

BOLTON PLANNING BOARD
Minutes of Meeting
February 10, 2010 at 7:30 P.M.
Bolton Town Hall

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

Not Present: Stephen Garner, and James Owen (Associate Member)

PUBLIC HEARINGS

7:30 pm **Houghton Farms – Sugar and Golden Run Road Assessors Map 5D-10 & 6D-32 Special Permit for Common Driveway and continuation of FOSPRD Special Permit and Hearing for Definitive Subdivision**

Applicant: High Oaks Realty Trust

Present: Applicant Bob Kiley and Greg Roy from Ducharme and Dillis and Ken Nicewicz from the Agricultural Commission.

He explained to the Applicant that 2 members of the Board were not present and gave them the option to continue the hearing to another night or open up the hearing. Per Mullin's Rule, the two members not present could read the minutes and listen to audio and vote at the next hearing. The Applicant stated that he wished to proceed forward. At 7:40 pm Doug Storey opened up the hearing for the Common Driveway. Greg Roy from Ducharme and Dillis gave an overview of the project. A common driveway was proposed due to lot grading and individual driveways would require more land disturbance and tree clearing. The driveway would cross 4 lots and is 12' wide with 2' shoulders, and 2 bump outs. The Fire Dept. submitted comments in regards to signage that the applicant will address. The applicant will request a waiver for the cross lope grade. A drainage report for the common driveway and subdivision will be sent to Rob Oliva later this week for review. The Chairman asked the Board members if they had any further questions. The Board did not.

The Chairman reopened and continued the hearing for the FOSPRD. Greg Roy told the board that he would be submitting revised plans and drainage calculations in the next few days. Ken Nicewicz stated that the applicant recently met with the Ag. Commission and discussed a mowing schedule and active farming in the meadow that would be limited to the home owners. A maintenance plan and conservation restriction would be done.

Discussed the sharp Sugar Road curve. Mr. Kiley stated that he felt it could be chipped with a hammer and take about 3 days. The stonewall would need to be relocated which would require a scenic road hearing. The applicant stated that he is willing to give the town a 20' easement. The

Planning Board would like to conduct a site visit with the DPW Director, Harold Brown and the applicant. The town planner will arrange this.

The Town Planner told the Board that Harold Brown indicated that a stop sign should be located on both portions of Sugar Road and no stop sign on Golden Run due to the slippery conditions. Harold also indicated that he would like to see signs that say two way stop. The Board talked at length about this.

The Board also reviewed comments made in a letter from the Public Ways Safety Committee concerning sidewalks and a bus waiting area. The Planning Board stated they were not in favor of sidewalks in front of this subdivision. They agreed that walkways are very important but not in this case because it is not close to town and doesn't make sense for sidewalks to be around the perimeter but only within. The PWSC requested that the sidewalk be paved, however the Planning Board and Conservation Commission felt that the walkway should not be paved and be a stone surface that would allow strollers, bikes and easy access. The ramps would be paved and have bumps for the visually impaired and would meet performance standards. They reviewed the PWSC request for a bus waiting area. In a letter provided by the Fire Dept, they agreed to allow a temporary school bus waiting area in the fire lane.

The Board briefly discussed the affordable housing. The applicant is currently reviewing various options and will be discussed further at the next meeting.

The board discussed the mix of trees and will defer the type of tree to the tree warden.

The hearing was continued to Wed. February 24, 2010 at 7:35 pm.

GENERAL BUSINESS

Cancelled Public Ways Safety Committee – Would like to discuss waiting area for Houghton Farms and review the fence bylaw

8:15 pm Ted Doyle and James Holbrook would like to speak to the Planning Board in regards to property located at 237 Sugar Road the former Greystone Electronic business. Currently zoned residential it is a PENC use. Bike Works from Maynard is interested in relocating to this facility; however the bylaws do not allow the sale of use or new motor vehicles. Mr. Doyle and Mr. Holbrook would like to discuss amending the bylaws to allow this use. Bike Works sells and repairs, motorcycles, ATV's and snow machines.

After discussion, the Planning Board indicated that they would not support this type of bylaw change. The Planning Board indicated that they are concerned about motorcycles and other equipment in a residential neighborhood. The Board suggested that the applicants speak to other boards for approval or consider a citizen's petition.

OTHER BUSINESS – Planner review

1. Century Mill Estates – Nitrogen Loading Plan – Deed Restriction - board reviewed
2. Green Communities Technical Assistance Grant – will set date to meet with consultant to review Stretch Code
3. Reviewed town meeting articles
 - Site Plan Review 2.5.5.6
 - Wireless 2.5.7.6
 - Schedule of Uses (car) 2.3.4
 - Activity Regulations 2.5.5.2
 - Remaining Master Plan funds – use to assist with village overlay & design guidelines
4. DHCD – wasn't awarded grant
5. MAPC Grant for technical assistance on village overlay
6. Compose letter to BOS in support of Town Clerk's request for recodification of the bylaws – the board stated that they were in support of the concept but not General Code. They indicated that they felt that other companies should be looked at.

Meeting adjourned at 9:50 pm

Minutes submitted by Jennifer Burney

NEXT MEETING

February 24, 2010