

BOLTON PLANNING BOARD
Meeting Minutes
June 23, 2010 Wed at 7:30 P.M.
Bolton Town Hall

Present: Doug Storey (Chairman), John Karlon (Board Vice-Chairman), Marc Gautreau, James Owen (Associate Member), and Town Planner Jennifer Burney.

Not Present: Mark Duggan and Michelle Tuck

PUBLIC HEARINGS

None

GENERAL BUSINESS

7:30 pm Review Scope of Services by (Metropolitan Area Planning Council (MAPC) Bolton's Regional Planning Organization

MAPC will assist the Town with defining a possible district and sub district(s) boundary, drafting zoning changes and developing design review guidelines. Services will be partially funded by a MAPC grant and remaining Master Plan funds. The Board reviewed the scope of services provided by MAPC.

Doug Storey stated that there are many options that could play out at the Smith property. Don't change zoning and let a private party bring any zoning changes to town meeting or can define what is acceptable there and limit what can be done and encourage what the town would like to see there. James Owen stated that he would like to see design guidelines and village overlay in place. Doug Storey stated that he would prefer design guidelines only for the commercial districts and not any residential districts and doesn't support a village overlay and questioned whether or not to utilize the services of MAPC or go out and bid services of someone else and suggested that the Town Planner put together an RFP for design guidelines for limited business, business and industrial districts. James Owen and Marc Gautreau both indicated that they were happy that people showed an interest in Bolton and were excited about the UMass study and thought that the Board is in a leadership role and needs to take the next steps and would like to see design guidelines in place. John Karlon indicated that he was not in support of a village overlay but would support putting an RPP out seeking independent design guidelines. The Board stated that they have not made a final decision yet and needed more time.

8:15 pm 746 Main Street – Review driveway application for Ann Hurd and John Rodenhiser

A motion was made by John Karlon, seconded by Marc Gautreau to approve the driveway application for 746 Main Street.

Vote: 4/0/0

8:20 pm Earth Tone Technologies

Present: Larry Morgan and Rob Mitchell

Town Planner, Jennifer Burney disclosed that her husband works for Sprint as an RF Engineer. Mr. Morgan and Mr. Mitchell discussed the possibility of siting cell towers in the Town of Bolton.

8:30 pm Twin Maple Road and Harvard Road

Applicant: Jay Finlay from Finlay Engineering Services representing Joyce Smith of the Harold H. Smith Jr. Bolton Trust

Developer discussed the possibility of subdividing 272 Harvard Road into 3 lots and doing a land swap with 282 Harvard Road and Lot A (Smith Property) and accessing the proposed subdivision off of Twin Maple Rd. The existing house at 272 Harvard Road would become 1 lot, and 1 conventional and 1 backland lot would be created. Discussion on how to access the backland lot. The Board indicated that they would like Town Counsel and Hamwey Engineering opinion before ever making a decision. Maureen Finley stated that she would draft a letter to the board for Town Counsel to review.

8:45 pm Houghton Farm – Intersection of Sugar Road and Golden Run Road

Applicant: High Oaks Realty

Board reviewed documents submitted by the Applicant and reviewed by Town Counsel

OTHER BUSINESS

- 1. A motion was made by Doug Storey to nominate John Karlon for Vice Chair and, John Karlon nominated Doug Storey for Chairman.*

Vote: 4/0/0 to approve Doug Storey as Chair and John Karlon as Vice Chair.

NEXT MEETING

TBD

Meeting adjourned at 9:45 pm

Minutes submitted by Jennifer Atwood Burney, Town Planner