

BOLTON PLANNING BOARD
Minutes of Meeting
March 11, 2009 at 7:30 P.M.
Bolton Town Hall

Present: Doug Storey (Chairman), John Karlon (Board Vice-Chairman), Frank Lazgin, Stephen Garner, Mark Duggan, James Owen (Associate Member) and Jennifer Atwood Burney (Town Planner)

Not Present: all present

PUBLIC HEARINGS

NONE

GENERAL BUSINESS

1. 7:30 pm Northwoods 36-2 Subdivision located off of Warner Road consisting of Drumlin Hill Road, Ledge Wood Circle and Field Stone Way.

Applicant: Kendall Homes, Inc., 67 Smith Road, Northboro, MA 01532

Continued from February 25, 2009. The Applicant is requesting to eliminate sidewalks on Ledge Wood Circle and Field Stone Way as approved by the Planning Board on December 17, 2003.

Present: Applicant Chuck Black from Kendall Homes

Applicant, Chuck Black on his own accord offered to put sidewalks elsewhere in town as part of mitigation. The board wanted to make it clear that this was not required by the planning board and something that Mr. Black would like to do on his own.

Mr. Black gave a review: he stated that the neighbors had voiced their opinion at the public hearing held on February 25, 2009 and were clear that they did not want sidewalks or a parking area adjacent to the open space. At a site walk in the fall, Mr. Black first proposed the concept of eliminating sidewalks and the members present seemed supportive of the proposal. It was at this site walk that a member of the Conservation Commission suggested a parking area near the open space parcel. Mr. Black has since met with Conservation to discuss this concept further and included this on the plans submitted to the board. Mr. Black admitted that he was surprised by the mention of sidewalks by the public at the last meeting, however would be willing to volunteer to donate a certain amount for the town to use elsewhere. Based on the specifics and details Mr. Black said that he was willing to donate \$2,500 that the residents will be happy and the town won't have to maintain the sidewalks. Chairman Doug Storey asked how he came up with that figure. Mr. Black replied that it would cost \$14,000 to construct the sidewalks which he subtracted the amount spent on engineering and came up with 25% of the balance. Board member, Mark Duggan stated that at 1500 linear feet at an amount of \$17.00 per linear feet that that amount is low. Mr. Duggan also stated that the engineering value is the applicant's responsibility and not the town's. Mr. Storey asked if Mr. Black would be willing to negotiate at

least half of the amount after engineering \$5,000. Mr. Black replied that he would be willing to propose a donation of \$4,000.

A motion was made by Mark Duggan, seconded by John Karlon to approve the request to eliminate sidewalks on Ledge Wood Circle and Field Stone Way as approved by the Planning Board on December 17, 2003.

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The Board and applicant agreed that the \$4,000 donation would be submitted at the time of the road acceptance.

2. 8:30pm Century Mill Estates – review covenant

Present: Applicant Andy Bendetson

The Board reviewed the revised Covenant and the number of proposed model homes. The board agreed that 3 model homes were sufficient and not the 5 proposed. The board expressed concern about potential fire and people being in the buildings without road access. The board wanted to make it clear that the model homes had adequate access. The applicant indicated that he would like to start the road this spring and the board requested that a preconstruction meeting be held with the applicant and contractor prior to the road being put in. The board stated that they are satisfied with the covenant and with the change of the model homes from 5 to 3. No further approval is needed from town counsel. The applicant indicated that he received DEP approval for the wells and the requirement that the applicant retain ownership of the land. The Board indicated that a hearing would be required since this impacts the open space land.

3. Review Great Brook Farm SP application

Present: Bruce Slater

The Board reviewed the unofficial application that Bruce Slater would like to submit to the Board for a limited business special permit. The Board indicated that they would like to see a site plan that shows the current building locations, proposed buildings and existing parking and proposed parking according to the zoning bylaws. A construction plan, landscape plan, elevation and floor plan should also be submitted if adding on to the current buildings or constructing new buildings.

OTHER BUSINESS

1. Meet with Michelle Tuck – candidate for planning board member opening

The Board met with Michelle Tuck to discuss the requirements to be nominated and elected for the Planning Board. Michelle is an architect and has lived in Bolton with her husband and two children for the last 1-1/2 years.

2. Class II Licenses – brief discussion. Chairman, Doug Storey briefed the board on the recent Board of Selectmen meeting (March 5, 2009) on the Class II License issue.
3. Review of “Sustainable Village Center Planning” and next steps
The Board briefly reviewed next steps and discussed developing design guidelines, an overlay, zoning changes or rules and regulations. The Board discussed Wayland and Harvard as possible towns to review. Board member, Mark Duggan suggested getting the towns of Stow, Lancaster, Harvard and Bolton together on a regional application.

Meeting adjourned at 9:45 pm

Minutes submitted by Jennifer Atwood Burney, Town Planner