

Handwritten initials: A, JK, DS, CM

TOWN OF BOLTON - PLANNING BOARD MINUTES

Meeting Held at the Town Hall – Board of Selectmen’s Room on **November 18, 2015** at 7:30 P.M.

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

Also Present: Erica Uriarte (Town Planner), Walter Eriksen (Built Best Construction, LLC – applicant), Paul Giannetti (The Law Offices of Paul V. Giannetti), Michelle Tuck (Tuck & Tuck Architects), Greg Roy (Ducharme & Dillis Civil Design), Brandon Ducharme (Ducharme & Dillis Civil Design), Jane & Tim Houde (applicant), Fred Hamwey (Hamwey Engineering, Inc. – peer reviewer)

Call to order: 7:35 P.M.

- Hearings

- The Planning Board held a continuation of a public hearing to hear and act upon the application of Houde Realty Trust, 476 Main Street, 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 a proposed building at 470 Main Street located in Bolton’s Business Zoning District identified on Assessor’s Map 4.D as Parcel 29.
 - Ducharme & Dillis summarized the most recent changes to the site plans and stormwater report. F. Hamwey will need to complete another review of the edits. Recent changes included adding details relative to drainage (water quality swale, grass swale, drainage basin), adding handicap accessible routes (horizontal & vertical elevations), removed plants from forebay areas, modified curbing so that sloped granite curbing and vertical granite curb would be provided between walkways and parking area around the entrance of the building and along the frontage of the property. Bituminous berm will remain along the edge of the back parking lot. Site grades have been revised to make sure stormwater runoff drains to the swales. Snow storage areas have been identified on the site plans.
 - The applicant will prepare a photometric plan for the Board and F. Hamwey to review.
 - M. Tuck provided location and specifications for the light poles to the Board. The lights on the building will be down lit for the signs. Light fixture poles will be dark sky compliant (20 ft. high). Two light poles will be located in the back parking lot and lights on the porch and building will illuminate the front.
 - The applicant will provide a lighting schedule for lights on and off. Possibly phasing lights for day, evening and overnight. **E. Uriarte will provide the applicant with previous schedules for Clinton Savings Bank and 626 Main Street.**
 - Two bike racks (u shape) have been added to the site plans. One rack is under cover and one rack is not covered.
 - A walkway has been added along the east side of the building. The walkway will connect two side doors and the transformer. This walkway will connect to the back parking lot, providing flush access for deliveries.
 - A door on south side of building has been added in lieu of the window.
 - P. Giannetti discussed the need for a traffic study and the Board considered waiving the requirement.

- Administrative

- Update on Potential Articles for ATM 2016.
- Planning Board reviewed and approved Annual Report for 2015.
- Planning Board reviewed and approved FY2017 Budget.
- Jonathan Keep signed Scenic Road Prior Written Consent for 123 Nourse Road.

J. Karlon moved to adjourn the Planning Board meeting at 10:15 P.M. 2nd by E. Neyland. All in favor 5/0/0.

EN