



## TOWN OF BOLTON

### PLANNING BOARD

Town Hall, 663 Main Street, Bolton, MA 01740  
Phone: 978-779-3308 Fax: 978-779-5461

#### **SPECIAL PERMIT FINDINGS AND DECISION**

Petitioner: Houde Realty Trust  
476 Main Street  
Bolton, MA 01740

Premises: 470 Main Street, Bolton, MA 01740  
Bolton Assessor's Map 4.D Parcel 29

Owner: Houde Realty Trust  
476 Main Street  
Bolton, MA 01740

Deed Reference: Worcester District Registry of Deeds, Book 46112 Page 196

Date Petition filed with Town Clerk of Bolton, MA: September 23, 2015

Type of Application: Special Permit

Applicable Zoning Bylaw of the Code of the Town of Bolton, MA: Sections 250-12 and 250-23

Hearing Dates: October 14, 2015, October 28, 2015, November 18, 2015 and  
December 9, 2015

Members Present: Chairman - David Yesue, Members - Erik Neyland, John Karlon, and  
Danielle Spicer

Decision: On January 27, 2016 at 7:45 p.m., the Planning Board voted  
unanimously to **grant** the petition seeking Special Permit. This  
document is the decision of the Planning Board.

#### **PROCEDURAL HISTORY**

1. On September 23, 2015 Houde Realty Trust (hereinafter, the Applicant), applied to the Planning Board (hereinafter, the Board) for a Special Permit to build a 2,570 square foot commercial building at the Premises located at 470 Main Street, Bolton, MA 01740 pursuant to M.G.L. c. 40A, Section 9 and Sections 250-12 and 250-23 of the Code of the Town of Bolton. The Premises is identified on the Bolton Assessor's Map 4.D as Parcel 29 located in the Business Zoning District.

2. A duly posted public hearing was held on October 14, 2015 at 7:45 p.m. in the Board of Selectmen Room of the Town Hall, 663 Main Street, Bolton, MA. Chairman David Yesue read the Notice of Public Hearing for the Special Permit request. The Board continued the hearing to October 28, 2015, November 18, 2015 and December 9, 2015. The Board closed the hearing on December 9, 2015. The Board voted January 27, 2016.

### **RECORD DOCUMENTS**

During the course of the public hearing the documents, plans, and other written materials set forth in Appendix A were received by the Board and incorporated into the record.

### **CRITERIA FOR SPECIAL PERMIT**

The following criteria for Special Permit shall be reviewed by the Board in accordance with Section 250-23.E of the Code of the Town of Bolton:

- The existence of safe vehicle access to and from the right-of-way;
- The existence of safe pedestrian access to and from the site;
- The adequacy of provisions to reduce or eliminate undesirable visual, noise, odors or similar impacts upon adjoining properties and the public;
- The adequacy of provisions for controlling and cleaning up on-site and off-site litter and debris;
- The existence of water and waste management plans for the premises which will minimize any adverse impact on natural and community resources;
- The adequacy of proper controls for containment of exhaust fumes or other emissions from the premises;
- The degree to which the project will recycle waste materials, will utilize recycled materials, and will utilize water-conserving and energy-efficient appliances;
- The degree to which the project design is in harmony with the neighborhood and the environment and the degree to which the project meets the design review criteria set forth in Section 250-23.G of the Code of the Town of Bolton; and
- Whether in all other respects the proposed project will be in harmony with the general purpose and intent of this Bolton Zoning Bylaw and not detrimental to the neighborhood or the Town.

Any Special Permit granted under Section 250-23.E may contain such conditions, restrictions or requirements as the Board deems appropriate to accomplish the purposes and intent of the Zoning Bylaw and to assure that the proposed use will satisfy the criteria set forth above.

### **WAIVERS**

As part of the decision, the Board grants the following waivers from the Town of Bolton Planning Board Special Permit Rules and Regulations Limited Business and Business Districts.

