

11/14/18 CM MG

TOWN OF BOLTON - PLANNING BOARD MINUTES

Meeting Held at the Town Hall – Board of Selectmen's Room on **August 15, 2018** at 7:30 PM

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

Also Present: Erica Uriarte (Town Planner)

Call to order: 7:35 PM

- Hearing

- In accordance with Massachusetts General Laws, Chapter 40A, Section 11, notice was hereby given that the Bolton Planning Board held a public hearing on Wednesday, August 15, 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 Wayne Wetzel, 42 Harvard Road. The Applicant sought a Backland Lot Special Permit pursuant to Section 250-13 of the Code of the Town of Bolton in Bolton's Residential Zoning District for a property located on 42 Harvard Road identified on Assessor's Map 5.C as Parcel 17.
 - Brandon Ducharme from Ducharme & Dillis Civil Design Group presented the site plan for backland lot. Wayne Wetzel was present as well. Lots 1 and 3 are backland lots and Lot 2 is a frontage lot. Lot 1 has 5.25 acres with 50 feet of frontage and Lot 3 has 4.76 acres with 50 feet of frontage. Both lots have 1 ½ acres of contiguous upland area with a 25 ft. wide access to the rear of the property. The previous ANR plan signed by the Board on July 18th was for Lot 2. A shared driveway will be provided for backland lots.
 - **Danielle Spicer motioned to close the hearing for 42 Harvard Road. 2nd by Mark Sprague. All in favor 5/0/0.**
 - **Danielle Spicer motioned to approve the Backland Lot Special Permit for Wayne Wetzel of 42 Harvard Road for Lots 1 and 3. 2nd by Michael Gorr. All in favor 5/0/0.**
- In accordance with Massachusetts General Laws, Chapter 40A, Section 11, notice was hereby given that the Bolton Planning Board held a public hearing on Wednesday, August 15, 2018, at 7:45 p.m. in the Board of Selectmen Room of the Town Hall, 663 Main Street, Bolton, MA to hear and act upon the applications of 21 Century Mill, LLC, 291 Main Street, Suite 8, Northborough, MA 01532 for a Backland Lot Special Permit and 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; one lot being a backland lot.
 - Scott Hayes from Foresight Engineering presented site plans for backland lot and common driveway. The project consists of three frontage lots (Lots 2, 3, and 4) and one backland lot (Lot 1). Parcel A is not a buildable lot. Significant FEMA floodplain exists throughout the property. The existing 10 ft. wide gravel driveway will be modified to meet standards for a common driveway. The land is very flat and will need to cut/fill to maintain slope along the driveway. An ORAD has been approved from the Conservation Commission and the applicant is currently going before the Commission for an Order of Conditions. Pine trees within the public right of way will need to be removed and the applicant will need to apply for a Scenic Road Hearing. An existing firefighting water supply (dry hydrant) exists at Danforth Brook (within 1,000 feet of development). Drainage swales will handle stormwater runoff from driveway up to 10 yr. storm event in accordance with Bolton's Common Driveway Rules & Regs. Conservation Commission prefers less drainage to reduce disruption to wetland buffer. The site has high groundwater and provides minimal infiltration. Driveway lights and electrical will need to be relocated.
 - Proposed swales were modeled as one swale in HydroCAD. Hayes will model the swales individually with outlets. Hayes will also provide watershed maps.
 - Hayes will locate the trees to be removed from the public ROW and will show the sight triangle for sight distance.

