

TOWN OF BOLTON – DESIGN REVIEW BOARD MINUTES

Remote Meeting held on June 1, 2022 at 7:30 p.m. via Zoom Communications, Inc.

Members Present: Michelle Tuck (Chair), Natalie Gabrielle, Danielle Spicer

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.

Alta Nashoba Valley Comprehensive Permit Review, 580 Main Street

Multi-family Rental Development

Comprehensive Permit for a proposed rental housing development entitled “Alta Nashoba Valley” to be located in Bolton’s Limited Business Zoning District at 580 Main Street, identified on Assessor’s Map 4.C as Parcel 24. The proposed development consists of 229 rental units. Fifty- eight (58) of the units will be sold as affordable to those who earn 80% or less of the area median family income. All housing units will be eligible for inclusion in the Town of Bolton’s affordable housing inventory in accordance with M.G.L. c.40B.

The applicant submitted a Comprehensive Permit application to the Zoning Board of Appeals and a public hearing regarding this application was opened on November 8, 2021. The public hearing is currently ongoing. The Design Review Board will act in an advisory role to the Zoning Board of Appeals to provide design feedback to the applicant. The Design Review Board will not and cannot issue any approvals for this development.

Present:

Mike Tulipani, Wood Partners

Bart Lipinski, RLA, Grady Consulting, LLC

Mike Tulipani provided a review of updates made to the architectural plans since they were last presented to the Design Review Board on March 10, 2022.

Michelle Tuck asked whether it is possible to add a 2 over 1 window to the mail building, particularly as the east and west elevations will be quite visible. While the interior of the mail building will be dedicated to floor to ceiling shelves, there may be an opportunity to construct a false window or window with black backing. Mike Tulipani said this would be considered on multiple sides of the mail building.

Michelle Tuck asked whether an exterior light could be added to the garages at the bike room entrance. Mike Tulipani said this would also be considered.

Mike Tulipani provided a quick overview of changes made to the landscaping plan, noting further shade trees were added as well as trees of a larger caliper than originally proposed. In addition, there will be trees planted in

a 10-12 foot buffer between Garage A and B and proposed parking spaces the Applicant has offered to construct at Bolton Country Manor.

The Design Review Board noted their appreciation for the design changes made and agreed this would be the last meeting needed on this topic. Final comments will be sent to the Zoning Board of Appeals for review.

Mallard Lane Comprehensive Permit Review

Age-Restricted Development along South Bolton Road, Map 2.C Parcel 15.1

The applicant submitted a Comprehensive Permit application to the Zoning Board of Appeals and a public hearing regarding this application was opened on August 10, 2021. The public hearing is currently ongoing. The Design Review Board will act in an advisory role to the Zoning Board of Appeals to provide design feedback to the applicant. The Design Review Board will not and cannot issue any approvals for this development.

Present:

Jim Morin, Northeast Classic Builders, Applicant

Jim Morin provided an overview of plan changes since the DRB last met on the application on October 12, 2021.

The DRB's comments include:

- Barn-like shutters appear out of scale and the Applicant should consider increasing the size or eliminating them and widening the existing trim around windows;
- Paneling on the garage doors should match the number of panels of the windows on the garage doors. The Applicant should consider altering the design to include four panes across the door rather than three;
- The exterior lighting on the front elevations appears small. The applicant should consider increasing the size to the next largest available;
- The Board suggests moving the bracket at the gables above the garage and living room window down by about a foot while raising the exterior light location by about 6 inches in order to address concerns of proportion;
- The Board suggests matching the trim and primary color of the dwelling and further notes that the inclusion of the black trim will limit color choice;
- The Applicant and ZBA should verify that a chain link fence around the above ground infiltration basin is not needed, as the 100-year elevation is peaking several feet above the bottom of the basin. In a residential neighborhood, it would be appropriate to provide a fence to provide safety after large storm events;
- While not strictly part of the DRB's review, members suggested that more space is provided in the kitchen, particularly for a development intending to allow age in place living.

The DRB agreed that they would like the Applicant to come back to discuss revisions, with an emphasis on color options, prior to the ZBA's close of the public hearing.

Barry Buchinski, 348 South Bolton Road, stated his appreciation for the 9 x 12 pitch of the roofs, as opposed to a 6 x 12 pitched roof. Barry Buchinski asked whether the applicant intends to install metal roofing or asphalt shingles. Barry Buchinski asked about the size of the board and batten siding, as the width of the boards impacts the proportions of the structure. Michelle Tuck agreed, stating that the developer would be held to constructing

Approved at the July 6, 2022 meeting via Zoom participation

the dwellings according to the approved plans. Jim Morin added that the width of the board will be used to select color options and can be discussed at the next meeting.

Respectfully Submitted,
Valerie Oorthuys