

June 5, 2014

Town of Bolton
Planning Department
663 Main Street
Bolton, MA 01740

RE: Special Permit Application & Site Plan Review Application
Bolton Office Park
Proposed Assisted Living Facility
580 Main Street
Bolton, MA 01740

Dear Members of the Board:

Condyne Engineering Services, LLC, on behalf of the applicant Condyne Capital Partners, LLC, is hereby submitting an application for Special Permit and Site Plan Review for the proposed development at 580 Main Street, Bolton, MA. Enclosed please find the permit application and applicable plans and documents as required for submittal.

The subject parcel consists of a total of 39.0 acres currently contains an existing office building and associated parking and utilities. The proposed development consists of dividing the existing 39.0 acre parcel into two parcels. The existing office building would remain on an 18.55 acre lot and the proposed assisted living facility would be on the second parcel which would be the remaining 20.45 acres.

Development Impact Statement

4.6.1 Use Description

The proposed use of lot 1 will continue to be "Office Building" which currently exists under a special permit granted by the Planning Board on October 25th, 1986.

The proposed use of lot 2 will be "Assisted Living Housing" that is allowed by special permit within the Limited Business zoning district. The proposed lot coverage by building for lot 2 will be 2.9%. The proposed total lot coverage including building and impervious pavement is 10.2%. The remaining portions of the lot will be landscaping, grass, and natural areas.

4.6.2. Drainage Calculations

A Stormwater Management Report has been submitted. The report is currently being reviewed by Horseley Witten Group as part of a filing with the Conservation Commission. In summary the site's stormwater will be managed in a similar way as the existing site. The two existing drainage basins will continue to be utilized as well as the additional of additional methods of stormwater treatment will be incorporated. A Stormceptor treatment unit is proposed to treat the runoff that is directed to the front basin. Raingardens have been incorporated to pre-treat the runoff from the existing parking lot in the rear of the property, prior to discharge to the basin in back. Roof runoff from the new facility will be collected and re-used for the irrigation system, as well as excess will be discharged into the rear basin.

4.6.3 Earth Removal Calculations

The proposed projects results in minimal earth removal operations. Some import of fill material is required and the route taken by the necessary trucking activities will depend on the availability of material from local sources. It is presumed that the materials will be imported via route 495 which is in close proximity to the project site.

4.6.4 Traffic Study

The following is a trip generation summary for the proposed facility:

The 60-bed proposed Assisted Living facility would be expected to generate 160 trips (80 in and 80 out) on an average weekday and 132 trips (66 in and 66 out) on a Saturday. These estimates are based on the Institute of Transportation Engineers Trip Generation Manual (9th edition – most recent) for Land Use Code 254 (Assisted Living). The facility is a low generator (8 total trips during the weekday AM peak hour [5 in and 3 out], 13 total trips during the weekday PM peak hour [6 in and 7 out], and 20 total trips during the Saturday midday peak hour [9 in and 11 out]).

Site Plans

12 copies of the site plan have been submitted with the application. The plans consist of overall site plans at a scale of 1"=80' and also have site plans (on two sheets) of 1"=30'. The plans consist of:

- Sheet 1 – Title Sheet (with locus map and zoning summary)
- Sheet 2 – Overall Plan -- Existing Conditions
- Sheet 3 – Detail Plan – Existing Conditions
- Sheet 4 – Overall Plan – Proposed Conditions
- Sheet 5 – Erosion and Sedimentation Control Plan
- Sheet 6 – Layout Plan 1 of 2 (Composite Plan)
- Sheet 7 – Layout Plan 2 of 2 (Composite Plan)
- Sheet 8 – Grading and Drainage Plan 1 of 2
- Sheet 9 – Grading and Drainage Plan 2 of 2
- Sheet 10 – Utility Plan

Sheet 11 – Site Details (Construction Details)
Sheet 12 – Site Details (Construction Details)

Building Elevations and Floor Plans

Twelve copies of the building elevation with building height depicted and floorplans have been included. The following images are concept renderings of the building:



Front Entrance – Angled Elevated View



Front Entrance – Close Street View

Please give me a call at 508-510-6108 if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark D. Dibb".

Mark D. Dibb, P.E.
Civil Engineer