



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: Condyne Capital Partners, LLC
1150 West Chestnut Street
Brockton, MA 02301

Premises: 580 Main Street, Bolton, MA 01740
Bolton Assessor's Map 4.C Parcel 24

Owner: Condyne Capital Partners, LLC
1150 West Chestnut Street
Brockton, MA 02301

Deed Reference: Worcester District Registry of Deeds, Book 3510 Page 534

Date Petition filed with Town Clerk of Bolton, MA: June 18, 2014

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: July 30, 2014, September 10, 2014, October 8, 2014, October 22, 2014,
November 5, 2014, November 19, 2014, December 10, 2014, and January
14, 2015

Members Present: Chairman, Jonathan Keep, Members, David Yesue, John Karlon, and
Erik Neyland

Decision: On February 11, 2015 at 9:30 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 June 18, 2014 Condyne Capital Partners, LLC (hereinafter, the Applicant), applied to the Planning Board (hereinafter, the Board) for a Special Permit to construct an assisted living facility at the premises located at 580 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.C as Parcel 24,

located in the Limited Business Zoning District.

2. A duly posted public hearing was held on July 30, 2014 at 7:30 p.m. in the Board of Selectmen Room of the Town Hall, 663 Main Street, Bolton, MA. Chairman Jonathan Keep read the Notice of Public Hearing for the Special Permit request.
3. The Board continued the hearing to September 10, 2014, October 8, 2014, October 22, 2014, November 5, 2014, November 19, 2014, December 10, 2014, and January 14, 2015.
4. The Board closed the hearing on January 14, 2015. The Board voted on February 11, 2015.

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 Planning 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

1. The Special Permit Rules and Regulations require the submission of a traffic impact study to determine existing traffic conditions, future traffic conditions and mitigation measures. In lieu of this study, the Applicant submitted trip generation data for the proposed assisted living facility based on the Institute of Transportation Engineers Trip Generation Manual (9th edition) for Land Use Code 254. After receiving a written request, the Board agreed to waive this requirement on the basis that the trip generation data provided was sufficient.

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 580 Main Street, Bolton, MA 01740, identified on Bolton Assessor's Map 4.C as Parcel 24, and is owned by Condyne Capital Partners, LLC, 1150 West Chestnut Street, Brockton, MA 02301 (deed reference Book 3510, Page 534). The premises is located in the Limited Business Zoning District.
2. The subject parcel consists of 39.0 acres containing an existing office building known as Bolton Office Park with associated parking and utilities. The proposed development consists of dividing the existing 39.0 acre parcel into two parcels. The existing office building will be located on an 18.55-acre lot and the proposed assisted living facility will be located on a 20.45-acre lot. The frontage associated with the assisted living facility lot will be 200 feet and the frontage associated with the existing office building lot will be 400 feet.
3. The Applicant submitted a complete application in accordance with the Code of the Town of Bolton.
4. The proposed use of the premises, as an assisted living facility, is a use permitted within the Limited Business Zoning District upon issuance of a Special Permit by the Board.
5. The Board heard testimony from Mr. Mark Dibb, P.E. from Condyne Engineering Services, LLC and Mr. Jeffery O'Neil from Condyne Capital Partners, LLC:

The project includes the construction of a proposed 60-bed assisted living facility at 580 Main Street in Bolton, MA. The subject parcel consists of 39.0 acres in the Limited Business Zoning District that will be divided between the existing office building and the proposed assisted living facility. The facility will be comprised of one-bedroom, two-bedroom and studio apartments contained within a single structure. The proposed building will have a footprint of approximately 25,869 square feet. The associated building lot coverage will be 2.9% and the total lot coverage including all impervious area will be 11%. A portion of the existing pavement from the parking lot associated with the office building will be removed to accommodate the proposed assisted living facility. The new building will be located between the office building and the neighboring Bolton Country Manor located at 600 Main Street.

Access to the proposed assisted living facility, Bolton Office Park and Bolton Country Manor will be provided from the original driveway entrance off of Main Street (Route 117). A portion of the driveway will be realigned from the entrance at Bolton Country Manor to the proposed assisted living facility. Signage and pavement markings will be provided to indicate vehicle movement throughout the site. Parking for the assisted living facility will include 60 parking spaces (56 standard parking spaces and four (4) accessible parking spaces). A total of 398 parking spaces will be provided and shared between the existing office building and the proposed assisted living facility.

The facility will be served by both private well and sewage disposal system. The existing wells associated with the existing office building will be used for water service. A new sewage disposal system will be constructed for the proposed assisted living facility.

As part of the development, the parking lot located towards the front of the property associated with the existing office building will be expanded to the northwest to provide 40 additional parking spaces.

