

**BOLTON BOARD OF APPEALS**  
**Minutes of Meeting**  
**March 10, 2008 at 7:00 p.m**  
**Bolton Town Hall**

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

**Not Present:** (all present)

**DISCUSSION**

**1. Continuation from February 11, 2008 Sunset Ridge 40B – Wattaquodock Hill Road**

Present: Vin Gately – President of Heritage Properties  
and Steven Ventresca, PE from Nitsch Engineering (Peer Review Engineer)

The Board had previously met on February 11, 2008 to discuss and determine whether the changes submitted were substantial or insubstantial and to allow time for Nitsch Engineering to conduct a peer review. Mr Gately granted the Boards request to continue the public meeting to March 10, 2008. Steven Ventresca, PE from Nitsch Engineering was present at this meeting to discuss the first peer review of the revised project for Sunset Ridge with the Board and with Vin Gately, the Applicant.

After reviewing each line item in the document provided by Nitsch Engineering dated March 10, 2008 the Applicant agreed the following conditions:

- 1) The applicant shall make plan revisions showing the proposed changes, and include all recommendations of Nitsch Engineering Inc. contained in a memo to the Board dated March 10, 2008 (8 pages)
- 2) The applicant shall make plan revisions that include all recommendations from the Conservation Commission, Fire Department and Board of Health that were provided to Nitsch Engineering as part of the review process.
- 3) Coordinate the location of the cistern and details of fire safety with the Fire Department.
- 4) Continue to work with the Conservation Commission on the trail easement markings.
- 5) Provide further clarification from the applicant on the offset flow from the detention basin as well as provide documentation from the Army Corp. of Engineers determining if the area of the proposed detention basin is a potential isolated wetland. .
- 6) Provide a consistent plan to both the Board of Health and Board of Appeals. All Boards should be working from the same set of plans.
- 7) The septic system and fire cistern should be shown on the revised plans.

Mr. Ventresca asked the Applicant how long it would take to obtain a new set of plans that reflect the changes required from the peer review and the various Board and department recommendations. Mr. Gately felt a new set of plans would be submitted within 60 days.

The Board discussed whether the proposed changes were considered substantial or insubstantial as required by the terms of the Comprehensive Decision and pursuant to 760 CMR 31. If the

Board determines the changes are insubstantial it must notify the applicant. If the Board determines the changes are substantial the Board shall hold a public hearing. The Board of Appeals must determine if the submitted site plan dated 2/23/07 with revised road alignment 12/14/07 substantially conforms to the Amended Plan entitled "Preliminary Comprehensive Permit Application – Sunset Ridge" prepared by Ducharme & Dillis Civil Design Group, Inc., dated June 19, 2001, as revised on August 22, 2001, December 3, 2001, January 14, 2003, March 6, 2004, June 1, 2004, May 12, 2005 and October 4, 2005 (5 sheets) ("Amended Plan").

*A motion was made by Chairman, Gerard Ahearn, seconded by Jacqueline Smith to accept the proposed changes of the relocation of the road and of building #13 and public water supply in a new location as insubstantial according to the terms of the Comprehensive Permit and pursuant to 760 CMR 31. The Applicant also agrees to respond in writing to the recommendations made by Nitsch Engineering, the Conservation Commission, Board of Health and Bolton Fire Department.*

*Vote: 5/0/0*

#### **NEXT MEETING**

**To be determined**

The meeting adjourned at 9:00p.m.

*Minutes submitted by Town Planner Jennifer Atwood Burney*