

Erik Neyland 12/11/19

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PLANNING BOARD MINUTES

Wednesday, November 13, 2019 at 7:30 p.m.

Town Hall – Board of Selectmen Room

663 Main Street

Members Present: Erik Neyland (Chair), Danielle Spicer, Mark Sprague, Michael Gorr, Peter Driscoll and James Barr (Associate)

Members Absent: none

Also Present: Erica Uriarte (Town Planner)

PUBLIC HEARINGS

- None.

BUSINESS

Town of Bolton Conservation Commission, ANR Plan

- The Bolton Conservation Commission seeks to obtain a 0.8-acre parcel of land subdivided from a 30-acre open space parcel owned by the Town of Berlin off of Peach Hill Road in Berlin. The 0.8-acre parcel is located in the Town of Bolton at the Bolton/Berlin town line. The parcel is significant for trail connection.
- **Mark Sprague moved to endorse the ANR Plan dated October 21, 2019 for land off of Peach Hill Road in Berlin at the Bolton/Berlin town line identified as parcel 2. 2nd by Danielle Spicer. All in favor 5/0/0.**

Carvalho Property – Annie Moore Road, ANR Plan

- The Planning Board reviewed an amended ANR Plan to subdivide Parcel A and B from 90 Annie Moore Road. Parcel B is to be combined with existing Lot 3.
- **Danielle Spicer motioned to approve the ANR Plan for 90 Annie Moore Road dated August 29, 2019. 2nd by Mark Sprague. All in favor 5/0/0.**

Houghton Farm Subdivision

- The Conservation Commission weighed in regarding the Houghton Farm subdivision Planting Plan at their meeting on November 5, 2019. The elimination of trees at the base of the subdivision near the existing fire pond is approved contingent upon the existing trees/vegetation residing in the area are not invasive species. If invasive species are present, it is requested by the Bolton Conservation Commission that the invasive species be removed and the trees be planted. A site visit will be conducted with Bolton's Conservation Administrator to determine if invasive plants exist. The Planning Board will review/approve the revised Planting Plan once the Conservation Administrator and Tree Warden weigh in.

Walter & Kevin Eriksen, 147 Long Hill Road Common Driveway

- Mark Sprague recused himself from discussion as an abutter to the project and left the room.
- Kevin Eriksen provided an update to the Board on the construction items agreed upon at the October 9th meeting. Items constructed included mowing/maintain drainage swale, seeding bare areas, and verifying the location of the low point in the cul-de-sac. The low point was determined to be in the correct location. The turnout (Sta 3+25) was paved this morning when temperatures were below 40 degrees.
- A public hearing process will be required to accept all other deviations (i.e., turnouts, slope of driveway at entrance, lack of crown, etc.) to the As-Built Plans as advised by Town Counsel. It was noted that there are deviations from the approved plan and deviations from Bolton's Zoning Bylaw.
- Mr. Eriksen anticipates submitting an application for an amended Special permit in time to hold the public hearing in early 2020.
- Mr. Eriksen requested a bond release for work completed. The Board discussed the possibility of release portions of money including plantings and top course. It was noted by the Board that Mr. Eriksen had shown good faith over the summer and fall correcting some of the issues brought to light by the As-Built Plans.
- The Planning Board denied the bond release and will consider releasing funds after the public hearing process in January 2020.

Harris Farm Road

- Planning Board to provide comment to the Tree Warden regarding the addition of trees to the cul-de-sac of Harris Farm Road. Funds for the new trees will come from Bolton's Tree Replacement Gift Account.
- **Danielle Spicer motioned to allow trees to be installed in the cul-de-sac of Harris Farm Road in accordance with the Tree Warden. 2nd by Mark Sprague. All in favor 5/0/0.**

Andrew Bendetson, Century Mill Estates

- Mr. Bendetson discussed the possibility of a joint payment agreement with Aggregate who has provided a proposal to conduct the paving work at CME. Their attorney is willing to accept a joint check between Old Stone Estates and the Town. A draft of the agreement is to be generated by Aggregate.
- The Board agreed to a joint check agreement and authorized Erik Neyland, Erica Uriarte or the Town Accountant to sign contingent upon Town Counsel's approval.
- Planning Board reviewed a proposal from Nitsch Engineering to conduct construction oversight of the paving operations for Phases 2 and 4. Fred Hamwey will be away on vacation and unable to oversee the paving.
- **Danielle Spicer motioned to accept Nitsch Engineering Proposal. 2nd by Mark Sprague. All in favor 5/0/0.**

- Mr. Bendetson requested Saturday construction hours to complete paving of Phases 2 and 4. Residents of CME present at the meeting were in favor of the request.
- **Danielle Spicer motioned to allow work on Saturdays from now until December 10th contingent upon an inspector being available. 2nd by Mark Sprague. All in favor 5/0/0.**

ADMINISTRATION

- ATM 2020 Articles. Planning Board briefly discussed allowing Bed & Breakfasts in the Residential Zoning District. This is an allowed use by right in Stow. The Board will further discuss articles at their next meeting.
- Approval of minutes to be completed at future meeting.

Danielle Spicer motioned to adjourn at 9:15 pm. 2nd by Mark Sprague. All in favor 5/0/0.

