

## TOWN OF BOLTON – ZONING BOARD OF APPEALS MINUTES

Remote Meeting held on November 30, 2021 at 6:45 p.m. via Zoom Communications, Inc.

Members Present: Gerard Ahearn (Chairman), Bryan Holmes, Andy Kischitz, Bradley Reed, Gabrielle Lomanno (Associate), Elisabeth Hutchins (Associate)

Also Present: Valerie Oorthuys (Town Planner)

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 Planning Board was conducted via remote participation. No in-person attendance of members of the public were permitted, but the public can access this meeting while in progress using Zoom Video Communications, Inc. (Zoom).

Directions to connect to the public meeting were provided on the agenda.

The Zoning Board of Appeals conducted a roll call of all members present including Gerard Ahearn (Chairman), Bryan Holmes, Andy Kischitz, Bradley Reed, Gabrielle Lomanno (Associate), and Elisabeth Hutchins (Associate).

### PUBLIC HEARING

#### **Comprehensive Permit, Alta Nashoba Valley, 580 Main Street Multifamily Rental Development**

Chair Gerard Ahearn noted the intent of the discussion tonight is to vote to approve an engineering peer review consultant and to hear comments from the Florence Sawyer Robotics Team.

The Board reviewed two proposals from peer review firms, looking at the scope of work, fees, and experience. The Board agreed that review of traffic impacts will be important to review of this project and agreed that the chosen firm should provide a scope of work specific to that topic, with the understanding that the firm would likely contract out for traffic consulting.

Andy Kischitz motioned to accept the proposal for peer review from Horsley Witten Group, on the condition that they provide a scope of work for traffic consulting to the Chair's satisfaction. 2<sup>nd</sup> by Bradley Reed. **All in favor by roll call: Gerard Ahearn – Yes, Andy Kischitz – Yes, Bryan Holmes- Yes, Bradley Reed – Yes, Gabrielle Lomanno (Associate)-Yes (5/0/0).**

Florence Sawyer Robotics Team Presentation

*Present:* Matt Cammilleri, Finn Mond, Connor Duhamel, Ethanael Vecciarelli

Matt Cammilleri stated that the purpose of their project is to address traffic flow concerns during drop off and pick up.

Finn Mond said the group has been looking for potential second exits for the school in order to improve traffic circulation. The group identified an unpaved road that passes behind 626 Main Street and connects to the 580 Main Street parking lot, though they acknowledged that the road passes through wetland resource areas and protective well radii. The group suggested that the wells along the southeastern corner of the 580 Main Street parcel could be relocated so that vehicles may pass. Connor Duhamel noted the current uses of the fields.

The Board thanked the students for their presentation and efforts to improve traffic circulation, particularly as 580 Main Street is in the public hearing process for a Special Permit.

Gerard Ahearn stated a site walk is scheduled for December 1, 2021 at 8am at 580 Main Street.

Andy Kischitz motioned to continue the public hearing to December 13, 2021 at 7:00pm. 2<sup>nd</sup> by Bryan Holmes.  
**All in favor by roll call: Gerard Ahearn – Yes, Andy Kischitz – Yes, Bryan Holmes- Yes, Bradley Reed – Yes, Gabrielle Lomanno (Associate)-Yes (5/0/0).**

### **Comprehensive Permit, Mallard Lane**

Age-Restricted Development along South Bolton Road, Map 2.C Parcel 15.1

Gerard Ahearn stated that the applicant has not provided any updates since the last public hearing and has requested a continuance. The Board discussed a date of continuance, noting that the peer reviewer will need three weeks to review any new materials.

Andy Kischitz motioned to continue the public hearing to January 11, 2022 at 6:30pm. 2<sup>nd</sup> by Bryan Holmes.  
**All in favor by roll call: Gerard Ahearn – Yes, Andy Kischitz – Yes, Bryan Holmes- Yes, Bradley Reed – Yes, Elisabeth Hutchins (Associate)-Yes (5/0/0).**

Bradley Reed motioned to adjourn the meeting at 7:30 p.m. 2<sup>nd</sup> by Andy Kischitz. **All in favor by roll call: Gerard Ahearn – Yes, Andy Kischitz – Yes, Bradley Reed – Yes, Bryan Holmes – Yes, Gabrielle Lomanno (Associate) – Yes, Elisabeth Hutchins (Associate)-Yes (6/0/0).**

Respectfully Submitted,  
Valerie Oorthuys