

PLANNING BOARD MINUTES

Wednesday, January 23, 2019 at 7:30 p.m.

Town Hall – Board of Selectmen's Room

663 Main Street

Erik Neyland 2/27/19
[Signature]
MG

Members Present: Erik Neyland (Chair), Danielle Spicer, Mark Sprague, Michael Gorr, Peter Driscoll, and James Barr (Associate)

Members Absent:

Also Present: Erica Uriarte (Town Planner)

PUBLIC HEARINGS

The Planning Board held a public hearing pursuant to Massachusetts General Laws Chapter 41, Section 81Q, on Wednesday, January 23, 2019 at 7:30 p.m. in the Town Hall, 663 Main Street, Bolton, Massachusetts to amend the Town of Bolton's Common Driveway Rules & Regulations entitled "Bolton Planning Board Rules and Regulations For the Application of Special Permits under Bylaw 2.4.1.2 Common Driveways Serving 3 to 5 Houses".

- Planning Board revised Bolton's Common Driveway Regulations to update submittal requirements, require one foot contours on plans, allow for super elevated slopes and incorporate more stringent stormwater requirements. Stormwater runoff shall now have to meet the MassDEP Stormwater Standards as well as use NOAA rainfall data and meet pre versus post development discharge volumes for the 2, 10, 25 and 100 year storm events.
- **Mark Sprague motioned to close the hearing regarding Bolton's Common Driveway Rules & Regulations. 2nd by Danielle Spicer. All in favor 5/0/0.**
- **Mark Sprague motioned to approve the revisions to Bolton's Common Driveway Rules & Regulations. 2nd by Danielle Spicer. All in favor 5/0/0.**

BUSINESS

Joseph Mendola, NAI Norwood Group

- Mendola sought input from the Planning Board as to whether a self-storage company would be allowed in the industrial district. The Board considers this a neighborhood friendly use with minimal impact on traffic, parking, noise, etc. However, the Board agreed that the Bolton Zoning Bylaw is silent on self-storage facilities and therefore would not be allowed. It was also noted that self-storage facilities do not fall under the definition of "bulk storage" which is currently allowed in the industrial district.
- The Board will consider bringing forward a zoning article to Town Meeting in 2019 to allow for self-storage facilities/warehouse uses in the industrial district.

Jonathan Mechlin, 339 Long Hill Road Common Driveway

- The Applicant sought a bond reduction for work completed of the common driveway at 339 Long Hill Road. The bond estimate was reviewed/edited and approved by Fred Hamwey. Current bond amount held is \$210,045. Based on work completed, Fred Hamwey agreed to reduce this bond amount to \$141,083.

- The Planning Board discussed having the street lights at the entrance and the intersections.
- The Applicant will provide a construction schedule for work remaining at the next meeting.

Walter Eriksen, Built Best Construction - 147 Long Hill Road Common Driveway

- Mark Sprague recused himself from the deliberations since he is an abutter to the project.
- Planning Board met with Kevin Eriksen to discuss current status of the common driveway and to set a deadline for submission of as-built plan. Eriksen indicated that it would take four to six weeks at a minimum to complete the as-built plan. The Board agreed that the Applicant must finish the as-built plan, attend another meeting, and complete the driveway no later than June 1, 2019.
- **Michael Gorr motioned to have all work completed and the as-built plan approved by June 1, 2019. 2nd by Peter Driscoll. All in favor 4/0/0.**

Review Potential Bylaw Amendments for ATM 2019

- Planning Board reviewed potential articles for ATM 2019. Discussion included stormwater bylaw; revisions to Bolton's Common Driveway Bylaw; revisions to commercial zoning district boundary lines to match parcel boundary lines; allowing more than one building on commercial properties; a political sign bylaw; and possibly adding warehouse to the schedule of permitted uses for the industrial district.
 - Kathy Adams (Representative for Kane property), Frank Chiodo (Owner of liquor store at 25 Forbush Mill Rd), and Tim Houde (Owner of Country Cupboard at 476 Main Street) were present for discussion and were in favor of the article to revise the commercial boundary lines to match the parcel boundary lines.

ADMINISTRATION

- None.

Michael Gorr motioned to adjourn the meeting at 11:00 p.m. 2nd by Peter Driscoll. All in favor 5/0/0.