

**BOLTON PLANNING BOARD  
MEETING MINUTES  
January 13, 2010 at 7:30 P.M.  
Bolton Town Hall**

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

Not Present: ALL PRESENT

**PUBLIC HEARINGS**

**7:30 pm Saucy Mermaid at Great Brook Farms – 356 Main Street – Amendment to Special Permit Application for Great Brook Farms for a Limited Business District**

Applicant: Bruce Slater (Great Brook Farms) and Deborah Malone (Saucy Mermaid)

The Chairman read the hearing notice and opened up the hearing. Michelle Tuck recused herself. The Applicant's gave an overview of the proposed business. They would be using the east side of the patio on the east side of the building. Spoke to Board of Health and there are no issues. Doug Storey explained that the addition of Saucy Mermaid must be part of the Special Permit and cannot be acted upon independently. There were no public comments. The Board explained that the Applicant needs to be in control of the property in order for a Special Permit to be granted. This issue needs to be resolved before the Board can act on the Special Permit.

Continued to February 24, 2010 at 7:30 pm.

**8:30 pm Continued - Houghton Farms – Sugar and Golden Run Road Assessors Map 5D-10 & 6D-32 Continuation of FOSPRD Special Permit and Hearing for Definitive Subdivision –**

Applicant: High Oaks Realty Trust

Greg Roy and Larry Ducharme from Ducharme and Dillis gave an overview. Discussed the no cut zone and the sharp curve on Sugar Road. The Applicant is willing to deed 15' to the town to improve the sight line. The Applicant is coming up with a cost estimate and will get back to the Planning Board. The Board stated that it is unlikely that the town would ever improve the curve and would prefer that the applicant do so. The Applicant agreed and will facilitate this with DPW. The Board discussed sprinklers and the dry hydrant. The Fire Department had some concerns with pull off areas. The Applicant withdrew waiver request #9. Michelle Tuck indicated that she would like the circle treelined and list the species and size on the final plans. The Board would also like to see the path continue up and around cul-de-sac. The Board discussed lighting and will defer this to the fire and police departments.

Next steps: Plans will be submitted to Rob Oliva for review. The Applicant will also be submitting an application for 4 houses and will run concurrently with the FOSPRD hearing.

Continued to February 24, 2010 at 8:30 pm.

### **GENERAL BUSINESS**

None

### **OTHER BUSINESS**

1. Board reviewed letter that the Town is sending the residents on Oak Trail in regards to the town not being able to accept the road until the 2 remaining deeds are granted to the town by two of the residents.
2. Green Communities Technical Assistance Grant – meeting January 21<sup>st</sup> 6:30pm – 8:00pm.
3. Discuss future town meeting articles
4. Update on Economic Development Committee
5. Remaining Master Plan funds

### **NEXT MEETING**

January 27, 2010