

Planning Board Minutes

Date:	Wed, September 26, 2012
Time:	7:30 pm
Location:	Town Hall 663 Main Street
Present:	Doug Storey, Jonathan Keep, John Karlon, James Owen, Mark Duggan, and Town Planner Jennifer Burney Not Present: Marc Gautreau

Hearing

Time	Description
------	-------------

7:30- Backland Lot Special Permit under the Zoning Bylaws, Section 2.3.5.5 Backland Zoning, to create one (1) backland lot and an ANR for 101 Spectacle Hill Road to make the lot conforming.

7:50 pm Applicant: Kenneth Elworthy 101 Spectacle Hill Road

Address: Bolton Assessor's as Map 1C Parcel 43 located on Spectacle Hill Road on the Bolton/Hudson border & 101 Spectacle Hill Road.

Documents: Application and the backland lot is identified as Lot 1 on a plan entitled "Plan of Land located in Bolton, Mass." dated August 8, 2012 prepared by Ducharme & Dillis Civil Design Group, Bolton, MA (please note a revised plan will be presented to include an ANR for 101 Spectacle Hill Road to make it conforming.

Present: Brandon Ducharme from Ducharme & Dillis and Applicant

Doug Storey recused himself as an abutter to the property.

104 has a house 200 ft frontage

Original ANR all one piece in Kens family 1993. 104 Spectacle Hill Rd, left as a parcel and being filed as a Backland Lot now.

Plans revised to reflect Parcel B created to add to 104 Spectacle Hill Road to make the lot conforming. Doesn't need to meet lot shape. Creating lot 1 meets frontage, lot size, lot width, upland area.

planting buffer increased no cut easement for 94 Spectacle Hill Rd

Parcel B being attached to 104

Back land lot being created is lot 1.

Doug Storey as an abutter stated application meets all zoning and supports request.

John Karlon made a motion, seconded by Mark Duggan to close the hearing

Vote: 4/0/0

John Karlon made a motion to approve the backland lot request, seconded by Mark Duggan.

Vote: 4/0/0

Time	Description
General Business	

8:00- 8:20 pm Informal discussion of permitting process for a 1850 SF restaurant serving breakfast & lunch to be located at the Salt Box, 626 Main Street
 Applicant: Consultant Tom Geagon and owner Nabil Roufail

8:20- 9:30 pm Village Overlay District - Tom Geagon Consultant for the Salt Box asked to speak about the Village Overlay District and that they are now on Plan B. The Village Overlay is not in the near future for them. They will not come to the board to ask to be included.

Mr. Gagnon stated that there is a pre existing use restaurant lunch/breakfast. The proposed breakfast and lunch is proposing to use 1850 sf 1st floor & 250 SF second floor break room and office.

Expenses have doubled now due to renovation. Met with DRB. They plan on taking off facade and color and new materials (see cover letter) Michelle Tuck, Chairperson for the DRB provided material examples. They will not use vinyl siding and will look like clapboard, windows will be replaced. They will start with the north façade and western façade during first phase and then continue with rest of building in phase II.

Requesting waivers – see letter

Nothing being changed in exterior.

Will clean up landscaping but not changing things.

Not changing driveway area but in the future hair salon, bike shop/repair, sit down restaurant 2nd phase on western side (pizza side) 3,600 SF

spoke to chief – regarding traffic

Asking for hours of 5:00 am- so they don't have to come back.

The consultant and owner will be doing permitting for the restaurant.

Doggie Day Care is almost at full capacity. Doing well.

Mr. Geagon asked what the Board would like to see. Jonathan Keep stated that the Planning Board could meet with the Board of Selectmen to streamline the application.

The Board stated they would like the owners to come in to meet the Board face to face. Want to see who it is. Mark Duggan stated that the business owner should be applying not the landowner.

Doug Storey stated they would need a Special Permit per use table. But could waive some requirements of Rules and Regs since it is not a new building. Support businesses and hope it will fill.

The Board stated they need to know traffic and parking as part of process. Reroofing can be done without a Special Permit.

The Board reviewed the Rules & Regs with the applicant.

need to request waiver in writing

Discussed board of health entered into an agreement that septic has to be fixed within 2 years but if coming in with something that would impact system would have to fix it.

Jonathan Keep stated would want to see erosion control, removal., would like to see where/what septic system is altered because it will impact site, could affect parking lot, or erosion control. Want to see landscape site plan for septic.

Fast Food definition reviewed and use table. Fast food is not allowed in any district. Only a restaurant where people sit and eat.

Traffic study may be required depending on restaurant type national chain vs. mom & pop. Cannot have a drive thru.

Would like outdoor seating and a site plan showing tables, counters & layout of restaurant, septic, parking, waste disposal, kitchen/human, outdoor lighting, Architectuals and engineered plans. drainage, erosion. where will septic be and/or expansion area for future septic if it needs to be repaired/replaced, would want to see traffic study because of pulling in and out. stop & go.

Discussed the 2nd restaurant and installing an accelerator and de-accelerator lane. Would need Mass DOT approval for accelerate and de accelerate lanes.

Working session on:

Small scale solar bylaw (Doug)

Wind bylaw

Kennel bylaw (Jen, Pam Powell & building inspector)

Use Table (John)

Subdivision Rules and Regs

Barn Preservation – Accessory Use (Jonathan)

FOSPRD

Inclusionary Bylaw

Other Business

Time	Description
7:50-8:00pm	Special Town Meeting October 2 nd , 2012Tuesday Next meeting is to meet with the Board of Selectmen to discuss the Village Overlay on <u>Thursday, October 4th</u> Board voted to cancel the October 10 th meeting due to meeting on the 10/4 with the Board of Selectmen Board updated on CME surety Announcement of grants awarded by MAPC for Agriculture & Village Overlay study

Submitted by Jennifer Burney, Town Planner