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TOWN OF BOLTON - PLANNING BOARD MINUTES

Meeting Held at the Town Hall – Board of Selectmen’s Room on **September 9, 2015** at 7:30 P.M.

Members Present: David Yesue (Chairman), Erik Neyland, John Karlon, Jon Ricci, and Daniell Spicer.

Also Present: Erica Uriarte (Town Planner), Fred Coon (Century Mill Estates - applicant), Alice Coggeshall (Historical Commission)

Call to order: 7:32 P.M.

- Hearings
 - None.
- Business
 - Fred Coon, Century Mill Estates – Request for Bond Reduction on Old Stone Circle (Road C)
 - F. Coon requested a bond reduction for Old Stone Circle. Fred Hamwey (Hamwey Engineering, Inc. – peer reviewer) prepared the bond reduction based on work completed to date.
 - Outstanding items related to the project as discussed by the Planning Board during the meeting:
 - The Planning Board requires an additional \$5,000 to cover the cost associated with construction oversight provided by F. Hamwey.
 - Payment of a noise violation dated 08/01/15. The Police Department issued a \$300 fine to Century Mill Estates.
 - The retaining wall breach at the wetland crossing on Stone Circle that occurred in June 2015 still needs repair. GZA Environmental, Inc. and F. Hamwey (peer reviewers) have not signed off on the design. The Board should consider holding bond for this repair in case the Town becomes liable for completing the road.
 - The Planning Board will be requesting additional funds for construction oversight by GZA Environmental, Inc. to oversee the construction of the retaining wall repair at the Road C wetland crossing.
 - F. Coon agreed to the Planning Board releasing \$5,300 of the bond reduction to pay for construction oversight by F. Hamwey and the noise violation. The Board will consider releasing more bond when the surety for the retaining wall repair is determined and the cost estimate for GZA construction oversight is determined and secured.
 - **J. Karlon motioned to release \$5,300 of the bond for Old Stone Circle to be dispersed for construction oversight by Hamwey Engineering, Inc. (\$5,000) and to pay the noise violation (\$300). 2nd by Erik Neland. All in favor 5/0/0.**
 - F. Coon also sought lot releases for Lots 46B, 44B and 36B contingent upon receiving the necessary surety.
 - **J. Karlon motioned to release lots 36B, 44B and 46B contingent upon \$41,556 be posted for surety to the Town. 2nd by E. Neyland. All in favor 5/0/0.**
 - Frye Road Construction (near Berlin Town Line)
 - It was brought to the Planning Department’s attention that there had been removal of stonewall and small trees within the public road right-of-way on Frye Road at the Berlin town line due to construction on property owned by Roche’s Building Company, Inc. The owner was notified by both E. Uriarte and Mark Caisse (Tree Warden) that prior written consent from the Planning Board and Tree

Warden was not obtained to remove the stonewall or trees. The owner agreed to restore the stonewall and transplant neighboring woody material to the road right-of-way at the recommendation of the Tree Warden. This agreement was drafted in a letter to the owner. The Planning Board reviewed and approved the letter.

- Planning Board reviewed draft Subdivision Rules & Regulations.
 - E. Uriarte reviewed the proposed modifications to the regulations with the Planning Board summarizing the edits for Section 1000 General, Section 2000 Plans Believed Not to Require Approval, Section 3000 Preliminary Subdivision Plan, Section 4000 Definitive Subdivision Plan, Section 5000 Design Standards, Section 6000 Construction Specifications, and Section 7000 Administration of Subdivision Following Board Approval of the Definitive Plan.
- Planning Board discussed Potential Articles for ATM 2016.
 - Aquifer Protection Overlay District Bylaw.
 - Create Revolving Account for "Welcome to Bolton" Signs.
 - Create Revolving Account for Scenic Road Replacement Trees.
 - Public Way Access Permit Bylaw (as recommended by PWSC).
 - Allow Design Review Board be triggered under building permit application for structures with business, commercial and industrial use.
 - Require native plants be used for landscaping.
 - FOSPRD Bylaw versus Open Space Model Bylaw.
 - Medium Scale Solar Bylaw.
 - Wind Energy Bylaw.
 - Cottage Overlay District Bylaw.
- Administrative
 - The Board reviewed and approved meeting minutes from 06/10/15, 06/24/15, 07/29/15 and 08/19/15.

J. Karlon moved to adjourn the Planning Board meeting at 9:35 P.M. 2nd by E. Neyland. All in favor 5/0/0.