

PLANNING BOARD MINUTES

Wednesday, April 8, 2020 at 7:00 p.m.

Remote Public Meeting

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

Also Present: Erica Uriarte (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)**. Members of the public attending this meeting virtually were allowed to make comments if they wish to do so, during the portion of the hearing designated for public comment, by telephone, cell phone or personal computer using Zoom.

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

PUBLIC HEARINGS

In accordance with Massachusetts General Laws, Chapter 40A, Section 11, notice is hereby given that the Bolton Planning Board held a continuation of a virtual public hearing on Wednesday, April 8, 2020, at 7:00 p.m. to hear and act upon the application of Built Best Construction, LLC, 92 Middlesex Road, Unit 3, Tyngsboro, MA 01879 for Modification to a Special Permit dated April 8, 2015. The Special Permit was issued for a common driveway located at 147 Long Hill Road in Bolton's Residential Zoning District in accordance with Section 250-17 of the Code of the Town of Bolton. The driveway provides access to 147, 149, 151, 153, and 155 Long Hill Road also identified on Assessor's Map 4.D as Parcel 52 and Map 3.D as Parcels 46, 47, 48, and 49. The Applicant seeks Modification to the Special Permit for the approval of certain design deviations from the approved Special Permit and Site Plans endorsed June 10, 2015 identified after construction of the common driveway; and any further relief deemed necessary or appropriate by the Town of Bolton Planning Board.

- Mark Sprague recused himself from the hearing as an abutter to the project. Erica Uriarte placed Mr. Sprague into a virtual waiting room.
- Walter and Kevin Eriksen attended the hearing via phone. Walter Eriksen is the applicant and Kevin Eriksen is the attorney for Built Best Construction, LLC.
- Kevin Eriksen submitted documentation to verify Built Best Construction's interest in the common driveway and right to pursue the Modification to Special Permit that was initially issued to Applewood Construction.

- There were no objections to the documentation from residents living on the common driveway that were present during the hearing.
- Blatman, Bobrowski & Haverty, LLC submitted a letter dated April 8, 2020 on behalf of their clients, Kevin and Melissa Silen, who reside at 151 Long Hill Road. Attorney Christopher Alphen was present during the hearing.
- **Danielle Spicer motioned to close the hearing for the Modification to Special Permit for the common driveway located at 147 Long Hill Road. 2nd by Michael Gorr. All in favor 5/0/0.**
- The Board will render a decision within 90 days of the close of the hearing or at a time consistent with recent legislation passed in response to COVID-19 (House No.4598). The Board prefers to hold off on rendering a decision that would require a wet signature of the Board or Chairman until conditions relating to COVID-19 improve.

Mark Sprague reentered the meeting.

BUSINESS

The Woods at Farm Road, 40B Development

- The Planning Board reviewed the Comprehensive Permit application for The Woods at Farm Road 40B development currently under review by the Zoning Board of Appeals (ZBA). Comments to be provided to the ZBA include the following:
 - The applicant should consider reducing the number of curb cuts to a single driveway entrance off of Farm Road.
 - The applicant should verify that the driveway entrance off of Farm Road is located as far away from the intersection of Berlin Road as feasible.
 - The applicant should verify that sufficient sight distance is provided at the driveway entrances and that proposed landscape features along the corner of the property will not inhibit these sight distances when plantings are fully mature.
 - It is highly recommended that additional stormwater runoff be collected from the driveway off of Berlin Road and treated prior to discharge to the neighboring wetland system.
 - The Planning Board recommends the ZBA require the applicant to seek design guidance from Bolton's Design Review Board.
 - The Planning Board recommends the applicant consider multifamily structures in lieu of single-family homes to reduce overall impervious area and impact to wetland buffer. Examples of multifamily homes are shown below:



Approved at May 27, 2020 meeting via Zoom participation by

PD, MG, EN, DS, MS (EU)

ADMINISTRATION

- Approval of Meeting Minutes
 - **Danielle Spicer motioned to approve meeting minutes from March 25, 2020. 2nd by Mark Sprague. All in favor 5/0/0.**

Mark Sprague motioned to adjourn the meeting at 7:40 pm. 2nd by Danielle Spicer. All in favor 5/0/0.