

PLANNING BOARD MINUTES

Wednesday, April 24, 2019 at 7:30 p.m.

Town Hall – Board of Selectmen's Room

663 Main Street

Erik Neyland 6/12/19
[Signature]

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

Members Absent: Michael Gorr

Also Present: Erica Uriarte (Town Planner)

PUBLIC HEARINGS

The Planning Board held a public hearing pursuant to Massachusetts General Laws Chapter 40A, Section 5, on Wednesday, April 24, 2019 at 7:30 p.m. in the Town Hall, 663 Main Street, Bolton to consider and receive comments from interested parties concerning a Zoning Article to appear on the Warrant of the Annual Town Meeting, which will be held on Monday, May 6, 2019. The Article is summarized as follows:

- Amendment to Bolton, Massachusetts Town Base Map and Zoning Map dated September 2016 to amend zoning district boundary lines associated with Industrial, Business and Limited Business and amend corresponding boundary lines of the Wireless Communications Overlay Districts.
- The Planning Board seeks to clean up the zoning district boundary lines for the commercial zones. The Wireless Communication Overlay District boundary lines correspond with the commercial zones. Therefore, the Planning Board seeks to update the Wireless Overlay to match the proposed commercial zones. Parcels where cell towers can be located remains the same.
- Cia Boynton of Main Street was present at the meeting and recommended that the Board remove 579 Main Street from the list of parcels to be amended as part of this article. She feared that modifying the parcel from mostly Residential to fully Limited Business would encourage developers to take down the house and build on the back of the property. She noted that this parcel is an iconic property in Town and in the Historic District.
- Erik Neyland disagreed insisting that the Planning Board through the Special Permit process would never allow a builder to demolish the house. The Planning Board agreed to keep the parcel as part of the amendment.
- **Danielle Spicer motioned to close the hearing. 2nd by Mark Sprague. All in favor 5/0/0.**
- **Danielle Spicer motioned to support article to amend zoning district boundary lines associated with Industrial, Business and Limited Business and amend corresponding boundary lines of the Wireless Communications Overlay Districts for ATM 2019. 2nd by Mark Sprague. All in favor 5/0/0.**

The Planning Board held a public hearing pursuant to Massachusetts General Laws Chapter 41, Section 81Q, on Wednesday, April 24, 2019 at 7:40 p.m. in the Town Hall, 663 Main Street, Bolton, Massachusetts to amend the Town of Bolton Subdivision Rules and Regulations.

- The Planning Board reviewed the edits as part of the update to Bolton's Subdivision Rules & Regulations. These edits included increasing the diameter of existing trees to be shown on subdivision plans along frontage to be 10 inches in diameter and not eight (8), allow developers to either use a landscape island or not in cul-de-sacs, require curb cuts to be shown in cul-de-sac ends, and require developers to use updated rainfall data for stormwater analysis.
- **Danielle Spicer motioned to close the hearing. 2nd by Mark Sprague. 5/0/0.**
- **Danielle Spicer motioned to approve the edits to Bolton's Subdivision Rules & Regulations as shown and edited during the hearing. 2nd by Mark Sprague. All in favor 5/0/0.**

BUSINESS

Andrew Bendetson & Fred Coon, Century Mill Estates (CME)

- Fred Coon is working on an updated bond estimate for Phases 2 and 4 and will have to the Town by next week. Fred Hamway will review.
- The Planning Board requested the estimate include bonding for the Mill Pond Road terminus on Kai Chuang's property.
- The Board conducted a site visit at CME in the morning to review existing trees to be used as street trees. The Board and Fred Coon came to an agreement on trees as noted on site plans marked up by Erica Uriarte during the site visit. Erica Uriarte will draft a record of vote for the next meeting.
- The Board signed a record of vote to eliminate the streets lights at intersections and cul-de-sac ends of Old Stone Circle and Cider Circle.
- Abutters to CME attending the meeting requested that there be no street light at the entrance of the development at the intersection of Spectacle Hill Road and Mill Pond Road. The Board will discuss at their next meeting and will seek further input from DPW, Fire and Police.

James Morin, Mallard Lane (40B Development on South Bolton Road)

- James Morin submitted a Comprehensive Permit Site Approval Application for Homeownership to MassHousing for a 40B Development on South Bolton Road (Parcel 2.C-15.1).
- James Morin provided a presentation of the project to the Planning Board. The site was previously used as a storage gravel yard. The property has 273 feet of frontage along South Bolton Road and is approximately 5 acres. The private way entitled "Mallard Lane" is 600 ft. long with a cul-de-sac. There will be 11 single family homes with three (3) affordable units. Each unit will be two (2) bedrooms with 2 garages. The units will be aged restricted, but will not restrict children so that the units can be counted on Bolton's SHI. The interior walls will not be load bearing and will allow homes to be easily

modified to allow for aging in place. A site visit was conducted with MassHousing and Town officials in April.

- James plans to meet with the Design Review Board.
- Stormwater runoff will be infiltrated onsite and runoff from roofs will be disconnected.
- James filed a Request for Determination of Applicability with the Conservation Commission regarding a wetland on neighboring property that is within 100 ft. of the existing gravel road of the site. There is no floodplain, the site is sand and gravel. The groundwater is approximately 12 ft. deep (40 test holes performed). There will be three (3) wells and septic systems on three (3) lots. James anticipates correcting the flooding that occurs at the front of his property on South Bolton Road.
- The existing gravel road is level, but areas in the back have steep slopes. James may modify the cul-de-sac to a loop road with green space to reduce cut on property.
- Waivers from local bylaws/regulations include lot area, frontage, front setback, and side setback for interior lot lines.
- Abutters present at the meeting were concerned with the density of the development, steep slopes in the rear of the site with significant earthwork cuts, potential contaminated soils/drinking water from past operations on the site (dumping of fuels), state of the wetland on neighboring property (abutters are not convinced that it is an isolated water feature), downstream flooding on abutting properties, and work being done on neighboring property to improve gravel road.
- The Planning Department comments included limiting the hours of operation, having James go through Design Review Board, filing an NOI with Conservation, the high density of the development, significant elevation changes, proximity to neighbors, and flooding and wetland concerns. These issues will be drafted in a letter by Erica Uriarte and sent to MassHousing.

Houghton Farm Subdivision

- Planning Board to review and vote on Minor Modification to use iron pins in lieu of concrete bounds for the "No Cut" buffer areas.
- **Danielle Spicer motioned to use iron rods with caps instead of concrete bounds. 2nd by James Barr. All in favor 4/1/0.**

ADMINISTRATION

- Signatures for Worcester Registry of Deeds
 - Planning Board will sign at a future meeting.
- Housing Production Plan Updates
 - Planning Board will discussed at a future meeting.
- Discuss Timeline for Master Plan Updates
 - Planning Board will discuss at a future meeting.

Danielle Spicer motioned to adjourn the meeting at 10:15 pm. 2nd by Mark Sprague. All in favor 5/0/0.