The Planning Board finds the following waivers in the best interest of the public and are not inconsistent with the intent and purpose of the Code of the Town of Bolton:

A. Section 4.6.4 Traffic Study

**FINDINGS**

Based upon the information submitted at the public hearing, including the record documents and comment received from the public, the Board makes the following findings with regard to the proposed use:

A. General

1. The Premises is located at 470 Main Street, Bolton, MA 01740, identified on Bolton Assessor's Map 4.D as Parcel 29, and is owned by Houde Realty Trust, 476 Main Street, Bolton, MA 01740 (deed reference Book 46112 Page 196). The Premises is located in the Business Zoning District.
2. The Premises is comprised of a single lot containing 1.5 acres and approximately 200 feet of frontage.
3. The Applicant submitted a complete application in accordance with the Code of the Town of Bolton.
4. The proposed use of the Premises for retail, service, restaurant, and commercial are uses permitted within the Business Zoning District upon issuance of a Special Permit by the Board.
5. The proposed office use of the Premises is allowed by right in the Business Zoning District in accordance with Section 250-12 of the Code of the Town of Bolton.
6. The Board heard testimony from Paul V. Giannetti from The Law Offices of Paul V. Giannetti, Brandon Ducharme and Greg Roy from Ducharme & Dillis Civil Design Group, Inc., Michelle Tuck from Tuck & Tuck Architects, and Elena Pascarella from Landscape Elements, LLC:

The Applicant is proposing to demolish an existing single family home and reconstruct a commercial building at 470 Main Street. The proposed lot coverage is approximately 2,570 square feet. The impermeable surface of the lot is approximately 12,550 square feet. The easterly portion of the Premises encompasses a wetland resource area.

A shared septic system is proposed between the Premises and the Country Cupboard at 476 Main Street in accordance with Title V requirements.

Safe vehicle access to and from Main Street is maintained through the existing entrance and exit provided for Country Cupboard at 476 Main Street. A crosswalk connecting the existing parking lot at 476 Main Street and the proposed parking lot at 470 Main Street is incorporated into the design to provide safe access to each parking lot. A concrete sidewalk has also been

included to allow pedestrians a clear and safe access to the entrance of the proposed commercial building. Appropriate handicapped parking spaces are available and well defined with signs. The parking spaces as shown on the plans are located as close to the building as possible and visually attractive.

The parking lot has been designed with minimal disturbance to existing features and additional required parking was designed behind the building to reduce visibility to the street. Parking areas have also been screened with vegetation to further reduce visibility and heat-island effect.

All ground level mechanical equipment will be located behind the building to avoid being seen from Main Street. Structures unable to be located in the rear of the building will be screened with shrubs. The proposed landscaping will incorporate native plantings.

Lighting is arranged to direct the light away from the street and other neighboring residents. All luminaries shall be full cut-off (downlight) type, with mounting height not to exceed 20 feet.

Drainage calculations for the existing and proposed site conditions were submitted to comply with the Stormwater Management Standards incorporated in the Massachusetts Wetlands protection Act Regulations, 310 CMR 10.00. A grass swale is proposed to collect the runoff from the proposed parking lot area in the rear of the building. This swale will drain to a sediment forebay and bio-retention area prior to discharging to the wetland system. The existing pavement as well as the proposed parking spaces will drain towards Main Street into a water quality swale located parallel to the road for treatment and discharge to the wetland system. Portions of the proposed roof will be infiltrated in an underground infiltration system. A comparison of pre- and post-development quantities were performed to design a stormwater management system that will limit peak rates of runoff from the development to pre-development levels for 24-hour rainfall events of 2-, 10-, 25-, and 100-year return frequencies.

A portion of the Premises is within a Zone 1 Public Water Supply (PWS) well classified as a Transient Non-Community Water system. An additional PWS well is proposed to be installed to expand the existing capacity of the public water supply.

Earthwork calculations were performed for the development. Total cut volumes for the Premises are approximately 150 cubic yards and the total fill volumes are approximately 1,350 cubic yards. Most of the cut volume is anticipated to be re-used on-site.

A Variance was granted from the Bolton Zoning Board of Appeals for reduced front and side yard setbacks.

## B. Specific Findings

1. Safe vehicle access to and from Main Street will be provided to the Premises from a single driveway entrance/exit shared with Country Cupboard located at 476 Main Street.

