

TOWN OF BOLTON - PLANNING BOARD MINUTES

Meeting Held at the Town Hall – Board of Selectmen’s Room on **January 14, 2015** at 7:30 P.M.

Members Present: Jonathan Keep (Chairman), John Karlon, David Yesue, Erik Neyland, Jon Ricci (Members), James Owen (Associate Member)

Also Present: Erica Uriarte (Town Planner), Mark Dibb (Condyne Capital Partners, LLC), Peter & Helen Ross (applicant), Terry Abdalian (Friends of Bolton Seniors), Mary Ciummo (Public Ways Safety Committee)

Call to order: 7:30 P.M.

John Karlon entered room at 7:32 P.M.

Hearings:

- In accordance with Massachusetts General Laws, Chapter 40A, Section 11, notice is hereby given that the Bolton Planning Board held a continuation of a public hearing on Wednesday, January 14, 2015 at 7:30 p.m. in the Board of Selectmen Room of the Town Hall, 663 Main Street, Bolton, MA to hear and act upon the application of Condyne Capital Partners, LLC, 1150 West Chestnut Street, Brockton, MA 02301. The initial public hearings were held on July 30, 2014, September 10, 2014, October 8, 2014, October 22, 2014, November 5, 2014, November 19, 2014, and December 10, 2014. The applicant is seeking a Special Permit for a proposed assisted living facility to be located at 580 Main Street (also known as Bolton Office Park) identified on Assessor’s Map 4.C as Parcel 24 in Bolton’s Limited Business Zoning District.
 - o M. Dibb presented site plan revisions as previously requested by the Planning Board and Design Review Board including:
 - A revised loading area/entrance was provided. A door was added into the linen/stock room of the building to provide a separate entrance for kitchen deliveries.
 - The window at the front of the building was revised from a palatial window to a circular window. The fenestration (elevation of windows) along the building façade was increased. The balustrade along the building façade will be removed and a stone base will be added to the columns in the front of the building.
 - The roof line on the proposed porte cochère was modified from flat to pitch.
 - The HVAC equipment will be hidden on the roof of the building.
 - The above ground oil tank will be relocated to underneath the kitchen windows (higher set windows) and shielded.
 - The applicant will seek Board of Selectmen (and possibly Design Review Board) approval for signage at a later date when a tenant for the assisted living facility is secured. At present, the applicant has not designed the main sign.
 - The landscape plan was updated to include shade trees at the seating areas/benches behind the building. Evergreen trees were also provided.
 - The applicant provided a photometric plan and details for full cut off light fixtures. The lighting schedule is anticipated to include overnight lights for the parking lots.
 - The applicant will provide additional information regarding the existing lighting schedule for the office park to the Planning Board.
 - The storage volume of the fire pond located towards the front of the property was calculated to be at least one million gallons (firefighting water accessible by a dry hydrant).

- The applicant will add a second dry hydrant for the pond towards the rear of the property for additional fire protection. This pond also has at least one million gallons of capacity.
- The applicant will add four additional shade trees at the proposed front parking lot to be used for Bolton Office Park (two in the landscape island and two along the perimeter).
- Eight mature trees are anticipated to be removed as part of the project.
- The rear parking lot will be shared between Bolton Office Park and the proposed assisted living facility.
- A sidewalk along the rear parking lot was added to the site plans. Walkways were added to the landscape plan. Snow removal of the proposed sidewalks will be managed by Bolton Office Park's property management group.
- The applicant will construct the parking spaces at Bolton Manor for Bolton's Senior Center in lieu of constructing the sidewalk along the lacrosse field as a connection to Clinton Savings Bank (562 Main Street). The cost estimate to construct the extra parking spaces is approximately \$20,000.
 - An easement will be provided to Bolton Manor and an indemnification clause to Bolton Office Park will be included.
 - Bolton Manor will be required to manage snow removal of the new parking spaces.
- **D. Yesue motioned to close the hearing for the assisted living facility at 580 Main Street. 2nd by E. Neyland. All in favor 4/0/0.**
- The Planning Board will review the Special Permit and vote at their next meeting.

Business:

- Planning Board Reviewed Warrant Articles for Town Meeting 2015.
 - Amendment to the Mixed-Use Village Overlay District (Section 250-23.2) to include a residential density requirement. The Board received input from Doug Storey (previous board member) recommending eight units per acre. The Board is concerned with defining the density and having an amendment on the floor of town meeting to reduce it. The Board will review the MAPC models generated for the overlay to determine max density designed for the parcels. The Board will also need to update Bolton's Zoning Map.
 - Amendment to the Zoning Bylaw to Add Kennel Definitions to Terms Defined (Section 250-28).
 - Amendment to Home Occupation (Section 250-21.A) to limit the number of commercial vehicles to be parked as part of home occupation. The Board agreed to table this article.
 - Jake Brake Bylaw would prohibit excessive noise from compression brakes along Route 117. This article would need to be brought forward at town meeting by Board of Selectmen. J. Keep and D. Yesue will try to attend the next Board of Selectmen meeting to discuss and support.
 - **The Planning Board Scheduled the Public Hearing to Approve Warrant Articles for ATM 2015 for February 11, 2015.**
 - All public hearings related to warrant articles to be completed by February 18, 2015.
- Planning Board Reviewed and Approved the Annual Report for 2014.
- Peter & Helen Ross, 123 Nourse Road - Chapter 61A Property
 - Peter & Helen Ross of 123 Nourse Road intend to convert the tax classification of their pasture land (Parcels 6.B-63, 6.B-93 and 6.B-175) from Chapter 61A and return it to

market value Residential Land classification. The Town of Bolton has 120 days to exercise an option to purchase the property at full and fair market value. The Board of Selectmen seeks Planning Board's opinion regarding the matter.

- The property was originally part of an orchard. The land is sloped with rock ledge and contains wetland resource areas. At previous times, the owners kept cows then sheep on the property as part of pasture land. There is no conservation land contiguous to the property. There was an ANR approved to create a backland lot at 110 Nourse Road. The owners believes the property is best suited for residential lots.
- **D. Yesue motioned for the Planning Board not to support the Town exercising their right to purchase the property at 123 Nourse Road. 2nd by J. Karlon. All in favor 5/0/0.**

Administrative

- Planning Board Appointed David Pettit to Design Review Board.
 - **D. Yesue motioned to appoint David Pettit to the Design Review Board. 2nd by John Karlon. All in favor 5/0/0.**
- Planning Board Discussed MassDOT Route 117 Transfer of Ownership with Mary Ciummo (from Public Ways Safety Committee).
 - The Public Ways Safety Committee is not in favor of the ownership transfer.
 - Possibility of widening Main Street at Wattaquaddock Hill Road to include a 700 ft. turning lane with shoulders and sidewalks.
 - M. Ciummo discussed the recommendations provided in the Mobility Report 2014 for the Town to require public ways access permits and sidewalk along frontage.
 - The Planning Board will review sidewalk along frontage as part of the revisions to the Subdivision Rules & Regulations and a possible article for ATM 2016 to require public ways access permits.
 - M. Ciummo suggested the Planning Board create an "in lieu of clause" that allows sidewalks in subdivisions to be waived and money donated instead to the Town for improvements to sidewalks elsewhere.

D. Yesue motioned to adjourn the Planning Board meeting at 9:55 P.M. 2nd by J. Karlon. All in favor 5/0/0.