

PLANNING BOARD MINUTES

Wednesday, May 8, 2019 at 8:00 p.m.

Town Hall – Board of Selectmen's Room

663 Main Street

Erik Neyland 6/12/19
James Barr

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

Members Absent: Michael Gorr

Also Present: Erica Uriarte (Town Planner)

PUBLIC HEARINGS

In accordance with Massachusetts General Laws, Chapter 40A, Section 11, notice was hereby given that the Bolton Planning Board scheduled a public hearing to hear and act upon the application of Syd Labs, Inc. for a Special Permit to conduct a research & development laboratory and light manufacturing in the existing Paragon building located at 41 Main Street (Parcel 5.E-9) in Bolton's Industrial District.

- On May 2, 2018, the Applicant submitted a withdrawal of the Special Permit application. The reason for the withdrawal was Paragon's wastewater treatment facility does not allow discharge of industrial waste. Syd Labs seeks a location where wastewater treatment can be provided.
- The Planning Board did not open the hearing, but voted to accept the withdrawal without prejudice.
- **Mark Sprague motioned to accept the withdrawal from Syd Labs, Inc. without prejudice. 2nd by Danielle Spicer. All in favor 5/0/0.**

BUSINESS

Andrew Bendetson & Fred Coon, Century Mill Estates (CME)

- The Planning Board reviewed the updated bond estimate for Phases 2 and 4. The total estimate was approximately \$230k, but did not include the standard 1.5 mark up. In addition, there is no money in the peer review account to pay for Fred Hamwey to review the bond. Fred Hamwey is currently owed approximately \$3,000 for services rendered on CME. Andy will provide \$2,500 on May 15th. Town Counsel to provide input regarding the multiplier and whether money can be transferred from the surety to the peer review account. Andy Bendetson seeks to modify the performance guarantee for the remaining 10% from cash bond to an insurance policy. Andy will provide a draft of the insurance policy and Town Counsel will review.
- The Board reviewed the bond for work related to the temporary terminus of Mill Pond Road. Andy will update the bond for Lot 61B (Kai Chuang's property) to include additional pavement for sidewalk, and additional loam/seed for grass strips.
- The Board agreed to keep the street light at the intersection of Mill Pond Road and Spectacle Hill Road in accordance with CME's approved site plans. It was noted that DPW, Fire and Police all provided input (via emails to Erica Uriarte) stating that the light

would improve the safety of the intersection. Several residents living in the development and in attendance were in favor of the light. The fixture will need to be full cut off and LED. Andy will provide a cut sheet for the street light at the Board's next meeting.

- As part of the Board's approval for a minor modification to the approved site plans to allow old growth trees and/or landscape trees to be used as street trees, Andy Bendetson asked the Board to consider two (2) existing trees at Lot 16A. Andy will provide pictures and the Board will consider these additional trees at their next meeting.

Walter & Kevin Eriksen, 147 Long Hill Road Common Driveway

- Mark Sprague recused himself as an abutter to the project.
- Planning Board reviewed the draft As-Built Plan of the common driveway as well as outstanding items identified by the plan and Fred Hamwey's last Inspection Report No.24A.
- A portion of the driveway upgradient of the catch basins was supposed to be crowned, but was cross sloped instead. The condition allows runoff from one of the resident's yard to sheet flow across the pavement. Walter Eriksen's engineer, Ducharme & Dillis Civil Design Group, Inc., suggests a swale be constructed to intercept the runoff and drain the water to the stormwater basin.
- Ducharme & Dillis will stake the elevations in the field for work to be done relating to the stormwater basins and swales.
- Walter will investigate why water is back flowing into one of the catch basins. This work will be done when the drain manhole is uncovered (previously paved over).
- The Planning Board had previously requested that all remaining work be completed by June 1, 2019. Kevin Eriksen indicated that most of the work could be done by June 1st and all of the work would be completed by the end of June. Most of the work will be conducted by a landscape company. Residents living on the common driveway who were in attendance at the meeting questioned why the work had not been started and were doubtful the work would be completed. The residents were in favor of the Board pulling the bond.
- The Board asked that Walter provide an updated construction schedule for remaining work and a complete list of items between Walter's as-built plan list and Fred Hamwey's inspection report. Walter will meet with his engineer and Fred Hamwey to create the list.
- Walter also committed to ordering the signs for the addresses.
- Several Planning Board members considered pulling the bond, but will wait for Town Counsel opinion.
- Fred Hamwey will update the bond schedule to determine if the Board is holding sufficient funds to cover all remaining work.

ADMINISTRATION - None.

Peter Driscoll motioned to adjourn the meeting at 10:45 pm. 2nd by James Barr. All in favor 5/0/0.