

BOLTON PLANNING BOARD
Meeting Minutes
June 9, 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

Present: Mark Racicot, Land Use Division Manager at MAPC

The Metropolitan Area Planning Council (MAPC) is the regional planning agency and consists of 101 communities. MAPC will assist the Town in developing design review guidelines and drafting possible zoning changes (2006 Master Plan Goals). Services will be partially funded by a District Local Technical Assistance (DLTA) grant and remaining Master Plan funds. The Board reviewed the scope of services provided by MAPC. Doug Storey, Chair indicated that he prefers guidelines that are less specific such as design criteria instead of guidelines. Marc Racicot gave examples of other towns with similar criteria: Littleton, Bedford, and Millis. Doug also questioned whether there should be different criteria for each zone: limited business, business and industrial. Marc Racicot stated that MAPC was limited and could not just write design guidelines but is more interested in village center developments. The Board discussed starting the village overlay in the center of town and/or the area of 495 with design guidelines/criteria in place and then later on add other districts. Discussed setting up an advisory board in addition to the planning board that would consist of architects, landscape architects and other professionals. Marc Racicot stated that he would look at the UMass Study and Master plan and draft a bylaw with design guidelines/criteria that could be granted by right, by special permit or as an overlay which would require a 2/3rd town meeting vote. There were many people in the audience that offered many recommendations: make sure the draft bylaw is out for public comment, concern that residential area will become a commercial area, importance of surveying the public and getting people involved.

David Drugge was present and stated that the Smith property is under agreement and has done a conceptual plan, site assessment of the contaminated site. Will hold public forums in the future to determine the best design of 4 conceptual plans.

8:45 pm Houghton Farm located at the intersection of Golden Run Road and Sugar Road

Applicant: High Oaks Realty and Ducharme and Dillis (Greg Roy).

Reviewed Performance Guarantee amount and covenant. \$7,500 to cover potential road damage and \$597,085 plus 50% contingency for performance guarantee if not doing a covenant. Covenant has been reviewed and approved by town counsel. The Board endorsed the Subdivision and Common Driveway Plans and will forward legal documents to Town Counsel for review. The Board stated that they would

like a pre construction meeting prior to commencement of work. The Planting plan will be reviewed by DPW, Conservation and the Tree Warden.

A motion was made by John Karlon, seconded by James Owen to approve the estimate of \$900,000 for a performance guarantee, \$7,500, approval of the covenant dated June 3, 2010 to be recorded with endorsed plans.

Vote: 4/0/0

9:00 pm Preconstruction Meeting for Century Mill Estates

Applicant: Century Mill Limited Partnership – Andy Bendetson

Mr. Bendetson was present and Board reviewed the revised covenant that was approved by Town Counsel.

A motion was made by John Karlon, seconded by Marc Gautreau to approve the covenant.

Vote: 4/0/0

Abutter, the Goddard's were present and discussed granting a temporary easement to allow the applicant the ability to grade rather than installing a retaining wall. The easement language has not yet been drafted. The Board stated that they want to be notified of a start date, need escrow monies and contact information for the contractor.

OTHER BUSINESS

None

NEXT MEETING

June 23, 2010

Meeting adjourned at 10:15 pm.

Minutes submitted by Jennifer Atwood Burney, Town Planner