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TOWN OF BOLTON - PLANNING BOARD MINUTES

Meeting Held at the Town Hall – Board of Selectmen’s Room on **June 24, 2015** at 7:30 PM

Members Present: David Yesue (Chairman), Erik Neyland, John Karlon, Jonathan Keep, Jon Ricci, and Danielle Spicer (Associate)

Also Present: Erica Uriarte (Town Planner), Frank Patterson (626 Main Street), Elizabeth Maitland (Attorney), Helene Demmer (EDC), Nan Schnitzler (Bolton Independent), Sandra Naroian, Christopher Valenti, and Alice Coggeshall

Call to order: 7:36 PM

• Hearings

- In accordance with Massachusetts General Laws, Chapter 40A, Section 11, notice was hereby given that the Bolton Planning Board held a public hearing on Wednesday, June 24, 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 626 Main Street, LLC, 284 Long Hill Road, Bolton, MA 01740. The Applicant was seeking a Special Permit pursuant to Section 250-12 of the Code of the Town of Bolton to conduct a combination of retail, commercial and restaurant uses in the existing building at 626 Main Street located in Bolton’s Business Zoning District identified on Assessor’s Map 2 as Parcel 19.
 - Elizabeth Maitland and Frank Patterson presented the project to the Board.
 - The Applicant met with the Board on June 10, 2015 to discuss their preliminary submission. Tonight the Applicant submitted an addendum to their Special Permit application with additional information that was requested by the Board on June 10th. The addendum included a proposed list of retail uses and services, correspondence from *Thyme in the Garden* regarding proposed landscaping/garden plan and services, memorandum regarding site lighting, and proposed language regarding the scope and term of the Special Permit.
 - The Applicant reviewed the layout of the first and second floors of the building with the Board. The first floor is approximately 11,000 square feet and has approximately five rentable spaces. The Applicant cannot speak specifically to the square footage of each tenant since the tenants have not been secured yet. The Applicant anticipates two of the spaces being occupied by the *Bolton Bean* (coffee shop) and a bike shop. The Bolton Bean would be owned and operated by the Applicant’s family. The Bolton Bean would encompass approximately 2,150 square feet and the bike shop would encompass approximately 1,849 square feet. The second floor is approximately 7,200 square feet and will provide two office suites and possibly a yoga studio. Access to the second floor is provided by a stairway with an entrance at the back of the building.
 - The Applicant requests the Board to consider the occupancy of franchises for banks and/or real estate companies. The Applicant also seeks flexibility to change tenants to prevent impeding the marketability of the rental spaces.
 - The Applicant is requesting the Special Permit run with the land.
 - Since the tenants are unknown, the Board is concerned with future uses. The Board considered allowing up to a certain percentage of each type of use. For example, the Special Permit for Bolton Corners allows for 50% retail and 50% office space.
 - Helene Demmer, Chairman of the Economic Development Committee, questioned why the Board would limit the square footage of each use.
 - The Board had concerns that a single tenant (i.e., chain) would take over the entire first floor. The Applicant responded saying they would consider this a significant change that would require further review by the Board.
 - The Board reviewed the location for the outdoor seating. The area for seating will be approximately 600 square feet and screened with landscaping from the road and parking lot. The outdoor seating will be associated with the restaurant (*Bolton Bean*). The

Applicant will be installing other site features such as pavers, benches, bicycle racks, etc.

- The Applicant anticipates the light fixtures to be full cut off. Specifications for the fixtures are outlined in the original Special Permit application. The site lighting schedule is anticipated to operate from dusk to a half hour after the last business closes.
 - The business are anticipated to close by 10 p.m. and lights off by 10:30 p.m.
 - A final light schedule will need to be provided to the Board and will be conditioned in the Special Permit.
 - **F. Patterson will verify with J. Keep and E. Uriarte that the light fixtures are cut off light fixtures.**
- The Applicant anticipates eventually renovating the back of the building to look similar to the front of the building with the large windows.
- The location of the propane tank was relocated to the rear of the building and buried.
- The Board would like to see native plant species used as part of the landscaping.
 - F. Patterson to coordinate with his landscaper.
- There are approximately 101 parking spaces with five handicap parking spaces and ADA handicap ramps at different locations to the building.
- The Applicant has received the necessary approvals from Board of Health for septic and well.
- **J. Karlon motioned to close the hearing. 2nd by E. Neyland. All in favor 5/0/0.**
- The Board reviewed a draft Special Permit for the project prepared by E. Uriarte. The Board discussed the various uses to be allowed and edited the draft as needed. The Board agreed the Permit would run with the land contingent upon Town notification when there is a change in tenancy.
- **E. Neyland motioned to approve Special Permit for 626 Main Street conditional upon a lighting schedule approved by the Board and revisions to the Special Permit as annotated during the meeting. 2nd by J. Karlon. All in favor 5/0/0.**

- Business

- 72 Mill Pond Road, Christopher Valenti, Homeowner at Century Mill Estates
 - The Applicant is requesting to conduct construction activity on Saturdays at Century Mill Estates (June 27th, July 11th, 18th, and 25th) to install landscaping and patio.
 - The Applicant is seeking to finish his back yard landscaping and patio using a bobcat and small excavator (with backup beeping).
 - The Board gave approval to home owner, J. Balewicz, on Cider Circle for his contractor to frame his house on Saturdays from May 15th through July 15th. The Board is in agreement to limit the number of approvals per Saturday to one applicant.
 - **J. Karlon motioned to approve C. Valenti conducting Saturday construction activity on July 18th and 25th and approve Saturday construction activity on June 27th and July 11th contingent upon J. Balewicz having completed construction. 2nd by E. Neyland. All in favor 5/0/0.**
- 147 Long Hill Road Common Driveway, Applewood Construction – Scenic Road Prior Written Consent
 - Planning Board reviewed and executed written consent to remove a 42” Oak and relocate 28 linear feet of stone wall at 147 Long Hill Road.

- Administrative

- Planning Board tentatively set summer schedule to meet July 29, 2015 and August 19, 2015.
- Planning Board updated signatures for Worcester County Registry of Deeds.

J. Karlon moved to adjourn the Planning Board meeting at 10:12 PM. 2nd by E. Neyland. All in favor 5/0/0.