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## TOWN OF BOLTON - PLANNING BOARD MINUTES

Meeting Held at the Town Hall – Board of Selectmen's Room on **October 24, 2018** at 7:30 PM

Members Present: Erik Neyland (Chair), Danielle Spicer and Mark Sprague

Members Absent: Michael Gorr, Peter Driscoll and James Barr (Associate)

Also Present: Erica Uriarte (Town Planner)

Call to order: 7:30 PM

### • Hearing

- In accordance with Massachusetts General Laws, Chapter 40A, Section 11, notice was hereby given that the Bolton Planning Board held a continuation of a public hearing on Wednesday, October 24, 2018, at 7:30 p.m. in the Board of Selectmen Room of the Town Hall, 663 Main Street, Bolton, MA to hear and act upon the application of 21 Century Mill, LLC, 291 Main Street, Suite 8, Northborough, MA 01532 for a Common Driveway Special Permit for a property located at 21 Century Mill Road, identified on Bolton's Assessor's Map 3.D as Parcel 32 (12.8 acres), located in Bolton's Residential Zoning District. The proposed common driveway will provide access to four lots.
  - The Planning Board continued the hearing without discussion.
  - **Danielle Spicer motioned to continue the hearing for 21 Century Mill Road Common Driveway to November 14, 2018 at 7:30 p.m. at Town Hall. 2<sup>nd</sup> by Mark Sprague. All in favor 3/0/0.**

### • Business

- Walter Eriksen – 147 Long Hill Road Common Driveway
  - The Planning Board postponed this discussion to a future meeting since the Board did not have a sufficient number of members present to satisfy a quorum. Mark Sprague is an abutter to 147 Long Hill Road.
- Still River Commons – Proposed 40B Project on Still River Road
  - Planning Board outlined their initial comments to the Zoning Board of Appeals regarding the Still River Commons 40B Project. These comments focus on driveway and stormwater design as well as providing firefighting water supply and verifying existing conditions (confirm floodplain and wetland boundaries). The Board will post their initial comments to the Planning Board's webpage and will finalize these comments at their next meeting on November 14<sup>th</sup>.
- Planning Board Discussion - Paving Extensions
  - Planning Board discussed allowing a time extension to pave beyond November 15<sup>th</sup> for common driveways. Jonathan Mechlin (Builder) was present for the discussion. He was requesting an extension for the common driveway he was building at 339 Long Hill Road. The Planning Board agreed to discuss paving extensions for subdivision roads (Tadmor and Keyes Farm developments) at a future meeting.
  - **Danielle Spicer motioned to extend the paving deadline for common driveways to December 1<sup>st</sup>, for binder course only, so as long as weather and temperature requirements for asphalt installation were met and at Fred Hamwey's approval. 2<sup>nd</sup> by Mark Sprague. All in favor 3/0/0.**
- Review Potential Bylaw Amendments for ATM 2019
  - Planning Board reviewed potential articles for ATM 2019.
  - The majority of the discussion was regarding a potential senior housing bylaw with relevant stakeholders (Panny Gerken from COA, Jenifer Van Campen from Metro West CD, Kevin O'Brien from Affordable Housing Trust, Eileen Griffin Wright from Housing Authority, and Mark O'Hagan from MCO Associates). The Board is eager to update Bolton's Housing Production Plan in order to have more control over 40B projects. The intent of a senior housing bylaw would be to add to Bolton's affordable housing stock as well as provide housing options for seniors. It was debated whether to move forward with a bylaw or

potentially put out an RFP to build a project. The high cost of infrastructure as well as the need for subsidies to build 100% affordable units was discussed.

- The Board will draft a stormwater bylaw that requires applicants (for commercial use) to meet both the MassDEP Stormwater Standards as well as peak volume to prevent future downstream flooding. The Board will also look at updating Subdivision Rules/Regs and Common Driveway Rules/Regs to meet these standards as well.
- The Board reviewed maps showing revised commercial zoning district boundary lines to match parcel boundary lines.
- The Board discussed rezoning of 716/718 Main Street and 711/713 Main Street from Residential to Limited Business District. If the Board agrees to move forward with this rezoning, the Board will likely ask for Town Counsel to weigh in whether or not this would be considered spot zoning.

- Administration

- No meeting minutes were reviewed or approved.

**Danielle Spicer moved to adjourn the Planning Board meeting at 10:00 p.m. 2<sup>nd</sup> by Mark Sprague. All in favor 3/0/0.**