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TOWN OF BOLTON - PLANNING BOARD MINUTES

Meeting Held at the Town Hall – Board of Selectmen’s Room on **October 28, 2015** at 7:30 P.M.

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

Also Present: Erica Uriarte (Town Planner), Walter Eriksen (Built Best Construction, LLC - applicant), Fred Hamwey (Hamwey Engineering, Inc. – peer reviewer), Mary Ciummo (Public Ways Safety Committee), Holly Lauer (Public Ways Safety Committee), and Martha Remington (Historical Commission)

Call to order: 7:38 P.M.

• Hearings

- The Planning Board is holding a public hearing pursuant to Massachusetts General Laws Chapter 41, Section 81Q, on Wednesday, October 28, 2015 at 7:30 p.m. in the Town Hall to amend the Town of Bolton Subdivision Rules and Regulations.
 - E. Uriarte reviewed the proposed modifications to the regulations with the Planning Board summarizing the edits for Section 1000 General, Section 2000 Plans Believed Not to Require Approval, Section 3000 Preliminary Subdivision Plan, Section 4000 Definitive Subdivision Plan, Section 5000 Design Standards, Section 6000 Construction Specifications, Section 7000 Administration of Subdivision Following Board Approval of the Definitive Plan, and Appendix. F. Hamwey provided comments for Design Standards and Construction Specifications.
 - **E. Neyland motioned to continue the public hearing for the modification to the Subdivision Rules and Regulations after business with W. Eriksen – 283 Long Hill Road. 2nd by J. Karlon. All in favor 5/0/0.**
 - E. Uriarte to address the following items:
 - Contact Mark Caisse, Tree Warden, for recommendation on diameter of existing trees to maintain along existing right of ways.
 - Finalize and confirm design of cul-de-sacs with Department of Public Works (DPW).
 - Contact the DPW regarding driveway runoff to the subdivision road. Will DPW consider accepting driveway runoff draining to the road knowing the Planning Board increased the grade of the road from 0.5% to 1.0%? The Board believes the increase in slope will improve the ability of runoff to drain towards the closed drainage system in the road.
 - Make minor edits to the wording of the regulations as requested by the Board during the hearing.
 - **J. Karlon motioned to continue the public hearing for the modification to the Subdivision Rules and Regulations to November 18th at 8:30 P.M. in the Board of Selectmen Room of the Town Hall. 2nd by E. Neyland. All in favor 5/0/0.**
- In accordance with Massachusetts General Laws, Chapter 40A, Section 11, notice is hereby given that the Bolton Planning Board is holding a continuation of a public hearing on Wednesday, October 28, 2015 at 8:15 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 Houde Realty Trust, 476 Main Street, Bolton, MA 01740. The Applicant is 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 a proposed building at 470 Main Street located in Bolton's Business Zoning District identified on Assessor's Map 4.D as Parcel 29.

- Prior to the meeting, the applicant submitted a written request to continue the public hearing to the next Planning Board meeting. There was no further discussion.
- **E. Neyland motioned to continue the public hearing for 470 Main Street to November 18th at 7:30 P.M. in the Board of Selectmen Room of the Town Hall. 2nd by J. Karlon. All in favor 5/0/0.**

- Business

- 8:45 p.m., Walter Eriksen, Built Best Construction, LLC, 283 Long Hill Road – Common Driveway
 - Planning Board reviewed the As-Built Plans of the common driveway at 283 Long Hill Road. W. Eriksen completed construction and is seeking a release of the remaining bond amount.
 - F. Hamwey conducted routine inspections and approved the construction of the common driveway and As-Built Plans.
 - **J. Karlon motioned to release the remaining surety for the 283 Long Hill Road Common Driveway held for Best Built Construction, LLC of \$5,662.95. 2nd by E. Neyland. All in favor 5/0/0.**

- Administrative

- The Planning Board signed the Scenic Road Prior Written Consent for 123 Nourse Road.
- E. Uriarte provided brief update to the Planning Board on potential articles for ATM 2016.
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J. Karlon moved to adjourn the Planning Board meeting at 9:57 P.M. 2nd by E. Neyland. All in favor 5/0/0.