

**BOLTON PLANNING BOARD
MEETING MINUTES
March 24, 2010 at 7:30 P.M.
Bolton Public Library**

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

7:30 pm Hearing to discuss proposed bylaws and amendments to the town's zoning by-laws

Board of Selectmen and Planning Board (Ken Troup, Chairman of the Board of Selectmen present)

1. A proposed Fence Bylaw that would regulate obstructions at any intersection of public ways which have an impact on traffic and pedestrian safety.

Bylaw withdrawn by PWSC

2. Section 2.5.5.6 Site Plan Approval to include non residential uses in the residential district approved by the Planning Board.

A motion was made by John Karlon, Seconded by Michelle Tuck to approve the proposed amendment to the Site Plan Bylaw.

5/0/0

3. Section 2.5.7.6 Wireless Communication Bylaw to include the wireless overlay and residential districts from setbacks already established in the bylaw.

A motion was made by John Karlon, Seconded by Mark Duggan to approve the proposed amendment to the Wireless Bylaw.

5/0/0

4. Section 2.3.4 Schedule of Uses to include the sale of used car in the residential district by Special Permit issued by the Board of Selectmen.
5. Section 2.5.5.2 Activity Regulations to allow by Special Permit by the Board of Selectmen the sale of used motor vehicles in the residential district with not more than 2 vehicles at a time.

A motion was made by John Karlon, Seconded by James Owen to approve the proposed amendment to the Section 2.3.4 and Section 2.5.5.2 in regards to used car sales.

5/1/0 (Mark Duggan not in favor)

6. Appropriation of the remaining Master Plan Funds in the amount of \$7,067.84

A motion was made by Mark Duggan, Seconded by John Karlon to approve the master plan funds.

5/0/0

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

A motion was made by John Karlon, seconded by Mark Duggan to close the Hearing for the Special Permits for the Common Driveway and FOSPRD.

5/0/0

Scheduled the next meeting to review decisions on April 14, 2010 at 7:30pm at Town Hall.

9:00 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)

The Board reviewed the parking requirements for the 2,000 SF. Building. Planning Board determined that the applicant has more than sufficient parking.

A motion was made by John Karlon, seconded by Mark Duggan to grant a Special Permit for the Limited Business District to Great Brook Farms. .

5/0/0

GENERAL BUSINESS

8:15 pm Smith Property, Main Street – Bolton Crossing LLC.

Bolton Crossing LLC. updated the Board on the status of the project.

9:20 pm Century Mill Estates – Century Mill Road and Spectacle Hill Road - Preconstruction meeting

Applicant: Andy Bendetson

Abutter Margaret Campbell was present. Board member James Owen recused himself.

Ms. Campbell expressed concern about the pond drainage and flooding in response to the recent rain. The Board stated that the Applicant will need to be aware of the issue. The Board told the Applicant that they are requiring a preconstruction meeting before each phase.

OTHER BUSINESS

Greg Roy from Ducharme and Dillis explained that he would like to modify a few backland lots that were approved in the 1990's. The Board stated that a hearing would not be required because it only involved lot line changes. Mr. Roy would be put on the next agenda date on April 14, 2010.