

TOWN OF BOLTON ZONING BOARD OF APPEALS (ZBA) AGENDA

**Tuesday, July 21, 2020 at 6:00 p.m.
Remote Public Meeting**

Received by Town Clerk:

Date: July 16, 2020

Posted to Town Website:

Date: July 16, 2020

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 Zoning Board of Appeals will be conducted via remote participation. No in-person attendance of members of the public will be 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 will be 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.

Remote Access Information:

Join Zoom Meeting

<https://us02web.zoom.us/j/86404427175>

Meeting ID: 864 0442 7175

One tap mobile

+13017158592,,86404427175# US (Germantown)

+13126266799,,86404427175# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 864 0442 7175

Find your local number: <https://us02web.zoom.us/j/86404427175>

ZBA AGENDA ITEMS

PUBLIC HEARINGS

- In accordance with Massachusetts General Laws, Chapter 40A, Section 11, notice is hereby given that the Bolton Zoning Board of Appeals will hold a continuation of a public hearing via remote participation on Tuesday, July 21, 2020 at **6:00 p.m.** to hear and act upon the application of The Woods at Farm Road, LLC and Deschenes & Farrell, PC. The applicant seeks a Comprehensive Permit for a proposed housing development entitled “**The Woods at Farm Road**” to be located in Bolton’s Residential Zoning District at the corner of Farm and Berlin Roads identified on Assessor’s Map 3.C as Parcel 72 (2.47 acres). The proposed development consists of four (4) single-family detached homeownership units. Three (3) of the units will be sold at market rate and one (1) of the units will be sold as affordable to those who earn 80% or less of the area median family income to be counted on the Town of Bolton’s affordable housing inventory in accordance with G.L. c. 40B. Hearing items will include:
 - Reminder of Remote Participation Guidelines
 - https://www.townofbolton.com/sites/g/files/vyhlf2836/f/uploads/zba_remote_public_meeting_guidelines_june_2020_0.pdf
 - Site walk recap
 - Applicant’s formal response to Horsley Witten Group’s second peer review letter
 - Addition of spot grades to driveways
 - Plan and process for removing existing structures to minimize impact to wetland buffer zones
 - Discussion of outstanding department comments
 - Stone façade as an exterior option to dwelling units
 - Sugar maples along intersection
 - Stop sign at Farm Road
 - Review updated waiver list
 - Public comment

ADMINISTRATION

- Approval of meeting minutes