

TOWN OF BOLTON – ZONING BOARD OF APPEALS MINUTES

Meeting Held at the Town Hall – Board of Selectmen’s Room on **February 4, 2015** at 7:00 PM

Members Present: Gerard Ahearn (Chairman), Kay Stoner, Andy Kischitz, Bradley Reed (Members), Jack Sargent (Associate)

Also Present: Erica Uriarte (Town Planner), Mark O’Hagan (Craftsman Village Bolton, LLC), and Sotir Papalilo (Craftsman Village Bolton, LLC)

Call to order: 7:04 PM

Hearings:

- None.

Business:

- 7:00 p.m., Mark O’Hagan, Craftsman Village Bolton, LLC – Craftsman Village Bolton (previously Bolton Manor)
 - o Application to modify the Comprehensive Permit and Plans for the previously approved Bolton Manor Project to be located on Sugar Road identified on Assessor’s Map 4.C Parcel 26. The Applicant is requesting for the Board to make a determination whether or not the modifications to the Comprehensive and Plans are considered “Substantial Changes to the Project”, formally requesting the transfer of the Comprehensive Permit from Sugar Road Realty Trust to Craftsman Village Bolton, LLC, and for the Board to approve modifying the subsidy program for the development from the New England Fund (NEF) Program to Local Initiative Program (LIP) through DHCD.
 - M. O’Hagan reviewed modifications to the Comprehensive Permit Site Plans including revisions from Nitsch Engineering. The date of the Site Plans remains December 28, 2014.
 - M. O’Hagan met with the Conservation Commission and discussed the open space in the rear of the property. He agreed to provide construction fencing along the 100 ft. wetland buffer zone during construction to prevent vehicles from entering into the wetland resource areas.
 - M. O’Hagan conducted additional testing to better determine groundwater depths. In determining groundwater elevations, some of the dwellings will not be constructed with basements. Units without basements will be designed with additional floor area. The affordable units will be proportional in number to units with basements and units without basements.
 - The Board was concerned with basements being converted into bedrooms. However, a home owner would need permits from the Town and approval from the Condominium Association before finishing a basement. Neighbors will also be mindful of home owners making upgrades that could impact their shared septic systems. No expansions or additions to the dwellings will be allowed as part of the Comprehensive Permit.
 - Minor design modifications were applied to the dwellings with no impact to the square footage or height (i.e., windows, entrances, closets, etc.). The area of the dwellings with basements will remain 2,100 square feet as indicated in the Comprehensive Permit.
 - Fine grading was calculated around the dwelling sites and elevations of the homes were updated to match.
 - M. O’Hagan reviewed changes to the language in the Comprehensive Permit which included modifying the Subsidizing Agency from MassHousing/NEF to DHCD through the LIP program. Additional construction related items were added to the permit including sections with subheadings entitled pre-construction review and post-construction review.
 - M. O’Hagan will make final edits to the Comprehensive Permit language.
 - The Board will vote to accept the changes to the Comprehensive Permit at their next meeting to be scheduled later in the month.

Administrative:

- None.

K. Stoner motioned to adjourn the Zoning Board of Appeals meeting at 8:27 PM, 2nd by B. Reed. All in favor 5/0/0.

5/18/16 *[Handwritten signatures: Kay Stoner, Mark O'Hagan, Erica Uriarte, Sotir Papalilo, Bradley Reed]*