- Martha Remington from Historical Commission noted that the railroad bed is historically significant. The railroad bed will not be disturbed as part of this development.
 - **Mark Sprague motioned to continue hearing for 21 Century Mill Road to September 12, 2018 at 8 p.m. in Town Hall. 2nd by Danielle Spicer. All in favor 5/0/0.**
- Business
 - Cheryl Flynn, 455 Main Street
 - Ms. Flynn requested to discuss the possibility of rezoning 455 Main Street from residential to commercial zoning. Flynn did not attend the meeting so the Planning Board moved to the next business item.
 - Updates to Bolton's Housing Production Plan
 - Planning Board discussed updating Bolton's Housing Production Plan. The Plan was approved in 2003 and then updated in 2010 by Bolton's Affordable Housing Trust and Housing Authority. The Board will draft a charter to create a committee comprised of various board members to spear head the project.
 - Robert Pace - Keyes Farm Subdivision, Hudson Road
 - Planning Board signed Covenant agreement.
 - **Mark Sprague motioned to accept the Covenant agreement for Keyes Farm. 2nd by Danielle Spicer. All in favor 5/0/0.**
 - Planning Board reviewed the Historical Commission's letter dated 07/25/18 regarding the existing dwelling at 258 Hudson Road. Robert Pace stated that the main components of the house can be saved and will work with the building inspector to renovate the dwelling. The dwelling is structurally sound and the foundation is in good condition. The two affordable units will up and down (approximately 1,500 sf each). The Historical Commission is satisfied with the direction of the preservation.
 - Pace requested to conduct construction activities on Saturdays. The Board will consider two Saturdays. The request for all other Saturdays through November will be continued to the September 12th Planning Board meeting to allow time to notify the abutters of the request and allow abutters the opportunity to attend the meeting.
 - **Mark Sprague moved to allow Keyes Farm to work Saturday construction on August 25, 2018 and September 5, 2018 from 9 am to 3 pm. 2nd by Danielle Spicer. All in favor 5/0/0.**
 - Planning Board discussed future lot releases from the Covenant agreement. Robert Pace would like flexibility to release four lots from the Covenant prior to installing road gravel base and binder. Lot 18 is an ANR lot and the Board would be amenable to Pace applying for a building permit separate from the Covenant.
 - Andy Bendetson & Fred Coon – Century Mill Estates
 - Andy Bendetson and Fred Coon provided an update on partial road acceptance. The remainder of the work in Phases 2 and 4 will be contracted to two paving companies. The cul-de-sac at the end of Mill Pond Road will extend into Phase 3. Construction will start in October and will be completed by November 15th. The Board will need to see the locations for berm removal and replacement.
 - Request from abutter to close off construction entrance off of Century Mill Road to prevent vehicles from hanging out on property. Bendetson/Coon agreed to place boulders along entrance.
 - Coon requested to plant street trees behind the sidewalk instead of in front of the sidewalk as shown on the approved site plans. There is not sufficient space in front of the sidewalks to plant the trees without impacting the tree roots. The street trees would be located outside the road ROW on private lots. The maintenance of the trees would fall under the homeowners association.
 - **Danielle Spicer motioned to allow street trees to be planted outside the road ROW on the lot side of the sidewalk. 2nd by Mark Sprague. All in favor 5/0/0.**

- **Danielle Spicer motioned to extend road construction deadline for CME to September 2021 (Condition No.10 in CME Covenant). 2nd by Mark Sprague. All in favor 5/0/0.**
- **Walter Eriksen - 147 Long Hill Rd Common Driveway**
 - **Walter Eriksen did not attend the meeting. The Planning Board agreed to begin fining Eriksen for not being in compliance with his Special Permit for the common driveway. The driveway was supposed to be completed within 24 months of construction. The 24 months has lapsed. The fines will be established as a zoning violation through Bolton's Building Inspector. Residents are concerned with the condition of the driveway. Erica Uriarte to find out if the fines can be applied to the bonding for the driveway.**
- **Jonathan Mechlin – 339 Long Hill Road Common Driveway**
 - **Jonathan Mechlin requested a minor modification to the approved Site Plans dated 09/13/17 to revise the stormwater management system. A proposed detention area is to be located within the public ROW. The proposed detention area only captures runoff from the apron section of the driveway. DPW requested that the detention area be removed from the ROW and will accept a portion of runoff generated by the proposed driveway to enter onto Long Hill Road.**
 - **Danielle Spicer motioned to approve a minor modification to the approved Site Plans dated 09/13/17 to remove the drainage detention area from the public ROW on Long Hill Road as requested by DPW and approved by Fred Hamway. 2nd by Mark Sprague. All in favor 5/0/0.**
- **Administration**
 - **Planning Board appointed the Design Review Board and appointed Erica Uriarte as MAGIC Representative.**
 - **Michael Gorr motioned to appoint members of the Design Review Board: Michelle Tuck, Natalie Gabrielle, David Pettit and Danielle Spicer. 2nd by Mark Sprague. All in favor 4/0/0.**
 - **Michael Gorr motioned to appoint Erica Uriarte as MAGIC Representative. 2nd by Mark Sprague, All in favor 5/0/0.**
 - **Planning Board set their fall schedule from September 2018 through December 2018.**
 - **Danielle Spicer motioned to approve the Planning Board's public meeting schedule for fall 2018. 2nd by Michael Gorr. All in favor 5/0/0.**

Michael Gorr moved to adjourn the Planning Board meeting at 10:30 p.m. 2nd by Danielle Spicer. All in favor 5/0/0.