2. The Applicant will provide 7,913 square feet of parking area to accommodate the proposed uses on the Premises.
3. The Premises has easy and safe pedestrian access to and from the site. Sidewalks are located throughout the Premises.
4. The proposed uses shall prevent and maintain undesirable visual, noise, odors, or similar impacts on adjoining properties. The Premises, due to established mature vegetation to the east and south, is well buffered from residential abutters. Exhaust systems inside the building will be constructed to Massachusetts building standards to ensure proper containment and release of indoor fumes. The proposed uses will result in no exhaust fumes or emissions from the Premises other than normal automobile traffic emissions.
5. All proposed signage on the Premises will be reviewed and approved by the Board of Selectmen in accordance with Section 250-18 of the Code of the Town of Bolton.
6. The proposed uses will not result in any on-site and off-site litter and/or debris.
7. All trash that is generated by the proposed uses will be stored in trash receptacles and disposed off-site. The existing trash receptacles located in the back parking lot of the Country Cupboard will be shared and used by the proposed uses at 470 Main Street.
8. The Stormwater management for the Premises is aimed to increase groundwater recharge and prevent stormwater from causing or contributing to the pollution of surface waters and ground waters of the Commonwealth. This is accomplished through the use of low impact development techniques and improving the operation and maintenance of stormwater best management practices in accordance with the Massachusetts Stormwater Handbook dated February 2008.
9. A shared septic system is designed for 470 Main Street and the Country Cupboard at 476 Main Street in accordance with Title V requirements.
10. The Applicant will provide an accessible tank, reservoir, or water hole containing at least one gallon of water for each square foot of total floor area of buildings of combustible material in accordance with Section 250-23.D of the Code of the Town of Bolton for firefighting water.
11. The Applicant will provide a recycling/disposal area for its tenants. During operations of the Premises, energy-efficient appliances will be used to reduce energy consumption. Water conserving practices will be used when available, including watering the lawn and planting at optimal times.
12. The project meets the design review criteria set forth in Section 250-23.G of the Code of the Town of Bolton. Building construction and appearance is typical of the traditional Town of Bolton architecture. "Big box shopping center" designs are not resembled or incorporated in the proposed building in any way. The architecture of the building has

moderately sized windows (transparent and non-reflective), architectural columns and modern lights. Continuous flat, blank walls are not present. Pitched roofs and gables are incorporated in to the design of the building and no mechanical equipment is expected to be located on the roof. The exterior of the building will have the appearance of wood and finished in a nonmetallic finish. The overhang from the roof will provide pedestrian cover along the entrance and walkways and will be compatible with traditional styles finished with subdued colors. The proposed entrance is accessible and visible from Main Street including sidewalks.

13. The proposed uses will be in harmony with the general intent and purpose of the Zoning Bylaw and not detrimental to the neighborhood.
  - a. The project consists of a proposed commercial building to establish restaurant, retail, services and/or other commercial uses which are in harmony with the existing uses adjacent to and nearby the Premises.
  - b. The proposed uses are allowed in the Business Zoning District upon issuance of a Special Permit by the Board.
  - c. The project meets the design review criteria set forth in Section 250-23.G of the Code of the Town of Bolton.
  - d. The desire for development of areas in Bolton that will help create a greater sense of community is expressed as a keen interest in Bolton's Master Plan. The proposed uses at 470 Main Street will provide a gathering place for residents. Further the Master Plan provides that "studies show that it is small "Main Street" businesses, rather than larger commercial entities which can beneficially impact the Town's finances.

### **DECISION**

In view of the foregoing, the Board hereby decides that the application meets all requisite criteria under Section 250-23.E of the Code of the Town of Bolton. Therefore, the Board voted unanimously to grant a Special Permit at 470 Main Street, Bolton, MA with the following conditions:

#### **Uses**

1. Allowed uses in accordance with this Special Permit including the following. Of note, such are in accordance with Section 250-12 of the Code of the Town of Bolton:
  - a. Restaurant (no drive-through services)
  - b. Bicycle shop (sale and repair)
  - c. Yoga studio, personal fitness/training
  - d. Retail shops (i.e., wearing apparel, formal apparel, misc. gifts, health food/supplements, jewelry, toys, books, sporting goods, candy, ice cream, leather goods, gourmet food, olive oil, wine/cheese, pets, pet supplies, homemade craft items, floral, lamps, consignment)
  - e. Hair salon, barber shop
  - f. Esthetic Services
  - g. Pet training/grooming



