

**BOLTON PLANNING BOARD  
MEETING MINUTES  
March 10, 2010 at 7:30 P.M.  
Bolton Town Hall**

Present: Doug Storey (Chairman), John Karlon (Board Vice-Chairman), Mark Duggan, Michelle Tuck, James Owen (Associate Member), and Town Planner Jennifer Burney.

Not Present: Stephen Garner

**PUBLIC HEARINGS**

**8:00 pm Great Brook Farms located at 356 Main Street – Continuation of Special Permit Application for Great Brook Farms located in a Limited Business District**

Applicant: Bruce Slater (Great Brook Farms) also present was abutter Scott Slater of 72 Long Hill Road.

Bruce Slater provided the Board with a Deed stating that he controls Parcel A. He will lose some of the parking if he doesn't use the parcel the Trust owns but will still have control of the entrance and exit. The parking will not impact his day to day operations but will for event parking and will have to find alternative parking. He is losing 7 spaces on the left side of the building and 9 in front for a total of 16 parking spots. The Board discussed that they may consider one of the conditions on the Special Permit may be a condition that the applicant will have to demonstrate that he has made parking arrangements for bigger events. The capacity for events is 65-70 people and uses portable toilets outside. The Board discussed that the Fire Department and Building Inspector determine occupancy of the buildings. Martha Remington stated that parking is permitted on Route 117 and that there are no signs that say no parking. Martha stated that the state controls the 495 exits but the Town is in control of the rest of 117. The Board discussed granting a permit to Lot 5 and Parcel A. The Board discussed allowing Great Brook Farms to continue with what the Applicant stated in the application but putting a parking condition in regards to public safety.

*A motion was made by Mark Duggan, seconded by John Karlon to close the Hearing for Great Brook Farms.*

*4/0/1(Michelle Tuck recused herself)*

The Board will vote and draft a decision at the next meeting on March 24, 2010 at 9:00 pm. The Applicant was told to amend the paperwork to not include Saucy Mermaid.

**8:30 pm Houghton Farms – Sugar and Golden Run Road Assessors Map 5D-10 & 6D-32 continuation Special Permit for Common Driveway and continuation of FOSPRD Special Permit and Hearing for Definitive Subdivision**

Applicant: High Oaks Realty Trust

The Board reviewed the revised plans and discussed the not cut areas and bad curve. White Spruce trees are being proposed. Michelle stated that she would like to see more trees in the buffer area. The applicant agreed to move some of the trees from the side buffer to the front buffer. Suggested random evergreen trees spaced 20'. The Board also indicated that they would like the Flatery's property included in the planting plan. A buffer of 3-5 trees should be created to mitigate the headlights coming out of Houghton Farm. The Board stated that they would like this contingent on receiving a final tree planting plan incorporating all of the suggestions discusse and the final tree planting plan to be approved by the Planning Board and Tree Warden.

Then Hearing is continued to March 24, 2010 at 8:30pm.

## **GENERAL BUSINESS**

1. 7:30 pm Pam Powell, Town Clerk – recodification of the town bylaws

*A motion was made by Mark Duggan, seconded by John Karlon to support the articles for recodification of the town bylaws.*

*5/0/0*

2. 7:35 pm PWSC – proposed fence bylaw. The Board stated that they would like Town Counsel's opinion prior to the hearing on March 24, 2010.
3. 7:40 pm Dina Mazzola – Board met with Dina in regards to the planning board opening.
4. 7:45 pm Bob Johnson- proposed sprinkler bylaw. The Board reviewed Town Counsel's opinion. The Board explained the process in which a bylaw can be brought to Town Meeting, citizen's petition or board sponsored, all of which would require a hearing. Because it is coming to the Planning Board very late there would be no time to hold a hearing and have it ready for the warrant. The Board suggested that Mr. Johnson put it on next year's warrant.
5. 7:55 pm Jonathan Keep – The Board met with Jonathan in regards to the planning board opening.
6. 8:30 pm Megan Foley – Executive Director for Habitat for Humanity – (Ms. Foley was not present, but the Board discussed the potential of Habitat for Humanity building a house at Houghton Farm on the lot mandated through the inclusionary bylaw.

## **OTHER BUSINESS**

1. Reviewed Hamwey Engineering memo regarding Oak Trail Road damage