

## **TOWN OF BOLTON – ZONING BOARD OF APPEALS MINUTES**

Remote Meeting held on March 16, 2022 at 6:00 p.m. via Zoom Communications, Inc.

Members Present: Gerard Ahearn (Chairman), Bryan Holmes, Andy Kischitz, Bradley Reed, Elisabeth Hutchins (Associate), Gabrielle Lomanno (Associate)  
Also Present: Valerie Oorthuys (Town Planner)

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this public meeting of the Town of Bolton Planning Board was conducted via remote participation. No in-person attendance of members of the public were permitted, but the public can access this meeting while in progress using Zoom Video Communications, Inc. (Zoom).

Directions to connect to the public meeting were provided on the agenda.

The Zoning Board of Appeals conducted a roll call of all members present including Gerard Ahearn (Chairman), Bryan Holmes, Andy Kischitz, Bradley Reed, Gabrielle Lomanno (Associate), and Elisabeth Hutchins (Associate).

### **PUBLIC HEARINGS**

**Comprehensive Permit, Alta Nashoba Valley, 580 Main Street**  
Multifamily Rental Development

#### *Present:*

Jim Lambert, Wood Partners  
Adam Wagner, Market Square Architects  
Deborah Horwitz, Goulston & Storrs  
Phil Cordeiro, Allen & Major Associates  
Michael Tulipani, Wood Partners  
Bart Lipinski, RLA, Grady Consulting, LLC

Gerard Ahearn stated the Applicant had scheduled meeting that was held on March 10, 2022 with the Design Review Board to present landscaping and architectural design, tonight's hearing is for the applicant to present the plans to the Zoning Board of Appeals and provide feedback from the Design Review Board.

Jim Lambert provided an overview of updates to the Board. The applicant met with the Design Review Board week prior and have not incorporated any revisions to the design though they are prepared to comment on what was discussed. In addition, the Abbreviated Notice of Resource Area Delineation (ANRAD) has been submitted to the Conservation Commission. Jim Lambert said the Subdivision Approval Not Required (ANR) plan is anticipated to be submitted by the landowner soon. Since the last public hearing, a site visit was held with the Board's peer reviewers at Horsley Witten Group. Written responses to the civil and traffic peer reviews will be submitted. Jim Lambert said updated department comments have been received and sent to

his team for review. Jim Lambert said discussions have begun with the Town regarding access to the field and community garden.

Gerard Ahearn asked for an update on the modification to the existing Special Permit. Deborah Horwitz stated they are working with Town Counsel to determine the best way to provide information to the Board.

Adam Wagner provided an overview of the architectural designs, noting they have not had a chance to respond to the changes made during the Design Review Board meeting as the meeting was only a few days ago. Adam Wagner showed examples of building designs located in Bolton, noting they have pulled elements from these buildings to incorporate into the design of Alta Nashoba Valley. The first building shown is the club house building, located toward the entry way into the development. It is a single-story structure that is under five thousand square feet.

Gerard Ahearn noted that the Design Review Board review was favorable to the proposed design, with minor comments.

Anthony Jagodnik, 115 East End Road, asked if there was any consideration as to where solar panels could be placed on the southern side of the building? Jim Lambert stated their focus regarding solar has been on the two larger buildings and they did not look to do that on the smaller buildings, however they could take a look and see if would work.

Andy Kischitz asked about the placement of the garages as they seem to block views. Adam Wagner said he feels they are a nice amenity for the residents that choose to pay for that and useful that they are positioned closely to the buildings. Andy Kischitz wondered if the placement could pose a security issue as some residents would not be able to see their vehicles.

Elisabeth Hutchins asked if there is lighting included at the garages and in the parking areas. Adam Wagner said the plans include lights around the perimeter of the parking lot.

Phil Cordeiro said the placement of the garages was determined in part due to the nearby floodplain boundary and the well radius. Andy Kischitz agreed that is a valid reason for the placement, but asked that security is also thought about.

Adam Wagner described the design of the two U-shaped apartment buildings, noting the attempt to break down the scale of the building through design features so the buildings do not seem overly large and still keep the architectural look of Bolton. He mentions the siding, trim bands and balconies. The entrances are not uniform in order to provide contrast.

Elisabeth Hutchins asked what material will be used around the entryways. Adam Wagner said they are still determining if real wood or steel encased in a material to look like wood would be used.

