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Julius Ryp
SK CM

TOWN OF BOLTON - PLANNING BOARD MINUTES

Meeting Held at the Town Hall – Board of Selectmen’s Room on **April 9, 2014** at 7:30 PM

Members Present: Jonathan Keep (Chairman), Douglas Storey (Vice Chairman), John Karlon, David Yesue, Erik Neyland (Members); James Owen (Assoc. Member)

Also Present: Erica Uriarte (Town Planner), Charles and Jeanne Black, Jon Ricci, Martha Remington, Georgia Sahagian, Paul and Paula Rich

Call to order: 7:35 PM

John Karlon entered meeting at 7:37 PM

Hearings:

- Charles Black, Kendall Homes, Inc. - Lot 1 Intersection of Harvard Rd/Warner Rd
 - o In accordance with Massachusetts General Laws Chapter 40, Section 15C (Scenic Road Law) and Section 250-24 of the Bolton Zoning Bylaws (Scenic Roads), the Town of Bolton Planning Board held a public hearing upon the application of Kendall Homes, Inc., 269 West Main Street, Northborough, MA 01532, regarding the proposed removal of a portion of stone wall required to construct a driveway for property located on Warner Road, identified by the Assessors Map as 7C Parcel 63.
 - Mr. Black indicated that 25 feet of stone wall would need to be removed along Warner Road to construct the driveway entrance. The stones removed would be used to rebuild a portion of the wall along Harvard Road. Mr. Black considered placing the driveway entrance off of Harvard Road, but didn't like the driveway crossing in front of the house to meet the garage.
 - D. Storey visited the site and stated the line of sight from the proposed driveway onto Warner Road were adequate.
 - Martha Remington from the Historical Commission was satisfied with the removal of the stone wall at Warner Road and the reuse of the stones along Harvard Road. She noted the address of the house should reflect the street that the house faces. She was concerned with the safety of motorists making a right hand turn from Harvard Road onto Warner Road with the driveway being so close to the intersection.
 - Mr. & Mrs. Paul Rich of 36 Warner Road asked if the driveway entrance could be relocated to Harvard Road rather than Warner Road since the property in question was a corner lot. They stated the driveway entrance off of Warner Road was unsafe for motorist driving onto Warner Road from Harvard Road at higher speeds and unsafe for motorists leaving the driveway because of the obstructed line of sight. They were also concerned with removing the stone wall along Warner Road for its historical value.
 - D. Storey stated it was typical for the Town to allow stone walls to be relocated even though they have historical importance.
 - E. Uriarte noted that the driveway design has a low point where storm water runoff is directed to a retention area along the shoulder of Harvard Road.
 - Ms. Sahagian of 11 Drumlin Hill Road stated the driveway entrance off of Warner Road was unsafe for motorist driving onto Warner Road from Harvard Road because of the obstructed line of sight and the 45 MPH speed limit on Harvard Road. Her experience living off of Warner Road is that motorists speed around the corner from Harvard Road onto Warner Road. She also stated the line of sight decreases significantly once the foliage blooms. Her husband, a police officer, is also concerned with the driveway location and its potential to cause car accidents. She requested the Bolton DPW Director and Police Chief review the location of the driveway as well.
 - J. Keep asked whether or not Mr. Black considered an alternative layout to the house and septic system to allow the driveway entrance to come off of Harvard Road.
 - Mr. Black stated the layout was designed based on the soil testing for the septic system.
 - Mr. Black is willing to place signs indicating that a blind driveway is ahead.

- **D. Storey motioned to continue hearing to April 23rd so the Police Department and DPW could visit the site and provide input on the location of the driveway. 2nd by J. Karlon. All in favor 5/0/0.**

Business:

- Charles Black, Kendall Homes, Inc. – Northwoods Street Acceptance
 - Discussed punch list for Conservation Commission
 - Mr. Black is in the process of doing maintenance work to the existing drainage system.
 - Mr. Black submitted a check to E. Uriarte to give to Conservation Commission to pay fee for the Certificate of Compliance.
 - Request reduction or waiver of Street Acceptance Fee
 - Street Acceptance Fee is calculated to be \$12,390 based on 4,130 LF of new road and a fee of \$3 a LF.
 - Mr. Black suggested he would pay half the fee since his original partner in the project went bankrupt. He provided a check for \$6,195 to E. Uriarte.
 - E. Uriarte stated that Don Lowe was not in favor of reducing the fee amount as this would set precedence for future developments.
 - D. Storey was in favor of reducing the street acceptance fee. He thought the amount seemed unreasonably high and couldn't remember other projects paying as much.
 - **E. Uriarte to schedule final site inspection with Hamwey Engineering, Inc.**
 - **E. Uriarte to review the fee history of Bolton to determine when the street acceptance fee last changed; if this occurred during the time of Northwoods. She is also to review surrounding town fee schedules and determine if The Oaks (a previous development) paid the full amount.**
- Introduced Jon Ricci, Candidate for Planning Board

Administrative:

- Planning Board voted on Warrant Articles 17, 18 and 19
 - Article 17: Amendment to the Code of the Town of Bolton, Article V. Dogs and Kennels – to Add New Section 250-27.3 Special Permit for Kennels
 - Article 18: Amendment to the Code of the Town of Bolton, Article III, Zoning District Regulations, Section 250-12, Schedule of Permitted Uses – to Add Kennels as a Permitted Use by Special Permit
 - **D. Storey motioned to approve and endorse Articles 17 and 18 to be passed at Town Meeting. 2nd by J. Karlon. All in favor 5/0/0.**
 - Article 19: Acceptance of Drumlin Hill Road, Ledge Wood Circle and Field Stone Way
 - **D. Storey motioned to approve and endorse Article 19 to be passed at Town Meeting. 2nd by D. Yesue. All in favor 5/0/0.**
- Assigned Planning Board Reports for Town Meeting
 - J. Keep to present Article 7, 8 and 9
 - J. Karlon to present Articles 10, 11 and 12
 - D. Storey to present Articles 13, 14, 15, and 16
 - E. Neyland to present Articles 17 and 18
 - D. Yesue to present Articles 19 and 20
- Medical Marijuana Figures
 - **E. Uriarte will ask Gary Perwak to modify figures to include the 500 ft. existing residential setback and the 1500 ft. children congregate setback onto a single figure.**
- Approved Minutes for January 22, 2014, February 12, 2014, and March 26, 2014

J. Karlon moved to adjourn the Planning Board meeting at 9:53 PM. 2nd by D. Storey. All in favor 5/0/0.