- h. Realtor (franchise or chain, optional)
  - i. Financial/mortgage services (franchise or chain, optional)
  - j. Dance studio
  - k. Nail salon
  - l. Dry cleaners (no on-site cleaning operations)
  - m. Travel agency (franchise or chain, optional)
  - n. Pharmacy wholly within the building
  - o. Bank wholly within the building (franchise or chain, optional)
  - p. Food market
  - q. Sale of alcoholic beverages, wine tasting studio
  - r. Office (i.e., dental, medical, legal and other professional and business offices)
  - s. Rural uses (i.e., agriculture, horticulture, floriculture, forestry, open space, conservation)
  - t. Institutional uses (i.e., educational, religious, library, museum, hospital, fraternal, civic, charitable organizations, other municipal uses)
  - u. Child care facility
2. Franchise or chain tenancy, unless specified above as an allowed use, shall require further review by the Board at one of their regularly scheduled meetings attended by the Applicant. The Board will make a determination if said use is in conformance with the Special Permit or would instead require that the Applicant seek an amended/new Special Permit.
  3. Uses requiring an amended or new Special Permit in accordance with Section 250-12 of the Code of the Town of Bolton include the following:
    - a. Pharmacy with drive-through services
    - b. Bank with drive-through services
    - c. Motel, hotel
    - d. Kennel
    - e. Dry cleaners/laundries (on-site cleaning operations)
    - f. Adult paraphernalia store or establishment
    - g. Dance hall
  4. Prohibited uses in accordance with Section 250-12 of the Code of the Town of Bolton include the following:
    - a. Residential (i.e., assisted living, nursing care facilities)
    - b. Fast-food restaurants
    - c. Manufacturing and processing (i.e., research and development laboratories, bulk storage)
    - d. Sport facilities using any form of motorized vehicles, firing ranges, water parks, outdoor miniature golf courses, billiard parlors, or roller skating.
  5. Any uses not specified above shall be automatically deemed uses requiring further review by the Board at one of their regularly scheduled meetings attended by the Applicant. At said meeting, the Board will deliberate and make a determination as to whether said use is in conformance with the Special Permit, or alternatively, as to whether said use requires an amended/new Special Permit, or alternatively, as to whether said use is prohibited.

6. The decision shall run with the land. The current owner of the Premises or any future owner/lessee of the Premises shall immediately notify, in writing, the Town Planner and Building Inspector of any future change in tenancy. A determination by the Town Planner and/or Building Inspector that such change does not constitute a substantial change in use shall be deemed granted unless the Applicant receives written notice within seven (7) days of the Town's receipt of the Applicant's aforementioned written notification. If the Town Planner and/or Building Inspector deem the change substantial, the Applicant shall seek a determination from the Board as to whether the use is in conformance with the decision, or alternatively requires the Applicant to seek an amended/new Special Permit. The Applicant shall attend a regularly scheduled meeting of the Board to seek their determination.
  - a. If the Applicant proposes to reduce the number of tenants from multiple tenants to a single tenant, this shall automatically constitute a substantial change in use and require a determination from the Board as to substantiality as the same is discussed above.
  - b. The seven (7) day time frame noted in the condition above shall only apply to the Town Planner and/or Building Inspector's determination regarding whether the change in use is substantial. If the change is deemed substantial, additional time will be required for the Applicant to attend a meeting of the Board and for the Board to make their determination.

#### General

7. At the sole discretion of the Planning Board, the current or any future owner of the Premises shall construct an ADA and ABB compliant sidewalk either along Main Street or meandering through the developed parcel at 470 Main Street. Said owner shall meet with the Board to discuss the location, composition and construction of the sidewalk, and once the plans are approved by the Board, the sidewalk shall be constructed at the expense of said owner. A violation of this provision shall be a violation of the terms of the Special Permit.
8. The Applicant shall provide a final copy of the stormwater report and site plans for the Planning Board's agent to review and approve prior to the issuance of a building permit.
9. The project shall be constructed in general conformance with the layout and design shown on the Applicant's site plans submitted to the Board for Special Permit. A final copy of the approved site plans, signed and stamped, shall be submitted to the Board prior to the issuance of a building permit.
10. Hours of operation for all business establishments shall be limited daily to the hours of 6:00 a.m. to 10:00 p.m., subject to change by the Board upon request. Hours of operation shall be defined as regularly open to the public and excludes 24 hour Automatic Teller Machines (ATMs) and hours employees may be required to work.



