

BOLTON PLANNING BOARD
Minutes of Meeting
September 27, 2006 at 7:30 P.M.
Bolton Town Hall
Selectmen's Room

Present: Larry Delaney, Stephen Garner, John Karlon, Frank Lazgin, Douglas Storey, Nat Tipton (Town Planner)

MINUTES

1. Minutes

The Board reviewed and approved minutes from 5/10/06, 6/14/06, 6/28/06, and 7/12/06. Tipton mentioned there was a backlog of minutes that he is working on and will be completed soon.

DISCUSSION

2. Skinner Gallery – Pre-Application Discussion on Proposed Expansion

Present: Craig Martin (Ducharme and Dillis), John Stephenson (Bolton Fire Dept.); Harold Brown (Bolton Department of Public Works)

Martin showed the initial plan to add additional square footage to the Skinner Auction facility at 357 Main Street. The expansion is sought to consolidate the Skinner's facility with the Bolton office. The proposal would expand the facility by 30,000 square feet (presently the facility is 20,000 square feet). The applicant has met with the Bolton Board of Health to determine an adequate flow to design the septic system. The Board of Health determined that a flow of 1,500 gallons per day would be expected under Title V guidelines. The septic would contain a primary and reserve system. A Public Water Supply permit would be required from DEP. The well under the current plan would be placed in the northeast section of the parcel. The applicant has also met with the Conservation Commission for an Order of Conditions.

The proposed plan shows 170 parking spaces. Tipton asked if this was designed to meet parking regulations or whether the applicant felt they would need this many spaces. The applicant responded the plan meets the requirement of 1 square foot of parking for 1 square foot of business and commercial building area. They anticipated that the parking might be needed when auctions were being held, though they were not sure all spaces would be utilized for every auction. Lazgin asked if more than one auction would be held during a month. The applicant did not anticipate that they would hold more than one auction per month, as the main gallery in Boston holds most of the auctions. The parking would easily accommodate the expected 38 full time employees and 20 part time employees. The fire protection plan would be comprised of a sprinkler system. A 20,000 gallon underground cistern was provided for Bolton Senior Housing. The applicant was proposing a 54,000 gallon cistern. Stephenson stated he felt this was adequate, though he had not reviewed the plan in depth. Access did not appear to be an issue, but he wanted to review the plan in depth before making a definitive determination. Storey stated he thought that no parking should be allowed on the road to ensure proper access was provided for the Fire Department. Delaney asked if there were other water sources in the area that the Fire Department could tie into. West Pond or Great Brook could be an option as well. Garner asked how high the existing building is. The current building is 16 feet. The building would remain a one story building under the proposed plan.

Martin asked the Board if they would require a registered landscape architect to prepare the landscape plan as the new regulations require. The applicant is proposing to have a local firm prepare the plans that is not registered as a landscape architect. The Board responded that it would entertain a waiver request,

but would need to see the landscape plan before issuing a waiver. Storey asked whether the proposed addition would be visible from the road. Given the siting of the proposed addition, it appeared that it would remain hidden from Main Street. Landscaping would be an important component to ensure it remained screened from Main Street. Lazgin asked what building materials would be used. The applicant is proposing a metal based material. Garner asked how far the parking would be from the road. The parking was being proposed to be moved to the northern part of the parcel, so it would remain 60 feet from the road. Garner also asked if there would be foam contained in the building. The applicant stated they would meet all applicable fire codes. Lazgin asked if skylights would be incorporated in the design. The applicant did not anticipate the need for skylights. Martin asked Brown if a curbcut permit from the state would be required. Brown stated that a curbut permit would not be needed.

Martin also asked the Board if a traffic study would be required, given that they anticipated that the proposed expansion would not result in an additional 100 vehicles trip per day. The Board suggested that given employees were not going to be moved to the Bolton facility that the traffic study might not be warranted. Storey asked whether that 100 vehicle trips per day would be met if the trips were averaged out over a period of one month. Edward Shankle, an abutter at 277 Main Street, stated he felt his main concerns were ensuring that additional lighting, tree clearing, truck traffic, and additional visual impacts would not affect his property.

3. Subdivision Regulations – Gravel Requirements for New Roads

Present: Harold Brown

Brown asked the Board if it would consider requiring new developments to place two feet of gravel under all new subdivision roads. The current requirement is one foot of gravel. Brown also feels that test pits should be required every few hundred feet to determine the type of material below. Brown anticipates that the Town will have to spend \$100,000 to repair Powder Hill Road because it is sinking due to clay underneath. He would like to see subdivision roads last 20 years until the town had to make repairs. He believes Powder Hill Road was accepted by the town in 1998. Tipton asked if there were other requirements the Board should consider. Brown generally felt that the regulations were sufficient, though he would prefer 7 inch bituminous curbing, and catch basins to be constructed out of concrete rather than mortar. The radii for cul-de-sacs also proved to be problematic for plowing. He suggested that Rocky Dundee Road was a good example of roads that contained sufficient radii for plowing, and if the applicant requested a waiver to reduce road width that the road be constructed with materials for greater strength. Brown would give Tipton a copy of the MassHighway manual for the test pit and gravel requirements, and would provide a copy of regulations in other towns such as Marlborough and Sterling.

The Board also discussed the proposed Century Mill Subdivison with Brown. Brown had not reviewed the plans in depth and would provide the Board with comments. His initial impression was that improvements on Spectacle Hill Road would be needed.

4. 2007 Goals

The Board discussed goals for calendar year 2007. The Major Residential Bylaw, exploring Village zoning, design guideline incentives for the limited business and business districts, and clarifying that dimensional requirements are linked with districts were discussed.