Adam Wagner reviewed the floor plan of the buildings to show how the balconies are set as well as the roof lines. Adam Wagner reviewed the mechanical system that will be located on the roof, stating that the placement allows for easier maintenance. He acknowledges they are still

considering the placement of solar panels. The building color pallet will be neutral, and the buildings will have a similar design in order to mirror each other.

Adam Wagner reviewed the two smaller apartment buildings, noting they pick up a red color instead of the neutral colors of the other buildings. Adam Wagner reviewed the floor plans, stating that a main difference between these buildings and the large U-shaped buildings is that the smaller buildings include entries that only provide access to 4 units each. The roof design is broken up and the mechanical systems will be located on the ground due to the design of the roof.

Elisabeth Hutchins asked for clarification on the entry doors. Adam Wagner stated the entry doors align with their opposite counterpart. Board members noted appreciation for the color scheme of the smaller buildings.

Adam Wagner reviewed the design of the single-story garage buildings. Exterior light fixtures are located between the garage doors. Michael Tulipani noted the Design Review Board's discussion of the garage buildings and stated their intention to incorporate design elements such as gables that are part of the design of the clubhouse building. The garage buildings include accessible parking spaces, the number of which is dictated by the State.

Anthony Jagodnik asked whether there will be storage space located above the garages. Michael Tulipani stated there are trusses above the spaces, but they will have a flat roof inside.

Adam Wagner reviewed the design of the mail and parcel area located to the west of the driveway. The building serves as a USPS and parcel delivery location. Adam Wagner stated their desire to keep the design simple. Windows are not located along the rear of the building as interior wall space is needed for the package delivery system.

Bart Lipinski provided an overview of the proposed landscaping plans. At the entry, most of the road remains the same, keeping as many of the healthy trees as possible. Any replacement of trees with new shade trees and plantings will occur if needed. The plans include signage. There will be plants around the buildings including shade trees, shrubs and other perennial plantings. A proposed dog park is located to the southwestern corner of the site. A courtyard area between the two large U-shaped apartment buildings includes grills and firepits for the residents. Trees are proposed to be planted behind the garages so the residents on Bolton Country Manor would not be looking at the backs of buildings.

Anthony Jagodnik asked if the applicant has given consideration to the species of trees and the rate in which they grow. Bart Lipinski says they have selected appropriate trees for the spaces and include as many native plans as possible. The area within the Zone 1 well radius to the east of the site will include a conservation meadow mix used. Gerard Ahern stated the Design Review Board indicated they would look further into the plantings.

Anthony Jagodnik asked if the landscaped areas would need to be mowed regularly? Bart Lipinski said there would need to be some upkeep around the manicured areas.

The Board acknowledged their interest in reviewing architectural details again once the comments from the Design Review Board have been incorporated.

Valerie Oorthuys noted the revised staff memo dated March 15, 2022 and said it is anticipated the Applicant would provide comments on open items in that memo. Gerard Ahearn noted the email correspondence from Lynn Dischler related to the community garden, dated March 16, 2022.

Andy Kischitz asked how many accessible units are included in the proposed development. Jim Lambert stated there is a calculation that goes into determining that number and while they do not have those numbers readily available, they will follow the law to determine that number. Andy Kischitz said he would like to see that ratio compared to the accessible garage units as well. Jim Lamber said he will have those numbers for the next meeting.

Bradley Reed motioned to continue the public hearing to April 12, 2022 at 7:00pm. 2<sup>nd</sup> by Andy Kischitz. **All in favor by roll call: Gerard Ahearn – Yes, Andy Kischitz – Yes, Bradley Reed – Yes, Bryan Holmes- Yes, Gabrielle Lomanno (Associate) -Yes (5/0/0).**

## **ADMINISTRATION**

### **Approval of Meeting Minutes**

Bryan Holmes motioned to approve the minutes of February 1, 2022, February 10, 2022, and March 8, 2022 as written. 2<sup>nd</sup> by Brad Reed. **All in favor by roll call: Gerard Ahearn – Yes, Bryan Holmes – Yes, Andy Kischitz – Yes, Bradley Reed – Yes (4/0/0).**

Bryan Homes motioned to adjourn the meeting at 7:30 p.m. 2<sup>nd</sup> by Andy Kischitz. **All in favor by roll call: Gerard Ahearn – Yes, Bryan Holmes – Yes, Andy Kischitz – Yes, Bradley Reed – Yes (4/0/0).**

Respectfully Submitted,  
Kristen Zina