconded by John Karlon to cancel the 12/22/10 meeting. Vote 5/0/0*

January 12, 2011

January 26, 2011

Meeting adjourned at 10:50 pm.

Minutes submitted by Jennifer Atwood Burney, Town Planner