

## TOWN OF BOLTON - PLANNING BOARD MINUTES

Meeting Held at the Town Hall – Board of Selectmen’s Room on **August 19, 2015** at 7:30 PM

Members Present: John Karlon (acting as Chairman), Jonathan Keep, and Danielle Spicer (Associate acting as Member).

Also Present: Erica Uriarte (Town Planner), Brandon Ducharme (Ducharme & Dillis Civil Design Group, Inc.), Fred Coon (CME)

*JK DS*

Call to order: 7:35 PM

- Hearings
  - None.
- Business
  - Century Mill Estates, ANR & Retaining Wall Removal, Fred Coon and Brandon Ducharme
    - The Applicant is seeking to reconfigure Lots 36B through 47B to reduce the number of “backland” lots and increase the lot frontages. These lots were originally configured to allow for individual septic systems. The lots are now designed with shared septic systems providing the flexibility to reconfigure the lot lines.
      - The ANR plans indicates a drainage easement to be located on some of the lots. The drainage easement will be identified on the homeowner’s deed.
      - Lot 39B will need a waiver from meeting the lot shape factor required by Section 250-13 of the Code of the Town of Bolton. However, the reconfiguration of Lot 39B will improve the lot shape factor. Lot 39A did not meet this requirement previously.
      - **J. Keep motioned to grant waiver for the lot shape factor of Lot 39B on Old Stone Circle at Century Mill Estates. 2<sup>nd</sup> by D. Spicer. All in favor 3/0/0.**
      - **J. Keep motioned to accept the ANR plans dated June 10, 2015 for Lots 36B through 47B on Old Stone Circle at Century Mill Estates. 2<sup>nd</sup> by D. Spicer. All in favor 3/0/0.**
    - The Applicant is seeking an approval to remove the retaining wall at the proposed drainage swale at Detention Pond 9D. The Applicant seeks to incorporate a 2:1 slope in place of the retaining wall. The revised design shifts the location of swale slightly to allow for additional grading of the berm. The drainage calculations for the swale remain the same.
      - The 2:1 slope will be protected with erosion control matting to prevent sediment from being transported downstream by stormwater runoff prior to the stabilization of vegetation.
      - The Definitive Subdivision Approval for the development provides a waiver from slopes being 4:1 as required by Bolton’s Subdivision Rules & Regulations.
      - **D. Spicer motioned to accept the removal of the retaining wall at the drainage swale near Detention Basin 9D as a minor modification and replace it with an earth berm designed with erosion control matting at Century Mill Estates. 2<sup>nd</sup> by J. Keep. All in favor 3/0/0.**
    - The Applicant asked the Board to review a revised bond estimate for Old Stone Circle that was generated by Hamwey Engineering, Inc. for work completed to date. The Board provided a cursory review of the reduction, but will wait to approve any reduction until more Board Members are present to weigh in. The Applicant anticipates attending the September 9<sup>th</sup> meeting to discuss further.
- Administrative
  - 147 Long Hill Road, Common Driveway – Peer Review of Retaining Wall at Wetland Crossing
    - The Board reviewed the design of the retaining wall at the wetland crossing of the common driveway at 147 Long Hill Road. The wall design consisted of staggered blocks with crushed stone placed behind with a 4” PVC pipe for drainage then a layer of filter fabric separating the stone from granular fill material. The wall varies in height up to

approximately 9 feet. The Applicant, Applewood Construction Corp., is requesting a waiver from a peer review since a licensed engineer designed the wall. The wall will be owned by the homeowners of the development and not the Town. The Board would feel comfortable waiving this review if the construction of the wall is observed by a license engineer and an affidavit is signed at the time of the as-built for the driveway.

- **D. Spicer motioned to waive the peer review of the retaining wall at the wetland crossing at 147 Long Hill Road contingent upon a licensed engineer conducting construction oversight of the wall construction and the same licenses engineer providing an affidavit at the time of the common driveway as-built. 2<sup>nd</sup> by J. Keep. All in favor 3/0/0.**
- Planning Board set fall schedule 2015.
  - The Board's anticipated schedule for fall 2015 is September 9<sup>th</sup> & 23<sup>rd</sup>, October 14<sup>th</sup> & 28<sup>th</sup>, November 18<sup>th</sup> or 25<sup>th</sup>, and December 9<sup>th</sup> and/or 23<sup>rd</sup> or 30<sup>th</sup>.
  - **J. Keep motioned to approve the schedule clarifying the Board will meet November 18<sup>th</sup> and December 9<sup>th</sup> only in those months. 2<sup>nd</sup> by D. Spicer. All in favor 3/0/0.**

**D. Spicer motioned to adjourn the Planning Board meeting at 8:30 PM. 2<sup>nd</sup> by J. Keep. All in favor 3/0/0.**