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## TOWN OF BOLTON - PLANNING BOARD MINUTES

Meeting Held at the Town Hall – Board of Selectmen’s Room on **April 29, 2015** at 7:30 P.M.

Members Present: Jonathan Keep (Chairman), John Karlon, David Yesue, and James Owen.

Also Present: Erica Uriarte (Town Planner), Robert Pace (Gentle Manor Builders, LLC - applicant), Mark Caisse (Tree Warden), Eric Gemborys (National Grid - applicant), Scott Farrar (National Grid - applicant), John Perkins (National Grid - applicant), Rob Herrick (Davey Tree for National Grid), Martha Remington (Historical Commission), Al Ferry (Bolton Conservation Trust), Frank Patterson (626 Main Street - applicant), Jon Balewicz (Resident at Century Mill Estates – applicant), Brandon Ducharme (Ducharme & Dillis Civil Design Group, Inc. – applicant)

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 to hear and act upon the application of Gentle Manor Builders, LLC, 130 Parker Street, Lawrence, MA 01843. The Applicant is seeking a Backland Lot Special Permit pursuant to Section 250-13 of the Code of the Town of Bolton in Bolton’s Residential Zoning District for a property located on Berlin Road identified on Assessor’s Map 2.B as Parcel 68.
  - The Planning Board approved an ANR for four lots on the “Bemis” property on Berlin Road in 2014. There were three frontage lots and one backland lot (Lot 4, Parcel 2.B-68) approved. The backland lot requires a special permit.
  - The proposed backland lot has an approved driveway coming off of the common driveway shared with 397 Berlin Road and three other properties (total of five driveways proposed off of common driveway).
  - The proposed backland lot has 85 ft. of frontage, 25 ft. of access to the public way to/from the back property, 4.5 acres, and a minimum of 1.5 acres of contiguous upland area outside wetland or floodplain.
  - The proposed dwelling will be setback 50 ft. from all property lines.
  - **J. Karlon motioned to close the hearing. 2<sup>nd</sup> by D. Yesue. All in favor 4/0/0.**
  - The Planning Board will review special permit and vote their decision at their next regularly scheduled meeting.
- In accordance with Massachusetts General Laws (MGL), Chapter 87, Public Shade Tree Law, Section 3 (Cutting of Public Shade Trees; Hearing; Damages) and M.G.L. Chapter 40, Section 15c (Scenic Road) and Section 250-24 of the Bolton Zoning Bylaws (Scenic Roads), the Town of Bolton Tree Warden and Planning Board held a Joint public hearing regarding an application from National Grid to remove public shade trees on Wattaquaddock Hill Road, Sargent Road, Ballville Road, and Sawyer Road.
  - National Grid provided a presentation of their request to remove 31 existing trees for the reconductoring of the power lines on Wattaquaddock Hill Road, Sargent Road, Ballville Road, and Sawyer Road to a three phase circuit.
    - The current system is aging and the load is increasing. Therefore, National Grid needs to make upgrades to the system. The circuit improvements will provide better service in Bolton for residents and

businesses. National Grid has franchise rights to provide electricity in Bolton.

- National Grid conducted studies to determine that a three phase circuit was needed along this portion of the system. The cluster of three wires will be able to better handle the load from snow and trees which will likely reduce the number of power outages (reduce outages from 2.6 to 1.0 events). The improvement on Wattaquaddock Hill Road will also lessen the load carried by the electrical line extended from the Town of Sterling (along Route 117) which is currently over taxed (108% in 2002).
- The new poles will be 45 ft. in height. The cross arm configuration will be replaced with spacer cable. The spacer cables will be installed higher on the new poles making it more difficult to be able to trim the existing trees around the wires. The spacer cable will provide additional space between the various cables (National Grid, Verizon, etc.).
- National Grid, with comments from M. Caisse, reviewed the existing trees anticipated to be removed for the project.
  - Tree no. 1: 22" dia. maple at pole no. 23-24
    - A new pole is to be installed at this location. The possibility of pruning the tree canopy would require significant trimming which would ultimately kill the tree. Therefore, this tree is to be removed.
  - Tree no. 2: 19" dia. maple at pole no. 24
    - This tree is hallow and dead. It poses a hazard to the roadway.
  - Tree no. 3, 4, & 5: Three 20" dia. oaks at pole no. 27-28
    - The existing pole will be modified from 35 ft. to 45 ft.
  - Tree no. 6: 14" dia. oak at pole no. 30-31
    - This tree has decay, heavy storm damage and leans. There is nothing to prune from the tree canopy.
  - Tree no. 7, 8, & 9: Two 20" dia. reds and one 14" dia. red at pole no. 58-59
    - These trees are located along a portion of Wattaquaddock Hill Road that is not classified as a scenic road. All three trees have some level of decay. Two of the trees are being suppressed by the larger tree in the back.
  - Tree no. 10, 11, & 12: Two 18" dia. Maples and one 14" dia. Ash at pole no. 71-72
    - These trees are in poor condition with decay, vine infestation, saprot, and heavy storm damage.
  - Tree no. 13 & 14: Two 15" dia. oaks at pole no. 77-78
    - A new pole is to be installed at this location. These trees lean heavily and are growing in limited soil. There is also basal deterioration.
  - Tree no. 16, 17, & 18: Three 20" dia. oaks at pole no. 82-83
    - The roots of these trees are exposed and there is basal decay.
  - Tree no. 19: 20" dia. oak at pole no. 83-84