11. The Applicant shall provide an exterior lighting schedule for the Premises. This schedule shall be submitted to the Board for review and approval prior to the issuance of a certificate of occupancy. All luminaries shall be full cut-off (downlight) type, with mounting height not to exceed 20 feet. Light overspill shall not create shadowing discernible on any residentially zoned properties with exception of limited security or safety lighting in accordance with Section 250-23.G (10).
12. All proposed signage on the Premises including building signage shall be reviewed and approved by the Board of Selectmen in accordance with Section 250-18 of the Code of the Town of Bolton.
13. The Applicant shall provide 7,913 square feet of parking area to accommodate the proposed uses on the Premises. Bicycle racks shall also be provided in accordance with Section 250-23.G (14) of the Code of the Town of Bolton.
14. The Premises shall have easy and safe pedestrian access to and from the site. Accessible sidewalks that are ADA and ABB compliant with painted crosswalks shall be provided. Appropriate handicapped parking spaces shall be available and well defined with signs.
15. If in the future, the Premises no longer is able to utilize a dumpster(s) located at the adjacent so-called "Country Cupboard" property located at 476 Main Street, Bolton MA, the current or any future owner of the Premises must seek approval from the Board for the location and screening details relative to a new dumpster(s) to be located on the Premises at 470 Main Street. Screening shall be provided in accordance with Section 250-23.G (7) of the Code of the Town of Bolton.
16. The Applicant shall provide an accessible tank, reservoir, or water hole containing at least one gallon of water for each square foot of total floor area of buildings of combustible material in accordance with Section 250-23.D of the Code of the Town of Bolton for firefighting water. The design of said system shall be submitted and approved by the Board's agent prior to the issuance of a building permit.
17. An Easement Plan for shared utilities and parking shall be filed with the Planning Board prior to issuance of a Certificate of Occupancy. The Easement Plan and the necessary Grants of Easements shall be recorded prior to a conveyance of 470 Main Street or 476 Main Street. A violation of this provision shall be a violation of the terms of the Special Permit.
18. A copy of the decision and the approved site plans shall remain on-site at all times during construction and shall be incorporated into a weather-tight receptacle located so as to be available to the Board and/or it's agent at all times.
19. During construction the Applicant shall conform to all local, state and federal laws including but not limited to those regarding noise, vibration, dust, and blocking of public roads.

20. The Board shall require construction oversight of the project to ensure compliance with the approved site plans at the expense of the Applicant.
21. Prior to the commencement of any site work, the Applicant shall identify suitable locations for staging of equipment/material and stockpiling of any soil, pavement or other construction materials including port-a-johns and trailers.
22. Prior to the issuance of a building permit a pre-construction meeting with the Board shall be required to review the following:
  - a. Timeline/construction schedule;
  - b. Limitations on hours of work;
  - c. Construction phasing;
  - d. Installation of erosion and sedimentation controls;
  - e. Identification of trees to be protected;
  - f. Staging areas for equipment and materials;
  - g. Removal of vegetation and topsoil;
  - h. Grading and general site mitigation measures;
  - i. Types and numbers of vehicles and vehicle trips involved with construction;
  - j. Drainage system construction;
  - k. Parking and sidewalk construction;
  - l. Identification of the site supervisor; and
  - m. Identification of all contractors, field engineers, and all other professionals that will be involved in the implementation of the project.
23. Construction activities shall occur Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m., Saturdays between the hours of 8:00 a.m. and 4:00 p.m. and shall exclude Sundays and holidays. For this condition, construction activities shall include, but not be limited to: start-up of equipment or machinery, delivery of building materials and supplies, removal of trees, grubbing, clearing, grading, filling, excavating, import or export of earth materials, installation of utilities both on and off the site, demolition of existing structures, removal of stumps and debris and erection of new structures.
24. All erosion and sedimentation control measures shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediment be deposited in a wetland or waterbody. During construction, the Applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediment as needed. The Applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Town.
25. Street sweeping shall be conducted on Main Street (Route 117) when accumulated sediment is transported on to the public road by construction vehicles leaving the site. Street sweeping shall not impede the flow of traffic and shall be conducted regularly, and outside of peak hours of travel.
26. Any fill used in connection with this project shall be clean fill, debris-free, and devoid of invasive plants or their parts or seeds. Any fill shall contain no trash, refuse, rubbish, or

debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.

