

CM [Signature] OPK

TOWN OF BOLTON - PLANNING BOARD MINUTES

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

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

Also Present: Erica Uriarte (Town Planner), Greg Roy (Ducharme & Dillis Civil Design Group, Inc.), Walter Eriksen (Applewood Construction – applicant), Duane Henry (resident at 147 Long Hill Road), Martha Remington (Historical Commission), Neil Gorman (David E. Ross Associates, Inc.), and Susan Wildman (applicant)

Call to order: 7:33 P.M.

Hearings:

- 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.
 - G. Roy provided an update/overview of the project to the Planning Board (continuation of the hearing from 2/11/15). Ducharme & Dillis received comments from the Town Planner, Conservation Commission, Fred Hamwey (Hamwey Engineering, Inc. – peer reviewer), and Martha Remington (Historical Commission).
 - Ducharme & Dillis addressed F. Hamwey’s comments with exception of Comment No.1 on Sheet 4 of the Site Plans regarding the vertical curve requiring 300 ft. G. Roy believes 200 ft. vertical curve is sufficient for sight distance.
 - Ducharme & Dillis will address the Fire Department Comments regarding the 3” lettering on address signs and dimensions indicating the driveway is 1800 ft. long.
 - The applicant will be requesting a waiver from the Common Driveway Rules & Regulations from requiring a crowned slope (as long as the Conservation Commission agrees to the drainage design and layout). A portion of the driveway will have a cross slope instead.
 - To address the Common Driveway Rules & Regulations requirement to maintain a 25 ft. offset from the property line to centerline of driveway, Ducharme & Dillis designed a secondary layout of the common driveway which meets the offset at the entrance of the driveway near the Girl Scout’s property. The secondary layout provides a 12 to 13 ft. shift to the south, locating the common driveway closer to the existing house and front yard at 147 Long Hill Road.
 - The entrance of the proposed common driveway meets the required maximum 4% slope from Long Hill Road. The common driveway then transitions from a 4% slope to a 12% slope extending into the property.
 - The retaining wall associated with the wetland crossing requires guardrails. The retaining wall is anticipated to be over 4 ft. The retaining towards the entrance of the driveway (associated with the original design) does not require guardrail (less than 4 ft.). If the secondary layout is determined to be the preferred layout, no retaining wall would be needed at the entrance.

- If the Planning Board granted the waiver for the original design, W. Eriksen would construct the retaining at the entrance as a stone wall.
- There is approximately 300 ft. of sight distance provided at the proposed common driveway entrance in each direction. The required sight distance for the posted speed limit of 25 mph is 150 ft. Based on actual speed limit of vehicles travelling at 39 MPH along Long Hill Road, would be 192 ft. To maintain the sight distance, the existing 42" dia. oak tree at the entrance of the common driveway would need to be removed.
- A joint scenic road hearing between the Planning Board and Tree Warden will be required to remove the 42" dia. oak tree and to remove/relocate stone wall from the scenic road right-of-way.
 - M. Remington suggested the proposed common driveway be shifted south to the extent that the existing 42" dia. oak tree could be maintained.
- There will be a gap between the existing stonewall along the property line adjacent to the Girl Scout's property and the proposed retaining wall at the entrance of the common driveway. The retaining wall will be approximately 175 ft. long. The gap between the existing stonewall and the proposed retaining wall will be seeded.
- The Planning Board will conduct a site visit (individually) at 147 Long Hill Road to determine if the existing 42" dia. oak tree impairs the existing sight lines as vehicles pull out of the existing driveway (at same location as the originally proposed common driveway).
- **D. Yesue motioned to continue the hearing to April 8th at 7:30 P.M. in the Board of Selectmen Room of the Town Hall. 2nd by Erik Neyland. All in favor 5/0/0.**

Business:

- Neil Gorman, David E. Ross Associates, Inc. and Susan Wildman – Hubbard Lane, ANR to Combine Lots 2 & 3
 - The applicant sought to combine Lots 2 and 3 on Hubbard Lane (Parcels 6.E-39 and 6.E-40) previously approved under the Butternut subdivision (FOSPRD). The new lot (2-A) meets the required frontage, acreage, lot width, and lot shape.
 - **D. Yesue motioned to approve the ANR Site Plan prepared by David E. Ross Associates, Inc. dated March 2, 2015 to combine Lots 2 and 3. 2nd by E. Neyland. All in favor 5/0/0.**
- Lot 4, Berlin Road (Parcel 2.B-68) – Driveway Application
 - The Planning Board reviewed the driveway application for Lot 4, Berlin Road (old "Bemis" property). The applicant (Gentle Manor Buildings, LLC) sought to have the proposed driveway for Lot 4 extend from the common driveway shared by 397 Berlin Road. The common driveway would provide access to five lots in total (four lots currently). The maintenance agreement for the common driveway was updated to include Lot 4. The Board was in agreement that the additional driveway to the common driveway at 397 Berlin Road required a single driveway application and not a modification to the common driveway special permit.
- The Planning Board reviewed Revisions to the Draft Subdivision Rules & Regulations
 - The Planning Board discussed the following revisions:
 - Updates to application submission requirements
 - Requiring the testing of fill material
 - Pavement depth
 - Requiring borings along proposed subdivision roads during initial field testing
 - Holding bond for damage to the existing public road to the subdivision
 - Updates to construction standards

Administrative:

- The Planning Board reviewed the Reports for the Warrant Articles for ATM 2015.
- The Planning Board signed the approved Tri-party Agreement for 283 Long Hill Road.

D. Yesue moved to adjourn the Planning Board meeting at 9:23 P.M. 2nd by J. Karlon. All in favor 5/0/0.