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TOWN OF BOLTON - PLANNING BOARD MINUTES

Meeting Held at the Town Hall – Board of Selectmen’s Room on **April 8, 2015** at 7:30 P.M.

Members Present: Jonathan Keep (Chairman), John Karlon, Erik Neyland, Jon Ricci

Also Present: Erica Uriarte (Town Planner), Fred Hamwey (Hamwey Engineering, Inc. – peer reviewer), Brandon Ducharme (Ducharme & Dillis Civil Design Group, Inc. - applicant), Walter Eriksen (Applewood Construction – applicant), Martha Remington (Historical Commission), Mary Ciummo (Public Ways Safety Committee)

Call to order: 7:34 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.
 - Ducharme & Dillis submitted revised site plans as per F. Hamwey’s comments to the Planning Board (continuation of the hearing from 3/11/15). A draft of the maintenance agreement was also submitted to the Board.
 - The location of the proposed common driveway was shifted south to eliminate the need for the retaining wall at the entrance of the driveway. Boulders will be placed to stabilize the grades along the property line at the Girl Scout’s property. The layout will meet the required offsets to the property line in accordance with the Common Driveway Rules & Regulations at this location.
 - As the proposed layout of the common driveway curves closer to the property line near the existing house at 147 Long Hill Road, the driveway will not meet the appropriate offset to the property line at the Girl Scout’s property. The Planning Board would have to waive this requirement for this location.
 - M. Remington is concerned with the close proximity of the proposed common driveway to the intersection of Long Hill Road and Annie More Rd for vehicles pulling in/out.
 - F. Hamwey indicated that the Common Driveway Rules & Regulations, as they relate to curb cuts, do not set a requirement for curb cuts on opposite sides of the roads. F. Hamwey indicated that having the common driveway closer to the intersection of Annie Moore Rd should improve visibility for pulling out.
 - M. Remington asked if the proposed common driveway would be paved. The Planning Board responded that the driveway would be paved in accordance with the Common Driveway Rules & Regulations.
 - **J. Karlon motioned to close the hearing. 2nd by E. Neyland. All in favor 4/0/0.**
 - **J. Karlon motioned to waive Section 3.C.(2) of the Common Driveway Rules & Regulations for the driveway to be crowned. 2nd by E. Neyland. All in favor 4/0/0.**
 - **J. Karlon motioned to waive Section 5. Design Criteria, Subsection B of the Common Driveway Rules & Regulations for the centerline of the common driveway to be 25 feet from the property line. 2nd by E. Neyland. All in favor 4/0/0.**
 - **J. Karlon motioned to condition the Maintenance Agreement as part of the Common Driveway Special Permit. 2nd by E. Neyland. All in favor 4/0/0.**

- **J. Karlon motioned to condition the remaining comments from Hamwey Engineering, Inc. in the Peer Review Comment Letter dated April 8, 2015. 2nd by E. Neyland. All in favor 4/0/0.**
 - The retaining wall designs shall be submitted prior to construction.
 - The stone size for the Construction Entrance Detail shall be 6" to 8' angular stone.
 - A catalog cut of the drain manhole cover shall be submitted.
 - The Drain Manhole Detail shall be revised to show a flat top structure.
- **J. Karlon motioned approve the ANR for 147 Long Hill Rd. 2nd by Jon Ricci. All in favor 4/0/0.**
- **J. Karlon motioned to approve the Backland Lot Special Permit for 147 Long Hill Road for four (4) backland lots (Lots 1, 2, 4 and 5). 2nd by E. Neyland. All in favor 4/0/0.**
- **J. Karlon motioned to approve the Common Driveway Special Permit for 147 Long Hill Road. 2nd by E. Neyland. All in favor 4/0/0.**

Business:

- Brandon Ducharme, Ducharme & Dillis Civil Design Group, Inc., 460 Main Street - ANR to Modify Lot Line
 - B. Ducharme indicated that the lot line change is to add Parcel B to the existing gas station lot at 460 Main Street so that the lot becomes a conforming lot (currently a pre-existing nonconforming lot).
 - Parcel B is part of Parcel 4.D-71 and 4.D-30 which are the lots behind and adjacent to the existing gas station. The lot line change will allow Parcel B to become part of Parcel 4.D-28 which is the existing gas station at 460 Main Street.
 - Parcel 4.D-71 is a conforming lot and will remain conforming after Parcel B is eliminated.
 - **E. Neyland motioned to approve the ANR site plan dated October 17, 2014 to combine Parcel B of Parcel 4.D-71 with Parcel 4.D-28. 2ND by J. Karlon. All in favor 4/0/0.**
- M. Remington, Warrant Article to Stop Tennessee Gas Pipeline
 - M. Remington, requested support from the Planning Board regarding the Board of Selectmen Resolution to stop the Worcester lateral pipeline at Town Meeting.
 - **The Planning Board will review articles (State and Board of Selectmen Resolution) at their next meeting to determine their action at Town Meeting regarding the resolution.**
- Planning Board Review of Draft Revisions to Subdivision Rules & Regulations
 - E. Uriarte provided update to the Planning Board on revisions to the Subdivision Rules & Regulations. The Board discussed revisions to regulations regarding sidewalks, stormwater management and erosion & sedimentation controls.
 - M. Cuimmo will send copies of the Stow and Sudbury regulations/bylaws regarding improving existing streets and public way access permit to E. Uriarte.

Administrative:

- Planning Board reviewed the draft design for the "Welcome to Bolton" signs.

J. Karlon moved to adjourn the Planning Board meeting at 9:38 P.M. 2nd by E. Neyland. All in favor
4/0/0.