

TOWN OF BOLTON - PLANNING BOARD MINUTES

Meeting Held at the Town Hall – Board of Selectmen’s Room on **February 11, 2015** at 7:30 P.M.

Members Present: Jonathan Keep (Chairman), David Yesue (Vice Chairman), John Karlon, Erik Neyland
Also Present: Erica Uriarte (Town Planner), Fred Hamwey (Hamwey Engineering, Inc. – peer reviewer), Greg Roy (Ducharme & Dillis Civil Design Group, Inc.), Walter Eriksen (Applewood Construction – applicant), Duane Henry (resident at 147 Long Hill Road), Brandon Ducharme (Ducharme & Dillis Civil Design Group, Inc.), Mark Sprague (resident), Terry Abdalian (resident)

Call to order: 7:40 P.M.

Hearings:

- The Planning Board held a public hearing pursuant to Massachusetts General Laws Chapter 40A, Section 5, to consider and receive comments from interested parties concerning the Articles to appear on the Warrant of the Annual Town Meeting, which will be held on Monday, May 4, 2015. The Articles are summarized as follows:
 - Article 1: Amendment to the Code of the Town of Bolton to Amend Division I, Part III Zoning Bylaw, Chapter 250 Zoning, Article V Special Regulations, Section 250-23.2 Mixed Use Village Overlay District, Subsection G(2).
 - The Planning Board, in accordance with Section 9 of M.G.L. Chapter 40A, must quantify a housing density requirement in the Mixed Use Village Overlay District bylaw.
 - **J. Karlon motioned to increase the housing density to 10 units per acre. 2nd by D. Yesue. All in favor 4/0/0.**
 - **J. Karlon motioned to approve and endorse Article 1 to be passed at Town Meeting. 2nd by D. Yesue. All in favor 4/0/0.**
 - Article 2: Amendment to Bolton’s Base Town Map and Zoning Map to Add the Mixed Use Village Overlay District.
 - **J. Karlon motioned to accept the Zoning Map. 2nd by David Yesue. All in favor 4/0/0.**
 - **J. Karlon motioned to approve and endorse Article 2 to be passed at Town Meeting. 2nd by D. Yesue. All in favor 4/0/0.**
 - Article 3: Amendment to the Code of the Town of Bolton, Division I, Part III, Zoning Bylaw, Chapter 250 Zoning, Article VI, Definitions, Section 250-28, Terms Defined – to Add Definitions of Commercial Boarding or Training Kennel, Commercial Breeder Kennel, Domestic Charitable Corporation Kennel, Personal Kennel or Veterinary Kennel.
 - **J. Karlon motioned to table Article 3 and not approve article for Town Meeting. 2nd by D. Yesue. All in favor 4/0/0.**
 - **J. Karlon motioned to close the hearing regarding warrant articles for ATM 2015. 2nd by E. Neyland. All in favor 4/0/0.**
- In accordance with Massachusetts General Laws Chapter 40A, Section 11, the Bolton Planning Board held a public hearing to hear and act upon the application of Applewood Construction, 92 Middlesex Road, Unit 3, Tyngsboro, MA 01879. The Applicant is seeking a Backland Lot Special Permit and a Common Driveway Special Permit pursuant to Section 250-13 and Section 250-17 of the Code of the Town of Bolton respectively. The property is located at and adjacent to 147 Long Hill Road identified on Assessor’s Map 4.D as Parcel 52 and Assessor’s Map 3.D as Parcel 33.1 in Bolton’s Residential Zoning District.
 - **J. Karlon motioned to continue the public hearing for the common driveway at 147 Long Hill Road until current business related to the hearing for warrant articles for ATM 2015 is completed. 2nd by E. Neyland. All in favor 4/0/0.**
 - G. Roy from Ducharme & Dillis presented the project to the Planning Board.
 - The properties at 147 Long Hill Road (Parcels 4.D-52 and 3.D-33.1) contain 51 acres and 500 feet of frontage. The proposed common driveway will be located in the same location as the existing driveway. The property is predominately wooded and contains significant wetland resource

