



Planning Board

Minutes

Date:	Wednesday, May 23, 2012
Time:	7:30 pm
Location:	Town Hall, 663 Main Street, Bolton MA
Present:	Doug Storey, John Karlon, Jonathan Keep, Mark Duggan, James Owen, Marc Gautreau and Town Planner Jennifer Burney

General Business 7:30 pm

Time	Description
7:30 pm	<p>Design Advisory Team – Met members and discussed their review process:</p> <ol style="list-style-type: none"> 1) Preliminary & informal discussion 2) Formal application by Planning Board and then goes to DRB as well as other boards. 3) In process will determine if it is minor application 4) Add DRB to building permit 5) ? adding DRB to business rules and regulations 6) 1 member from DRB will come to a planning board meeting with a report of the application 7) Planning Board will be notified of all DRB meetings so they can attend if they would like. <p>Discussed working on a pattern book. The Town Planner suggested Kingston Rhode Island pattern book as an example</p>
8:00 pm	<p>Walter Eriksen – Driveway Question for Lot located at Autumn Lane</p> <p>Will need to complete a driveway application. Easement and covenant are in place. Applicant requested waiver of bond. Waiver not granted by the Planning Board.</p>
8:10 pm	<p>Apple Valley Homes - John Barbadoro</p> <p>Requesting lot release for Lot 4 located on West Berlin Road for common driveway serving 3 lots</p> <p>Compacted graven not pavement installed. Need to look at decision per applicant. Fire Department concerned about the address of 170. The applicant states that 170 is already in a granite post and was already approved.</p> <p>The Board approved swapping lot 3 for lot 4 to hold. Board will not hold a Bond for now. Will continue to look at issues.</p> <p><i>A motion was made by Mark Duggan, seconded by John Karlon to release lot 4 and in place hold lot 3.</i> <i>Vote: 4/0/0</i></p>

Time	Description
8:30 pm	<p>Town Meeting Report – Doug Storey</p> <p>The Board discussed potential future goals</p> <ol style="list-style-type: none"> 1) Small scale solar 2) Kennel bylaw 3) Streamlined site plan/permits 4) Village overlay 5) Duplexes and inclusionary bylaw <p>Discussed meeting with the Board of Selectmen possibly in June (June 5th or 21st).</p> <p>David Lindsay suggested that the Planning Board engage other boards in discussions regarding the Village Overlay. Mr. Lindsay supports the overlay but with housing and not including the Salt Box. Suggested that the Planning Board and Saltbox work together and include Main Street residents. Possibly a development agreement would be a better option. Feels the 150' set back is important to maintain.</p> <p>Jonathan Keep said for the Village Overlay he support housing, increasing flexibility, increasing density based on uses, limit sizes of buildings and look at density of other projects in other Towns.</p> <p>The Board will have continued discussion on the Village Overlay at its next meeting on June 27, 2012.</p>

Hearing

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Other Business

Time	Description

Submitted by Jennifer Burney, Town Planner