



# Planning Board

## Agenda

<b>Date:</b>	Wed, December 5, 2012
<b>Time:</b>	7:30 pm
<b>Location:</b>	Houghton Building 697 Main Street
<b>Next Meeting:</b>	<b>December 12 and 26 cancelled</b> <b>Next meeting January 9, 2013</b>

Hearings	Description
7:30 PM	<p>Backland Lot Special Permit to create three (3) backland lots on property identified by the Bolton Assessor's as Map 5C Parcel 10 and Map 5C Parcel 12 also identified as 125 Harvard Road. Additionally one ANR lot will be created.</p> <p>The backland lots are identified as Lots 1, 2 &amp; 4 on a plan entitled "Plan of Land located in Bolton, Mass." prepared for Matthew Jackson of 21 Wellington Drive, Hudson MA, dated October 23, 2012 prepared by Ducharme &amp; Dillis Civil Design Group, Bolton, MA. The ANR lot is identified as Lot 3 on this same plan.</p>
Business	Description
7:45 pm	<ol style="list-style-type: none"> <li><u>Discharge of mortgage on Lot 26A</u></li> </ol> <p>Note: lot 26A was recorded as a mortgage to the Bolton Planning Board on Lot 26A as security for the road covenant, which was subsequently deemed inappropriate collateral for performance under the covenant. The request is to release this lot.</p> <ol style="list-style-type: none"> <li>Release of the 2010 covenant for the 71 lot subdivision on the basis that it has been replaced with a new covenant for the 78 lot subdivision recorded in 2012.</li> </ol> <p>Note: The Planning Board Covenant covering the original 71 lot subdivision was recorded - instrument dated June 9, 2010, recorded at Book 45922, Page 177. When the 78 lot subdivision was recorded earlier this year (replacing the 71 lot subdivision), a new covenant was recorded at Book 48987, Page 255. A request has been made for the original covenant to be released of record since it is no longer applicable.</p> <p>Applicant: Alan Shocket, counsel for developer Andy Bendetson</p>
8:00 pm	<ol style="list-style-type: none"> <li>Bolton Orchards Solar Facility Renewable Energy Massachusetts LLC discussion regarding decommissioning surety</li> <li>ANR for Plan of Land owned by Davis Farms Trust, Bolton Orchards 125 Still River Road, Bolton. The plan is a redivision of Lot 1 and lot 2 approved by the Planning Board in 2012.</li> </ol>
8:20 pm	<p>As the Town continues to explore the Concept of a Village Overlay District, the Planning Board will meet with a local developer to discuss the concept of Pocket Neighborhoods. Developer Dan Gainsboro of Genesis Planners, Inc out of Concord just completed a project in Concord called Concord River Walk. <a href="http://www.concordriverwalk.com">www.concordriverwalk.com</a></p>
	Working session on bylaws
Administrative	Description
	<ol style="list-style-type: none"> <li>Approve Minutes</li> <li>Endorsement of Backland lot on Spectacle Hill Road previously approved by the Planning Board.</li> <li>Review of Chapter 61B land located at 283 Ballville Road</li> <li>Review of members for the Village Overlay Working Group</li> </ol>

*Submitted by Jennifer Burney, Town Planner*