(M) JKDS 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.

- P. Giannetti submitted possible permit language regarding the construction of a sidewalk along the frontage of the property. This sidewalk was previously requested by the Board. P. Giannetti suggested that the sidewalk be built in the future when the Town has a plan for sidewalk along this section of Main Street to match specifications. P. Giannetti suggested the sidewalk be a condition in the special permit.
  - The Board will consider his proposal and requested the applicant show a
    possible future location of the sidewalk on the site plans.
- P. Giannetti discussed the uses of the building with the Board. Rather than incorporate the list of uses identified in the decision for 626 Main Street, he would prefer the language in the special permit state that the uses have to conform to the Schedule of Permitted Uses in accordance with the Zoning Bylaw. P. Giannetti will consider the Board's flexibility with the special permit running with the land or staying with current owner. If the special permit runs with the land, the Board will likely impose more limitations on the uses of the building.
- The Board reviewed the possibility of saving the existing trees in the swale (weeping cherry and ash) at the front of the property. The applicant offered to give the trees away if there was an abutter or resident who would like to salvage the trees.
- E. Uriarte and Ducharme & Dillis will review the firefighting water supply requirements with the Fire Department.
- E. Neyland motioned to continue the hearing to December 9<sup>th</sup> at 7:30 P.M. 2<sup>nd</sup> by J. Karlon. All in favor 5/0/0.
- The Planning Board held a public hearing pursuant to Massachusetts General Laws
   Chapter 41, Section 81Q, to amend the Town of Bolton Subdivision Rules and Regulations.
  - The Board reviewed final changes to the regulations as discussed at their previous meeting.
  - J. Karlon motioned to close the hearing. 2<sup>nd</sup> by E. Neyland. All in favor 5/0/0.
  - J. Karlon motioned to approve revised subdivision R&R with the condition that the Town Planner can make minor changes to the regulations for final copy. 2<sup>nd</sup> by E. Neyland. All in favor 5/0/0.

## Business

- Walter Eriksen, Built Best Construction, 147 Long Hill Road Common Driveway
  - W. Eriksen sought approval to pave binder course of the common driveway after November 15<sup>th</sup>. He anticipates paving either next Monday or Tuesday (November 30<sup>th</sup> or December 1<sup>st</sup>) as long as there is no frost in the ground.
  - If there are any problems with the pavement next spring, W. Eriksen will correct when putting down the topcoat.
  - The weather is anticipated to be nice with temperatures between 40-50 degrees during the day; sufficient for paving.
  - F. Hamwey will observe the installation of the binder and taking temperatures while the pavement is laid.
  - J. Karlon motioned to allow W. Eriksen to pave common driveway at 147 Long Hill Road after November 15<sup>th</sup> up to December 5<sup>th</sup>. If paving isn't completed with this time frame, W. Eriksen will need Planning Board approval again. 2<sup>nd</sup> by E. Neyland. All in favor 5/0/0.

## Administrative

- Update on Potential Articles for ATM 2016.
- o Planning Board reviewed and approved Annual Report for 2015.
- o Planning Board reviewed and approved FY2017 Budget.
- o 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.  $2^{nd}$  by E. Neyland. All in favor 5/0/0.

CM