



Bolton Planning Board

Minutes

Date:	Wednesday, July 27, 2011
Time:	7:30 pm
Location:	Town Hall
Present:	Doug Storey, Chairman, John Karlon, Vice Chairman, James Owen, Associate Member, and Marc Gautreau Not present: Jennifer Burney, Town Planner, Mark Duggan and Jonathan Keep

Hearing

Time	Description	Address of property & Applicant's name	Documents
7:30 pm	<p>2 Backland lots and 1 ANR – Division of 283 Ballville Road, Assessors Map 3.A Lot 55 (shown as lot 1A on plan) An ANR will create Lot 1A (283 Ballville Road) and will consist of 2.0 Acres, and Lot 1B a Backland lot which will consist of 4.643 acres, and Lot 1C a backland lot which will consist of 4.873 acres.</p> <p>The subject property is owned by Kenneth R. Swanton, for property owned at 283 Ballville Road, Bolton MA 01740. Deed reference is Book No. 9810, Page 350 at the Worcester District Registry of Deeds.</p> <ol style="list-style-type: none"> The subject property is located at 283 Ballville Road, Bolton MA Assessor Map 3A Parcel 55. The subject property is zoned Residential. The subject property contains approximately +/-11,526 acres of land The hearing was opened on July 27, 2011. The engineer, Foresite Engineering presented the plan to the board. The intent is to separate the existing house located at 283 Ballville Road by an ANR (lot 1A) which will consist of 2.0 acres and create two backland lots consisting of 4.653 acres (lot 1B) and 4.873 acres (Lot 1C) which both have 50' of frontage on Ballville Road. The two backland lots will gain access from a shared driveway off of Ballville Road. <p>VOTE: In view of the foregoing, the Bolton Planning Board (hereinafter referenced as the "Board") A motion was made by John Karlon, seconded by James Owen to approve the Special Permit seeking creation of two backland lots at 283 Ballville Road</p> <p>4/0/0.</p> <p>The decision is subject to the following conditions:</p> <ol style="list-style-type: none"> The lots created by this Special Permit cannot be subsequently divided to less than 4 1/2 acres; The lots subject of this Special Permit cannot be used to provide access to any lots that are not shown on the Plan; No structure may be erected within fifty (50) feet of any lot line on the lot created by this Special Permit. The existing shed must be relocated or razed to meet this requirement for Lot 1A; Access to the backland lot shall be provided via a shared driveway off of Ballville Road. 	<p>Ken & Leah Swanton 14 Fairbanks Street, Harvard, MA 01451</p>	<p>Plan of Land in Bolton, Drawn by Foresite Engineering, 16 Gleasondale Road, Suite 1-1, Stow MA dated May 31, 2011</p>

General Business 7:45 pm

Time	Description	Address of property & Applicant's name	Documents
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Time	Description	Address of property & Applicant's name	Documents
7:45 pm	<p>ANR - Division of Parcel identified by Bolton Assessors as 237 Sugar Road, Map 50, Parcel 42 (lot 2 on plan) creating Lot 2a (237 Sugar Road, Greystone Electronics) will consist of 2.49 acres and Lot 3 will consist of 4.9 acres.</p> <p>VOTE: Motion made by Marc Gautreau, seconded by John Karlon to approve the ANR identified by Bolton Assessors as 237 Sugar Road, Map 50, Parcel 42 (lot 2 on plan) creating Lot 2a (237 Sugar Road, Greystone Electronics) will consist of 2.49 acres and Lot 3 will consist of 4.9 acres.</p> <p>4/0/0</p>	<p>Owner: Greystone Electronics LLC., 237 Sugar Road, Bolton Assessors Map 50 Parcel 42 Applicant: Walter Graustein, III 119 Harmony Hill Road, Harwinton, CT 06791</p>	<p>Plan of Land in Bolton, MA prepared for Walter W. Graustein, III drawn by David E. Ross Assoc. P.O. box 368, 111 Fitchburg Rd. Ayer MA 01432 Dated June 2011</p>

*Meeting adjourned at 8:15 pm
Minutes submitted by Jennifer Burney, Town Planner*