

**BOLTON BOARD OF APPEALS
MEETING AGENDA
March 19, 2009 at 7:30 p.m.
Bolton Town Hall**

Present: Chairman, Gerard Ahearn, Brad Reed, Jacqueline Smith, Alexander Kischitz, Kay Stoner, Town Planner, Jennifer Atwood Burney.

HEARING

None

GENERAL BUSINESS

**7:30 p.m. Sunset Ridge – Wattaquadock Hill Road
Applicant: Sunset Ridge Housing Corp – Vin Gately**

Review of Applicant's request for a building permit.

1. Review Comprehensive Permit to determine if all requirements have been met prior to the board approving building permits
2. Review and update Town Planner's check list of outstanding items
3. Review Nitsch's comments from third peer review dated 10/08

Present: Applicant Vin Gately and Abutter Bridget Halsey

Ms. Halsey an abutter expressed concern about the lights on houses. Mr. Gately replied that one light would be between the 2-car garage and one on the front door. Mr. Kischitz suggests the applicant consider using motion detector lights. Mr. Reed requested that Mr. Gately respond to concerns of lighting if abutters complain. Mr. Gately agreed to this request. Mr. Kischitz stated that he is concerned with the one light near parking. Mr. Gately agreed to relocate this to a more appropriate location.

Mr. Gately stated that the landscape architect would come out in the spring along with the Conservation Commission to discuss screening for buildings 13 and 14. Board asked if he considered fencing. Mr. Gately stated that the septic will have screening and the trail will be relocated around the septic system. A sidewalk along the road and pedestrian waiting area would be added. The basin is almost done and now waiting for the pole to be relocated.

Mr. Reed expressed concern about the safety of the detention pond and grading along the road. Mr. Reed would like Nitsch opinion.

Mr Kischitz asked if any of the market rate units were the same as the affordable units. Mr. Gately replied that the Dover is also available as a market rate.

Mr. Kischitz felt that building permits can't be issued until the unit styles and locations are finalized by the Affordable Housing Partnership and Housing Authority. The Board stated that would like the affordable Housing Partnerships guidance.

The Board wants Harold Brown's feedback on the amount for the tri-party agreement to cover road damage.

Need to determine which documents need to be submitted for a building permit: regulatory agreement, monitoring agreement, deed rider and condo documents. The town planner will check with town counsel.

Next Meeting

TBD

Meeting adjourned at 8:30 pm

Minutes submitted by Jennifer Atwood Burney, Town Planner