

BOLTON PLANNING BOARD
Meeting Minutes
July 28, 2010 Wed at 7:30 P.M.
Bolton Town Hall

Present: Doug Storey (Chairman), John Karlon (Board Vice-Chairman), Mark Duggan and Michelle Tuck and Town Planner Jennifer Burney. Marc Gautreau came in at 8:30 pm.

Not Present: James Owen (Associate Member),

PUBLIC HEARINGS

7:30 pm Scenic Road and Public Shade Tree Hearing – Planning Board and Tree Warden for Sugar Road

Applicant: High Oaks Realty – Bob Kiley and Greg Roy from Ducharme and Dillis

The Applicant is proposing to remove trees to provide adequate site distance for the new subdivision road for Houghton Farm and improve the site line for the sharp corner on Sugar Road by removing trees and relocating a stone wall.

The Chairman read the hearing notice and opened up the hearing at 7:35pm. Al Ferry stated that he supported the project. Martha Remington, Chairperson for the Historical Commission questioned the curve of Sugar Road and the necessity of what is being proposed. Couldn't a sign or a mirror be a better solution? The Board indicated that both DPW and the planning board did a site visit and supported what is being proposed. Linda Engelmann from the Historical Commission stated that no shoulder should be put there. The Board replied and stated that the road is not being changed. There will be grading (knocking out ledge with a 1 to 1 slope) to create a 4' shoulder. Linda Engelmann asked if there were ever any accidents. Doug Storey replied that there were none that he was aware of. Martha Remington asked why the developer is being burdened with the cost of removing the ledge. David Lindsay asked how the stone wall will be relocated. Greg Roy replied that the stone being removed could be used elsewhere in town or could go back on lot. They do not anticipate blasting but using a hammer to bang it out. Michelle Tuck indicated that the existing stone wall will be relocated from its present location to further back.

Attachments: Hearing notice and plans

A motion was made by Mark Duggan, seconded by John Karlon to approve the plan entitled Tree Removal/Sw Relocation Plan drawn by Ducharme and Dillis dated June 29, 2010.

Vote: 4/0/0

The Board reviewed the Planting Plan as reviewed by the Town Planner, Tree Warden and Conservation. The trees will be staked and approved by the Planning Board and Tree Warden. The 3-5 trees to be planted for the abutters will be staked and approved by the Planning Board and home owners. The other areas will be staked and reviewed by the Conservation Commission with input by the Planning Board and the Conservation Commission.

A motion was made by John Karlon, seconded by Michelle Tuck to approve the plan entitled Proposed Planting Plan drawn by Ducharme and Dillis dated May 17, 2010.

Vote: 4/0/0

8:10 pm Driveway Bond Hearing

The Chairman read the hearing notice to revise the Rules and Regulations and application for Driveways to include a driveway bond.

Attachments: Hearing notice and driveway application and Driveway Rules and Regulations.

A motion was made by John Karlon, seconded by Mark Duggan to approve the revised driveway application and rules and regulations.

Vote: 4/0/0

8:20 pm Fee Hearing

The Chairman read the hearing notice for revising the Planning Board Fee schedule.

Attachments: Hearing notice and fee schedule

A motion was made by Michelle Tuck, seconded by Mark Duggan to approve the fee schedule as noted with changes discussed.

Vote: 4/0/0

GENERAL BUSINESS

7:00 pm Public Safety Building - Occupancy Permit request

Planning Board toured the new Public Safety Building and will have Hamwey Engineering review the As Built.

7:50 pm Houghton Farms – Sugar and Golden Run Roads- Review of legal documents and Planting Plan

Applicant: High Oaks Realty

Attachments: Legal Documents & Planting Plan

8:30 pm Continue discussion on design guidelines and MAPC consulting services

Attachments: MAPC scope

The Board came up with a consensus that they would like design guidelines and a village overlay. Many residents in the audience had various suggestions and comments and support for working with a consultant. Mark Duggan stated that he would like design guidelines to include lighting and parking. Michelle Tuck stated that lighting and signage is very important. Mark Gautreau stated that he agreed with Michelle's comments and would like the board to be proactive and not respond to a specific proposal. David Drugge stated that the Smith property could be open to residential development and if developed commercially it would not add to the school base. He stated that he felt design guidelines are very important to develop. Roland Ochsenbein stated that there is a high degree of urgency and need to move forward with design guidelines and village overlay. Al Ferry stated that he felt the board should

move forward with the scope that it is not much money involved and stressed the importance of mass and scale.

A motion was made by Mark Duggan, seconded by Doug Storey to move forward with MAPC as the consultant and work on defining the scope.

Vote: 5/0/0

OTHER BUSINESS

None

NEXT MEETING

August 25, 2010

Meeting adjourned at 10:15 pm

Minutes submitted by Jennifer Atwood Burney, Town Planner