

BOLTON BOARD OF APPEALS
Minutes of Meeting
March 21, 2007 at 7:00 P.M.
Bolton Town Hall

Present: Gerard Ahearn (Board Chair), Jackie Smith; Brad Reed, Charlie Lord

DISCUSSION

1. Bolton Manor – Request to Change Ownership

Present: Kevin Sweeney, Sweeney and Sons Inc.

Sweeney explained he wished to transfer ownership of the project from Sugar Road Realty Trust to a Limited Liability Corporation called Bolton Manor LLC. The Board received advice from Town Counsel advising them to require Sugar Road Realty Trust to establish the LLC first before transferring ownership. Ahearn asked Sweeney for an update on his construction schedule. Sweeney stated he is expecting issuance of the final permits from the Massachusetts Department of Environmental Protection by April 9th. The property was on the market, but has not had any buyers. Sweeney stated he intends to go ahead and build the project.

It was decided that Mr. Sweeney would need to create Bolton Manor LLC before transferring ownership. Correspondence of the creation of the LLC would be sent to the Board of Appeals and Town Counsel.

2. Sunset Ridge 40B – Wattaquodock Hill Road

Present: Vin Gately

Gately asked the Board what the process would entail for him to make changes to the approved plan for Sunset Ridge. The changes would include moving the roadway entrance further to the northeast, drainage, the emergency access road, and grades. Ahearn stated the applicant would need to present the changes to the Board and they would determine if the changes were substantial. Tipton recommended the Board use a peer review engineer for evaluating the safety of the proposed changes to the road as well as the suitability of the drainage system. Tipton would contact Judith Nitsch Engineering for a proposal. The applicant is currently undergoing processes with the Conservation Commission and Board of Health. The outcome of these meetings could change the project. Depending on the extent of any changes, the Applicant might opt to seek Board of Appeals approval only after preparing a site plan that meets Conservation Commission and Board of Health approval.

3. Riverside Appeal

The Board reviewed the Complaint filed with the Bolton Town Clerk appealing the Board's decision. Tipton stated that Town Counsel is monitoring the case and will provide updates as they arise.