



# Planning Board

## Minutes

<b>Date:</b>	Wed, May 22, 2013
<b>Time:</b>	7:30 pm
<b>Location:</b>	Town Hall, 663 Main Street Bolton
<b>Present:</b>	Jonathan Keep, Doug Storey, James Owen, David Yesue and Town Planner, Jennifer Burney

Hearings	Description
8:15 PM	<p>Continued Hearing from May 8, 2013:</p> <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>Applicant requested to continue hearing to next meeting date of June 12, 2013</p> <p>Action Items continued from previous meeting:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>4) Fire Department will need to be okay with any requested modifications from the approved plan.</li> <li>5) The Board would like to make sure that the Fire Departments concerns are addressed in the maintenance agreement in regards to winter plowing.</li> </ol> <p><i>A motion was made by Doug Storey, Seconded by John Karlon to approve the request to continue the hearing to June 12, 2013 at 7:30pm</i> 4/0/0</p>
Business	Description

Hearings	Description
7:30 PM	<p>1) Preconstruction meeting for Syncarpha Bolton LLC &amp; Renewable Energy Massachusetts LLC for land owned by Davis Farm Trust located at 125 Still River Road, Bolton Mass 01470, Bolton Assessor's Map 6.A Parcel 4.</p> <p>2) Request to modify Special Permit as a minor modification to allow 1 interconnection rather than 2 connections as approved</p> <p>3) Request to modify Special Permit as a minor modification to allow above ground utilities</p> <p>Present: Todd Morey Beals Associates, and various representatives from Syncarpha and Renewable Energy</p> <p>Board reviewed original plan and revised plan ANR. Requesting to reduce interconnect lines from two to one and install 10 above ground poles 40 feet high in same area of approved underground lines. 3 above ground poles are located on the road and are mandated by Electric company.</p> <p>Doug Storey asked why? Response was for cost and maintenance.</p> <p>Jonathan Keep stated that he felt due to recent ice storm &amp; hurricane it would be more beneficial in burying utility lines What is typical line? Response is 30-40'</p> <p>Jonathan Keep is concerned that abutters might be interested in this change and asked if there are any noise issues. A response that the lines are no different from lines already existing in Town.</p> <p>Doug Storey stated that he feels it is a major modification and abutters should be notified.</p> <p>Todd Morey stated that there is 110 foot densely wooded buffer between homes and also a Tennessee gas line runs through the area.</p> <p>Eric Aubrey the contractor stated that there are large cables and there is the potential that if they are underground there will be a large cost for maintenance but low risk for damage.</p> <p>Doug Storey asked if National Grid was telling them do put the lines above ground or is it a way to save money? The response was that National grid is not telling them put poles above ground. The interconnection from two to one is a requirement of the Dept of public utilities (DPU). Can't have two points per DPU only one. Will not change the amount of power being sold.</p> <p>Will now have to upgrade 30 poles 3 phase on Harvard Road on other poles so increases costs on their end rather than splitting it on 3 phase up Still River Road and Route 117</p> <p><i>A motion was made by Doug Storey, seconded by David Yesue to approve the request to reduce the number of interconnection points from two to one interconnection point located on Route 117 on a plan submitted to the Board dated 5/15/13 4/0/0</i></p> <p><i>A motion was made by Doug Storey, seconded by James Owen that the request for above ground utilities is not a minor modification which will require a public hearing and modification of the Special Permit. 4/0/0</i></p> <p><b><u>Preconstruction meeting</u></b></p> <p>Overview was given by applicant and representatives.</p> <p>Need to provide site supervisor and contractor prior to building permit Establish escrow for Fred Hamwey' inspectional services as well as a site visit to establish contact procedure.</p> <p>Hours of work will be the same as Century Mill Estates: Construction shall not commence before 7:00am on Monday through Friday and shall not commence before 8:00 am on Saturdays, Sundays or holidays.</p> <p><i>A motion was made by Doug Storey, Seconded by James Owen to set work hours the same as Century Mill Estates 4/0/0</i></p> <p><i>A motion was made by Doug Storey, Seconded by James Owen that that the revised changes made to the escrow agreement submitted to the Board have been reviewed, approved and satisfactory to both the Town Administrator and Town Counsel before Jonathan Keep can sign off. 4/0/0</i></p> <p>The Board stated that they do not feel that the applicant needs to revise the site plan for the reduction in the interconnection since the change is a minor modification, however if the request for above ground utilities is made then they will have to modify the site plan review. The Town Planner will submit a letter to the Town Secretary in this regard.</p>

Hearings	Description
8:45 PM	<p>Preliminary Review prior to the submittal of a formal Special Permit Application under the Barn Preservation By law to allow a bed and breakfast/wedding events for property located at 5 Harvard Road, Bolton</p> <p>Applicant: Wendy Harrop</p> <p>An overview of the project was submitted to the Board and given by the applicant.</p> <p>The applicant spoke to Trinity Church regarding parking at the church and shuttling guests to the property.</p> <p>The Applicant discussed:</p> <ol style="list-style-type: none"> <li>1. Hours</li> <li>2. Parking</li> <li>3. Frequency of events</li> <li>4. Capacity of barn and grounds</li> <li>5. Barn needs a lot of work to get it safe for events. If too expensive may not do B&amp;B and also doesn't want to change esthetics. May investigate doing it in extension of barn</li> </ol> <p>Doug Storey stated that he is not against the proposal but the bylaw doesn't say wedding functions. James Owen stated that he felt the specific use doesn't have to be in the bylaw but meet the spirit of the bylaw and feels what is being proposed fits this.</p> <p>Jonathan Keep suggested speaking to neighbors to see what they say and think about it for hours etc....</p> <p>The Board discussed the proposed outdoor use and whether that could be allowed.</p> <p>Jonathan Keep stated that the type of use would include the entire property and the applicant should indicate this in the formal application. Include barn, outside use, house, tent etc....The Board can use the flexibility of the bylaw and make sure that the use isn't creating a huge impact on the neighborhood.</p> <p>Doug Storey explained the Special Permit Process and abutter notification.</p>
	<p>ANR for Century Mill Estates</p> <p>James Owen recused himself as an abutter.</p> <p><i>A motion was made by Doug Storey, Seconded by David Yesue to approve the ANR request for a plan entitled Plan of Land located in Bolton Mass drawn by Ducharme and Dillis Civil Design Group, for Rhodes Construction dated may 21, 2013</i> 3/0/1</p> <p><i>A motion was made by Doug Storey, Seconded by David Yesue to release lot 53B (formerly known as 53A)</i> 3/0/1</p>
Administrative	Description
	<p><i>A motion was made by Doug Storey, Seconded by James Owen to nominate and appoint Jonathan Keep as Chairman</i> 3/0/0</p> <p>The Board would like to wait to vote on vice chair until John Karlon is here.</p> <p>Met with David Pettit who is interested in serving on the Planning Board. Mr. Pettit has a Wetlands BA and Masters in civil engineer. He would like to hold off on being appointed to the Board until he meets with the Economic Development Committee.</p>

*Submitted by Jennifer Burney, Town Planner*