

BOLTON BOARD OF APPEALS
Minutes of Meeting
October 17, 2007 at 7:30P.M.
Bolton Town Hall

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

1. Variance Hearing – 59 Bolton Woods Way

Present: Applicant Kevin Boydston

The Board had a working session to review the Bolton Woods Way Comprehensive Permit in regards to a variance request for the addition of a breezeway and garage to be located outside the future expansion area of 59 Bolton Woods Way, a 1992 40B development.

Under the Comprehensive Permit, additions/expansions are only allowed within future expansion areas indicated on the L-2 drawing, revised January 25, 1992. However, other homeowners have constructed additions outside the expansion area without seeking approval of the Board of Appeals.

The Board determined that more input was needed from the various Boards, Committees and Departments to make an informed decision and requested that Town Planner, Jennifer Atwood Burney request this information.

Fire Department: According to the CP, the final design, volume, and access easements to the two detention/fire ponds were reviewed with the Fire Chief. The liability for the protection of these ponds rests with the homeowners. The Applicant making the request for the variance shares a portion of the pond with the next door neighbor who made an expansion without obtaining a variance. If houses are allowed to expand beyond the future expansion area or in an area of the house as indicated on the plan, are there any safety concerns about houses being too close together or the fire department being able to access the ponds? Does the fire department now have different equipment that wouldn't make it necessary to access the detention ponds?

Conservation: Are there easements, open space or other restrictions that the Board should be aware of? Are there any wetland constraints on any of these lots?

Board of Health: Are there any septic, leaching or well concerns that the Board should consider if expansion is allowed into areas other than indicated on the plans as future expansion areas?

Affordable Housing Partnership: Are there concerns about ensuring that units continue to be affordable if expansions are granted beyond the future expansion area? Brad will check with Mike Beck a member of the Housing Authority.

DPW: Are there concerns over drainage or easements the Board should consider?

The Board requested that the Applicant provide measured drawings that indicate drainage pipe location before siting a garage over the pipe. The Board also requested that the Applicant

stakeout the proposed addition location and granted permission for the Board to conduct a site visit.

The Hearing has been continued to November 20, 2007 at 7:00pm. The Board will review feedback from the various departments and legal council. They will also discuss whether or not the changes are significant to warrant an amendment to the Comprehensive Permit and/or not an engineer peer review is indicated.

DISCUSSION

1. Regency – Request for guardrail changes

The Board requested that Town Planner, Jennifer Burney request a letter from the Chief of Police regarding the safety of the guardrail changes due to site visibility.

2. Sunset Ridge

The Board reviewed a letter that the Town Planner prepared in regards to a condition not being addressed in regards to the drainage pipe and the applicant before the Board of Health for a mounded septic system and retaining wall. The Board requested that this letter be mailed certified to Vin Gately.

3. Goals/achievements

Town Planner informed the Board that the Selectmen are requesting that the Board set two goals for FY09 and discuss past year accomplishments and give an overview at the Selectmen meeting scheduled on November 15th due to Town Administrator by November 8th. The Board discussed reviewing how other towns address ACEC (Areas of Critical Environmental Concern) and computerized permitting.

NEXT MEETING:

- Continue Hearing for Bolton Woods Way to November 20th, 2007 at 7:00 pm

The meeting adjourned at 9:00 p.m.

Minutes submitted by Town Planner Jennifer Atwood Burney