- areas. There is an existing house, barn and shed that is to remain. The applicant is proposing to subdivide the properties into a total of five lots (four lots in addition to the existing house lot) comprised of four backland lots and a single frontage lot. In accordance with Bolton's Zoning Bylaw, there will be no more than two backland lots contiguous to each other and each backland lot will have over 4.5 acres with 1.5 acre of upland area. Parcel A is approximately 18.4 acres and contains significant wetlands on the property. The parcel will be retained by the applicant.
- The applicant is seeking a waiver from the Common Driveway Rules & Regulations requiring 25 ft. from centerline of driveway to property line (9 ft. of relief).
 - The applicant is seeking this relief in order to separate the common driveway from the existing house to the maximum possible. The neighboring property to be impacted is owned by the Girl Scouts (undeveloped wooded land).
 - The proposed common driveway is designed with turnouts every 300 ft. with a single emergency vehicle turnaround area that is 40 ft. by 30 ft. The entrance to the driveway is sloped at 4% for 40 ft. then transitions to a 12% slope for a portion of the driveway until gradually reaching its minimum slope of 0.75%. There will be a wetland crossing towards the center of the driveway where the wetlands on the Girl Scouts property will continue to be hydraulically connected to the wetlands on the site.
 - Drainage calculations for the proposed common driveway have been submitted to the Planning Board and are being reviewed by F. Hamwey. There are three stormwater management areas retaining runoff from the driveway. The first half of the driveway is curbed where stormwater runoff is collected into two catch basins. The second half of the driveway drains to an open swale located along the shoulder of the driveway.
 - The applicant also seeks a waiver from the Common Driveway Rules & Regulations for requiring a crowned slope. The second half of the driveway will be super elevated to allow runoff from the driveway to drain to the adjacent swale.
 - Comments received by the Planning Board from F. Hamwey include the following:
 - There is a safety concern regarding sight distance. The posted speed limit is 25 mph, but vehicles travelling along Long Hill Road travel between 32 mph and 39 mph. F. Hamwey recommends increasing the sight distance in compliance with the actual speed of the vehicles.
 - There is a safety concern regarding the 42" dia. oak tree located at the entrance of the proposed common driveway. Will drivers exiting the driveway be able to see around the tree or will it impair sight distance?
 - B. Ducharme stated that the tree is dead and does not see any concerns with removing it. However, the tree is located within scenic road right-of-way and will require a determination from Mark Caisse (Tree Warden).
 - The design of the retaining walls at the wetland crossing will need to be reviewed.
 - G. Roy recommended adding the design of the retaining walls as a condition of approval once the wall type is determined prior to construction.
 - M. Sprague asked where the snow would be stored during winter.
 - W. Erikson indicated that the snow would mostly be pushed off to the sides and into the drainage swale by a contractor plowing the common driveway.
 - M. Sprague also concerned about vehicles lining up in the morning for the school bus stop.
 - G. Roy indicated that the design of the proposed common driveway allows for an area at the entrance to provide parking where the driveway tapers from 20 ft. down to 12 ft. over a span of 40 ft.
 - G. Roy will provide written request for the waivers to the Common Driveway Rules & Regulations.

- **D. Yesue motioned to continue the hearing regarding the common driveway at 147 Long Hill Road to March 11, 2015 at 7:30 P.M. in the Board of Selectmen Room of the Town Hall. 2nd by Erik. Neyland. All in favor 4/0/0.**

Business:

- **Greg Roy, Ducharme & Dillis Civil Design Group, Inc. - 445 Sugar Road, ANR to Modify Lot Lines**
 - The applicant sought to convey Parcel A from 445 Sugar Road (Parcel 6.D-73) to 430 Sugar Road (Parcel 6.D-79). Parcel A has already been deeded/conveyed to the abutter (430 Sugar Road) but there was no ANR plan filed. The remaining lot (new Lot 2A) at 445 Sugar Road is a buildable lot meeting all necessary zoning dimensional requirements (acreage, frontage, lot shape, and lot width).
 - **J. Karlon motioned to approve the ANR Site Plan prepared by Ducharme & Dillis Civil Design Group, Inc. dated January 29, 2015. 2nd by D. Yesue. All in favor 4/0/0.**
- **Condylne Capital Partners, LLC – Proposed Assisted Living Facility at 580 Main Street**
 - The Planning Board reviewed the draft Special Permit for the assisted living facility at 580 Main Street. The public hearing closed on January 14, 2015.
 - **D. Yesue motioned to grant the Special Permit for the assisted living facility at 580 Main Street. 2nd by E. Neyland. All in favor 4/0/0.**

Administrative:

- Planning Board approved meeting minutes from May 28, 2014.

D. Yesue moved to adjourn the Planning Board meeting at 9:42 P.M. 2nd by J. Karlon. All in favor 4/0/0.