- Tree no. 20: 42" dia. oak at pole no. 106
  - There is heavy decay in the base of this 200 year old tree. Pruning the tree in middle to provide space for the new spacer cables would kill the tree (removing more than 1/3 of the tree). The tree has a severe lean towards the roadway. Existing cables extend between the limbs.
- Tree no. 21 & 22: One 20" dia. and one 24" dia. black Locusts
  - This tree has internal decay, heavy crown decline and is near the end of its life.
- Tree no. 23: 20" dia. oak at pole no. 6-7
  - This tree has severe storm damage and a heavy lean.
- Tree no. 24: 20" dia. oak at pole no. 9-10
  - This tree is nearly dead and leaning over an electrical structure.
- Tree no. 25: 15" dia. ash at pole no. 0-2 (Ballville Road)
  - This tree has an infection.
- Tree no. 26 & 27: One 8" dia. cherry and one 10" dia. walnut at pole no. 2-3
  - These trees have a vine infestation.
- Tree no. 28: 8" dia. maple at pole no. 0-1
- Tree no. 29: 16" dia. hickory at pole no. 3-4
  - This tree has storm damage.
- Tree no. 30 & 31: Two 12" dia. hickories at pole no. 19-20
  - These trees are in direct contact with high voltage wires. One of the trees has severe decay potentially caused by snow plows.
- A 36" dia. white oak tree located near pole no. 63-64 was taken off the list for removal. This tree will be pruned only.
- M. Caisse indicated that National Grid did their due diligence to reduce the number of trees to be removed along the scenic road right-of-way. National Grid tried to think outside the box to save several of the trees. M. Caisse believes that all of the trees on the list are in direct conflict with the electrical structures and leaving the trees would negatively impact the new infrastructure. Adjacent land owners will have first right of refusal to the chopped wood.
- J. Keep read a letter received by a resident, Ken Troup, regarding saving the trees to be removed.
- M. Remington suggested that any remaining tree stumps be removed and for replacement trees to be planted at other locations along the scenic roads.
- The Planning Board also recommended for stumps to be removed and for National Grid to donate replacement trees to the Town.
- M. Caisse agreed that several of the stumps could be removed without disturbing/impacting the shoulder of the road. He will identify the stumps to be removed. All other stumps will be trimmed to approximately 2-inches above grade.
- M. Caisse, in coordination with the DPW, will oversee the tree replacement within the public road right-of-way.

- M. Caisse will provide a cost estimate for the replacement/installation of the trees to be removed.
- The Planning Board suggested that National Grid assist with the double pole issue throughout Bolton. S. Farrar will look into the double pole issue with Verizon as part of this hearing.
- **J. Karlon motioned to continue the scenic road hearing regarding National Grid to May 13, 2015 at 8:30 P.M. in the Board of Selectmen Room of the Town Hall. 2<sup>nd</sup> by D. Yesue. All in favor 4/0/0.**

J. Owen left meeting at 9:23 P.M.

- Business

- Frank Patterson, 626 Main Street – Application for Second Driveway Entrance
  - F. Patterson sought to construct a second driveway at 626 Main Street. The second driveway entrance will be located towards the east end of the site to help with traffic flow, particularly vehicles getting off of Route 495 and turning into 626 Main Street. F. Patterson anticipates opening businesses in June. He will have 11 commercial spaces available for lease.
  - Harold Brown, DPW Director, conducted a site visit and observed the sight distance at the new driveway location. H. Brown anticipates an improved line of sight and is in favor of the second driveway entrance.
  - The Board requested to see the entire parking layout with both driveway entrances shown to make a determination regarding the application.
  - **The Planning Board continued the order of business regarding the second driveway application at 626 Main Street to May 13, 2015.**
- Jon Balewicz, Century Mill Estates - Request to Conduct Construction Activity on Saturdays
  - Mr. Balewicz, a resident, is building a home in Century Mill Estates and requested authorization from the Planning Board to conduct construction activity on Saturdays from May 15 to July 15 for structural framing, siding/trim, porches, and decks. John Mechlin is the builder.
  - **The Planning Board will make a determination after abutters have been notified of request.**
  - **The Planning Board continued the order of business regarding Saturday approval of Construction Activity at Century Mill Estates to May 13, 2015.**
- Brandon Ducharme, Ducharme & Dillis Civil Design Group, Inc., Houghton Farm Subdivision – ANR to Modify Lot Line (Lots 2A and 3A)
  - B. Ducharme sought to add Parcel A (approx. 2,864 square feet) from Lot 2A to Lot 3A. The lots meet the required lot shape, acreage and frontage in accordance with Bolton’s Zoning Bylaw.
  - **The Planning Board will sign off on the ANR plan at their next meeting on May 13, 2015 when additional board members are present.**

- Administrative

- Planning Board to review meeting minutes at next meeting.
- Planning Board provided support for Board of Selectmen’s Resolution regarding Tennessee Gas Pipeline.

- **D. Yesue motioned to support Article 23 in the Warrant for ATM 2015. 2<sup>nd</sup> by J. Karlon. All in favor 3/0/0.**
- **Planning Board reviewed Article Reports for ATM 2015.**
  - **J. Karlon will read Planning Board Report for Article 9 at ATM 2015.**
  - **E. Neyland will read Planning Board Report for Article 10 at ATM 2015.**

**J. Karlon moved to adjourn the Planning Board meeting at 10:11 P.M. 2<sup>nd</sup> by D. Yesue. All in favor 3/0/0.**