



# Board of Selectmen Bolton, Massachusetts

Town Hall, 663 Main Street, Bolton, MA 01740  
Phone 978-779-2297 Fax 978-779-5461

September 16, 2019

Mr. Michael Busby  
Relationship Manager  
MassHousing  
One Beacon Street  
Boston, MA 02108

**RE: The Woods at Farm Road, Bolton – Site Approval Application**

Dear Mr. Busby:

The Town of Bolton received your letter dated June 29, 2019 regarding the MassHousing application submitted by Robert Pace for Site Approval of the 40B Development entitled "The Woods at Farm Road" located at the intersection of Berlin and Farm Roads in Bolton, Massachusetts. As part of your review of this application, please consider the following comments:

1. It is recommended that the applicant adhere to local bylaws and regulations to the maximum extent practicable.
2. According to the Town of Bolton Bylaw, Section 150-19.1, three (3) or more residential buildings on a single lot or contiguous lot shall be located within one thousand (1,000) feet of a reliable water source for firefighting. The applicant agreed to sprinkler the single-family homes to satisfy this requirement.
3. At the request of Bolton's Fire Chief, a minimum 16 ft. wide cleared path shall be provided south of Unit 1 to allow ladder truck access to the side and rear of the unit.
4. It is recommended that a vegetated buffer be provided to the maximum extent practicable between the single-family homes and the public right of way of both Berlin and Farm Roads. This buffer should include plantings to provide screening/privacy to the development. A landscape plan shall be submitted as part of the Comprehensive Permit application to the Zoning Board of Appeals.
5. It is recommended that the existing tree at the corner of Farm Road and Berlin Road be shown on the site plan and preserved as part of the development.
6. The Bolton Police Department and Department of Public Works have expressed concern for motor vehicle safety given the proposed driveway configuration of

the development. Specifically, these departments are concerned that the driveways, as currently proposed, along Berlin Road and Farm Road are too close to the skewed-alignment of the intersection of these two roads. A sight distance issue exists because of this condition. The Town will require that the driveways be located in a safe configuration, and if not possible given the land currently under their control, may require that the intersection be realigned into a T-Configuration. The Town request that MassHousing require the same of the developer.

7. It is recommended that the applicant apply for design review through Bolton's Design Review Board as part of the Comprehensive Permit application. The intent of design review is to encourage development that aligns with Bolton's historical and rural character. The Design Review Board acts in an advisory role only providing input related to building aesthetics and would not require any additional approvals. The addition of design review would enhance the project and benefit both the applicant and the Town.
8. It is recommended that the hours of operation for construction activities be limited to Monday through Friday from 7 a.m. to 5 p.m.

The Town of Bolton appreciates the opportunity to provide comments to MassHousing. It is anticipated that these issues will be raised during the Bolton Zoning Board of Appeals' public hearing process for the Comprehensive Permit application.

Regards,



Stan Wysocki  
Chairman of Board of Selectmen