27. Prior to the issuance of a certificate of occupancy, a final construction meeting with the Board shall be required to review the following:

- a. Removal of erosion and sedimentation controls;
- b. Drainage system construction;
- c. Parking construction;
- d. Landscaping; and
- e. Site lighting schedule.

28. The decision shall be recorded with the Worcester Registry of Deeds.

## RECORD OF VOTE


This Special Permit shall lapse twenty four (24) months following the grant thereof (excepting such time required to pursue or await the determination of an appeal referred to in M.G.L. c.40A, Section 17).

Appeals, if any, to this decision must be made pursuant to M.G.L. c.40A, Section 17 and must be filed within twenty (20) days after the date of filing of this decision in the office of the Bolton Town Clerk.

This decision shall not take effect until a copy of this decision bearing the certification of the Town Clerk that twenty (20) days have elapsed after this decision has been filed in the office of the Town Clerk, and that no appeal has been filed within said twenty (20) days; or that, if such appeal has been filed, that it has been dismissed or denied. Further, this decision shall not take effect until it is recorded in the Worcester County Registry of Deeds and indexed in the grantor index under the name of the owner record, or is recorded and noted on the owner's certification of title.

The following members of the Board unanimously voted to grant the subject to the above-stated terms: Chairman, David Yesue, Members, Erik Neyland, ~~Jonathan Keep~~, John Karlon, and Danielle Spicer.

  
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David Yesue, Chairman

  
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Jonathan Keep

  
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Danielle Spicer

  
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Erik Neyland

  
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John Karlon

**FILED WITH THE TOWN CLERK**

2016 FEB -8 AM 11:00

Filed with the Town Clerk on February 8, 2016.

Pamela H. Powell

Pamela Powell, Town Clerk

**CERTIFICATE OF NO APPEAL**

The undersigned, being the Town Clerk of the Town of Bolton, certifies that the 20-day appeal period on this decision has passed and there have been no appeals made to this office.

Date: February 29, 2016.

Pamela H. Powell

Pamela Powell, Town Clerk

Copy of Special Permit Findings and Decision mailed to:

Abutters

Surrounding Towns

Bolton Boards and Committees

Applicant

**APPENDIX A RECORD DOCUMENTS**

Original Application Documents

1. Application for Special Permit for Business District, Design Review Board Approval and Site Plan Approval - 470 Main Street, Bolton, MA, prepared for Houde Realty Trust by Ducharme & Dillis Civil Design Group, Inc., dated September 17, 2015:
  - a. Special Permit Application
  - b. Copy of Filing Fee Checks
  - c. Copy of Certified Abutter's List
  - d. Design Review Board Application
  - e. Narrative
  - f. Variance and Findings Decision
  - g. Deed
  - h. Volume Report
2. Stormwater Report - 470 Main Street, Bolton, MA, prepared for Houde Realty Trust by Ducharme & Dillis Civil Design Group, Inc. dated September 11, 2015.
3. Site plans entitled "Site Construction Plan, 470 Main Street, Bolton, MA" prepared for Houde Realty Trust by Ducharme & Dillis Civil Design Group, Inc., dated September 17, 2015, Sheets C1.0 – C6.2 and LA-1.0.

November 18, 2015 Hearing Documents

1. Stormwater Report - 470 Main Street, Bolton, MA, prepared for Houde Realty Trust by Ducharme & Dillis Civil Design Group, Inc. dated November 18, 2015.
2. Site plans entitled "Site Construction Plan, 470 Main Street, Bolton, MA" prepared for Houde Realty Trust by Ducharme & Dillis Civil Design Group, Inc., dated November 18, 2015, Sheets C1.0 – C6.2 and LA-1.0.
3. Draft Special Permit conditions related to building use and sidewalk along frontage prepared by The Law Offices of Paul V. Giannetti.
4. Hi-Lite MFG. Co., Inc. Light Fixture Details.

December 9, 2015 Hearing Documents

1. Site plans entitled "Site Construction Plan, 470 Main Street, Bolton, MA" prepared for Houde Realty Trust by Ducharme & Dillis Civil Design Group, Inc., dated December 4, 2015, Sheets C1.0 – C6.2 and LA-1.0.
2. Photometric plan entitled "Houde – Site Lighting" prepared by Philips dated December 9, 2015, Sheets 1 and 2.
3. Draft Special Permit conditions related to building use and sidewalk along frontage prepared by The Law Offices of Paul V. Giannetti.