



Planning Board

Minutes

Date:	Wed, May 8, 2013
Time:	7:30 pm
Location:	Town Hall, 663 Main Street Bolton
Present:	Jonathan Keep, John Karlon, Doug Storey, James Owen and Town Planner Jennifer Burney

Hearings	Description
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7:45 PM	<p>Modification of Special Permit for a Common Driveway</p> <p>Request: Modification of an existing common driveway special permit and plan. The proposed modification is to waive the 30' x 40' turnaround and propose to install a 18' x 40' driveway to serve as a turnaround at lot 2</p> <p>Applicant: Built Best Construction, LLC, 262 Westford Road, Tyngsboro, MA 01879</p> <p>Property: lot 2 identified by the Bolton Assessors as Map 3E Parcel 84, 283 Long Hill Road. The modification pertains to an approved common driveway on land located at 279, 283 and 285 Long Hill Road, Bolton, MA.</p> <p>At 7:45pm the hearing notice was read by the Chairman.</p> <p>Applicant Mr. Eriksen gave an overview of the common driveway. Also present was abutter Corrine Crowley of 285 Long Hill Road.</p> <p>The Board is holding lot 2 (283 Long Hill Road) to ensure that the common driveway is completed or a performance guarantee is submitted. Currently Mr. Eriksen does not own the lot and is doing his due diligence. A second plan has been submitted to reflect the fire chief's comments.</p> <p>Chairman Keep read the 2 emails from the Fire Chief dated April 24th and May 8th as well as Fred Hamwey dated May 5, 2013.</p> <p>The Board would like Harold Brown the DPW Director to review the plans in regards to water from the common driveway discharging onto Long Hill Road. The applicant will speak to Mr. Brown about the possibility of tying into existing drainage in the road.</p> <p>Corrine Crowley stated that she has never seen standing water on the common driveway. She also indicated that she would not like to see the road widened because many beautiful trees would have to be cut down.</p> <p>Mr. Eriksen stated that a maintenance agreement is on record at the Registry of Deeds.</p> <p>According to Fred Hamwey's review there are two rough areas that need to be replaced. A top coat needs to be installed as well.</p> <p>Further discussion:</p> <ol style="list-style-type: none"> 1) Quality of road is poor and would have to be replaced. The applicant asked if the Board would consider a thicker top coat. The Board said they might consider this but would require that all 3 owners of the common driveway agree to this. 2) The board indicated that they would not want to see water discharging onto the road. Would need to speak to Harold Brown to come up with an agreement that addresses this. 3) Board is okay with inadequate gravel base material, areas where pavement has heaved and inadequate depth of binder pavement as long as all three owners of the common driveway agree to this condition in writing or attend a future meeting. 4) Fire Department will need to be okay with any requested modifications from the approved plan. 5) The Board would like to make sure that the Fire Departments concerns are addressed in the maintenance agreement in regards to winter plowing. <p>Hearing continued to May 22nd 2013</p>
Business	Description

Hearings	Description
7:30 PM & following Hearing	<p>Northwood's Road Acceptance Discussion: Cannot find a requirement in Subdivision Rules and Regs or Bylaw requiring that a road go through one winter after the final top coat before accepting it. May be just the policy of the Planning Board and how they have treated all previous roads. Board would like Fred Hamwey's opinion as well as Harold's. Mr. Black has previously asked the board if they would consider releasing the lot and holding the Occupancy Permit. The Board at this meeting stated that they would not release the lot unless the work was completed or a performance guarantee was submitted. They would not consider holding the OP.</p> <p>Comments on June 11, 2013 Jen Burney: I spoke to both Harold Brown and Fred Hamwey. Harold Brown states that it has always been the Town's policy to make a road go through the winter after receiving a final coat. He feels the Board has set a precedent and should stick with it. Fred Hamwey has stated that although the Town doesn't have an official requirement in the Bylaws or Rules and Regulations it is an unwritten industry standard that a road go through a winter after final paving. Refer to Section 7000 of the Subdivision Rules and Regs. Must submit an asbuilt plan and street acceptance plan to the Board of Selectmen in the Fall to get on the May Town Meeting. Simple Majority Vote</p> <ol style="list-style-type: none"> 1. Town Meeting Follow up discussion 2. FEMA discussion 3. CME Open Space update 4. State Open Space Design Model
Administrative	Description
	Approval of Minutes

Submitted by Jennifer Burney, Town Planner