



Planning Board

Minutes

Date:	Wed, March 13, 2013
Time:	7:30 pm
Location:	Town Hall, 663 Main Street Bolton
Present:	Jonathan Keep, John Karlon, James Owen and Town Planner Jennifer Burney

Hearings	Description
	None
Business	Description
	<p>Northwoods Subdivision located off of Warner Road & Drumlin Hill Road Discussion on road acceptance & release of lot Developer: Chuck Black</p> <p>Mr. Black would like to build on last lot (lot 25) that the Board is holding. Would like to be issued a building permit and the Board could hold back on issuing an occupancy permit and not allowing Mr. Black to convey the lot until the Subdivision infrastructure is complete.</p> <p>2 residents of Northwoods' were present to show their support for the Town accepting the road. Anxious to have it become a public road and allowing the developer to build on Lot 25.</p> <p><u>Further Action:</u></p> <ul style="list-style-type: none"> • Will need to check decision to make sure this is allowed, Rules and Regulations and with Town Counsel <p>Mr. Black would like to finish the remaining infrastructure and put the final top coat on the road. He asked if the Board would consider accepting the road without it going through a winter with the top coat.</p> <p><u>Further Action:</u></p> <ul style="list-style-type: none"> • Bylaws/Rules and Regulations require that once a road is topped coated needs to go through a winter. Need to clarify if this is in Bylaws or R&R. Also need to check with Harold Brown on his opinion. • What vote is required at Town Meeting?

Hearings	Description
	<p>Met with the Conservation Commission and Carol Gumbart the Conservation Administrator</p> <p>Discussion on:</p> <ol style="list-style-type: none"> 1) Century Mill Estates: <ol style="list-style-type: none"> a. Ownership of open space: <ol style="list-style-type: none"> i. <u>Open space passive</u> – Conservation stated that the Order of Conditions that the open space be deeded within one year of starting construction has not been met. The developer has been stalled as he was waiting for DEP approval of the nitrogen loading area which is located within the open space. Conservation also does not want to own any open space that has a Public Water Supply (PWS), passive recreation or Zone 1 in it. ii. <u>Zone 1</u> – Con Comm. stated that both DEP & Town Counsel (Judy Pickett have stated that the Town should not own Zone 1 due to the responsibility of the well. Discussion on who should own it. ? Homeowners Trust. Would this meet the conditions of the Special Permit and the requirement that 100 acres of Open Space is deeded to the Town? Would the Special Permit have to be modified to allow this to happen? iii. <u>Drainage infrastructure</u> – Conservation has no interest in owning open space that has drainage infrastructure located in it. Would an ANR have to be done to separate the infrastructure from the Open Space? More discussion is needed. iv. <u>Open space active</u> – Need to discuss with Park and Recreation if they are interested in active recreation in the open space. Conservation is interested in a children’s nature playground. Conservation would not want to own the active open space. May have to do an ANR. Further discussion is needed with Park & Rec. Carol Gumbart will try to arrange a meeting with the Town Planner and a park and rec member for the initial discussion and then follow up with the Planning Board. b. Also will need Town Counsel’s opinion on the issue of the Town owning the land and Conservation holding the Conservation Restriction (CR). May have to be granted to the Conservation Trust. Also Natural Heritage has required a Conservation Restriction for entire open space and not just in the area of the endangered species. 2) FOSPRD Modifications: <ol style="list-style-type: none"> a. Open Space requirement for monuments – Conservation would like to see a requirement that the developer install open space markers defining the open space boundaries. The developer would be required to survey the open space and install the markers. The Subdivision Rules and Regulations would have to be modified to allow this. 3) State’s Model Open space Bylaw <p>The two boards discussed at length the state’s model bylaw and Bolton’s. ? Increasing open space requirement, limiting the amount of infrastructure allowed in the open space and streamlining the approval process.</p> <p>The next step will be to get the two boards together for further discussion.</p>
	<p>Long Hill Road Scenic Road (stone wall)</p> <p>Review Warrant Articles – reviewed and minor recommendations made. Strike outdoor restaurant article since it is already in the definitions. Board felt it was too redundant to have it in both places. After discussion the Board felt it was appropriate to keep the warrant articles that remove the Commercial district from the Bylaws on the Town Meeting Warrant.</p>
Administrative	Description
	<p>Board approved minutes.</p>

Submitted by Jennifer Burney, Town Planner