

BOLTON PLANNING BOARD
MEETING AGENDA
September 22, 2010 Wed at 7:30 P.M.
Bolton Town Hall

Present: Chairman Doug Storey, Vice Chairman John Karlon, James Owen, Michelle Tuck (arrived at 8:15pm), & Town Planner Jennifer Burney. Also present was the Public Ways Safety Committee

Not Present: Mark Gautreau & Mark Duggan

PUBLIC HEARINGS

None

GENERAL BUSINESS

7:30 pm **ANR for Map and Parcel 4E-7 located on Annie Moore Road**
Applicant: Charles Lord.

Board did not endorse this plan as it is in Chapter 61A, and would need to go before the Board of Selectmen.

7:35 pm **Public Ways Safety Committee – discuss fence bylaw**

Next Steps: present to Board of Selectmen, Speak to Town Administrator Don Lowe, Town Counsel, Conservation, Harold Brown & police prior to Town Meeting. Discussed who would be responsible for fining offenders? DPW or Board of Selectmen.

7:55 pm **Design guidelines/mixed use discussion with Consultants from MAPC**
Present: Mark Racicot from MAPC

Board discussed where the consultant should be focusing his energy. Michelle Tuck suggested the Smith property. Doug suggested design guidelines for 117 business uses. Doesn't want to restrict design guidelines to just one property but have it be more universal. As far as the mixed use village overlay would consider the village center but not the entire town or 495 area. John Karlon suggested the Salt Box to the Smith property should be considered for the village overlay district. After discussion the board suggested that design guidelines should be established for the limited business, business & residential district for commercial uses. The Board would like Mark Duggan and Marc Gautreau' feedback. Discussed whether the design guidelines should be vague or detailed specific. Ms. Roma suggested a public green and worried about lights and widening of route 117 and would support a town center at location where lights are such as property across from Hebert's. Doug Storey replied that the town had already considered the purchase of the Smith property and it was voted down. Any commercial development at the Smith property has to be feasible and yet acceptable to the town. Rob Helm from Bare Hill Road suggested that the Board focus on the "7 areas on 117" and keep the center of town residential. David Wiley of Green Road asked who the customers were going to be. He suggested prohibiting fast food. Roland Ochsenbein of Main Street stated that he felt that design guidelines were important, would like to see residential development at the Smith property and a public/private partnership to develop it. Bob Roemer of Main Street said that he has looked at the DEP Brownfield toolkit and the contamination at the Smith property is not significant. Rona Balco of Green Road stated that Bolton already had business zoned properties that are empty and the town did not need to create more. Cia Ochsenbein of Main Street said surveys have indicated that people want the Smith property to remain residential.

8:55 pm **Century Mill Estates – discussion on traffic concerns**

James Owen board member recused himself as an abutter. A new contractor had been hired. Abutter to CME stated that she is not granting an easement to CME. For 3 weeks there has been heavy trucking. The Board discussed ways

to reduce the impact by limiting time or days and the board would like Town Counsel's opinion on ordering a cease and desist or a fine if it continues. It has been noted that there is road damage to Lively, South Bolton and Spectacle Hill Road.

9:05 pm Review of Application for adding antennas and equipment to an existing cell tower located at 97 Forbush Mill Road – site plan review request by Board of Selectmen

A request for a waiver for the required balloon test could be made from the Rules and Regulations #7. The Board voted 3/0/0 that the applicant should be allowed to co-located and waive rule #7 requiring a balloon test and feel this would be in the best interest of the Town to allow this.

OTHER BUSINESS

Update on Public Safety Building – under review

NEXT MEETING

October 13, 2010

October 27, 2010 cancelled

October 28, 2010 at the library how to read a subdivision plan – citizen's planners

Meeting adjourned at 10:00pm.

Minutes submitted by Jennifer Burney, Town Planner