The existing on-site stormwater management system will remain in place using the two existing detention basins. The drainage system associated with the detention basin located at the front of the property will be improved with the installation of deep sump hooded catch basins, a Stormceptor unit and underground infiltration chambers. A portion of the roof runoff from the proposed assisted living facility will be captured in an underground holding tank and used for irrigation of the landscape areas. The drainage system associated with the detention basin located at the rear of the property will be improved with the installation of several bio-retention areas. The purpose of the proposed best management practices will be to treat and infiltrate runoff generated by existing and new pavement associated with the development. The modified stormwater management system will satisfy the requirements of the MassDEP Stormwater Standards as well as prevent any off-site flooding or increases in runoff to adjoining properties.

Site lighting will be provided from a combination of existing and proposed light poles. There will be four (4) new light poles to illuminate the driveway and parking lots as well as new lighting for building signage and a main sign. All proposed light fixtures associated with the development will be full cutoff light fixtures.

The project will result in minimal earth removal operations. Some import of fill material will be required to construct the septic system, landscaped area, driveway, and parking lots.

The project will generate approximately 160 vehicle trips (80 vehicle trips in and 80 vehicle trips out) on an average weekday and 132 trips (66 vehicle trips in and 66 vehicle trips out) on a Saturday. These estimates are based on the Institute of Transportation Engineers Trip Generation Manual (9th edition) 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]).

B. Specific Findings

1. The Applicant's site plans provide safe vehicle access to and from Main Street using the existing driveway entrance. An existing turning lane is provided for vehicles traveling west bound on Route 117 for entry into 580 Main Street.
2. The premises will have easy and safe pedestrian access to and from the site. Accessible sidewalks that are ADA compliant will be provided throughout the premises and along the entire length of frontage at 580 Main Street.
3. The nature of the proposed use combined with the review of the Design Review Board indicates adequate provisions are in place to eliminate undesirable visual, noise, odors, or similar impacts on adjoining properties.
4. All proposed light fixtures including pole lights, yard sign lights and building sign lights will be full cutoff light fixtures also known as dark sky compliant set forth by the International Dark Sky Association. The mounting height of the pole lights will not exceed 20 feet in accordance with Section 250-23.G.(8)(10) of the Code of the Town of Bolton.
5. The proposed use will not result in any on-site and off-site litter and/or debris.
6. All trash generated by the proposed use will be collected in a dumpster located to the north of the proposed assisted living facility and regularly disposed off-site. To provide adequate screening, the dumpster will be enclosed with a stockade fence having a minimum height of six (6) feet in accordance with Section 250-23.G.(7) of the Code of the Town of Bolton.
7. Improvements to the stormwater management system are designed in accordance with the Massachusetts Stormwater Handbook dated February 2008. Maintenance of said system will be in accordance with the Operation and Maintenance Plan dated November 18, 2014.
8. The Applicant will install a new septic system in compliance with Title V.

9. The Applicant will construct a gravel drive to provide access to the surrounding town land (Bolton Assessor's Map 4.C Parcel 38) located behind 580 Main Street. The gravel drive will be constructed in accordance the approved site plans.
10. The Applicant will provide an easement to Bolton Country Manor for the use and maintenance of 15 additional parking spaces as shown on the approved site plans. Bolton Country Manor will provide indemnification to the Applicant as part of this agreement. The Applicant will also provide materials and construct the 15 parking spaces as a voluntary gift to Bolton Country Manor.
11. The Applicant will use the fire pond located at 580 Main Street (i.e., detention basin located at the front of the property) for fire protection of their proposed assisted living facility. The Applicant will also install a dry hydrant at the rear detention basin for added fire protection per Bolton Fire Department specifications.
12. The Applicant will maintain the life flight-landing zone located in the rear parking lot of 580 Main Street for use by emergency personnel.
13. The proposed use will result in no exhaust fumes or emissions from the premises other than normal automobile traffic emissions.
14. The project meets the design review criteria set forth in Section 250-23.G of the Code of the Town of Bolton as reflected by the Design Review Board process.
15. The proposed use will be in harmony with the general intent and purpose of the Zoning Bylaw and not detrimental to the neighborhood.
 - a. The proposed use is a clean operation that is an allowed use in the Limited Business Zoning District upon issuance of a Special Permit by the Board.
 - b. The building is tastefully designed to be consistent with the historical nature of Main Street.
 - c. The Applicant's site plans have been thoroughly reviewed by the Design Review Board.
16. Bolton Office Park will continue to operate under a Special Permit granted by the Planning Board on October 25, 1986.

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 for an assisted living facility at 580 Main Street, Bolton, MA with the following conditions:

1. 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.

2. Any changes to the approved site plans shall require the Applicant to inquire of the Board in writing whether the change is a minor modification, an amendment to the Special Permit, and/or requires further review by the Design Review Board.
3. The Applicant shall submit the hours of operation for the proposed assisted living facility including employee shifts and visiting hours prior the issuance of the Applicant's certificate of occupancy.
4. All proposed light fixtures including pole lights, ornamental lights, yard sign lights, and building sign lights shall be full cutoff light fixtures also known as dark sky compliant set forth by the International Dark Sky Association. The mounting height of the pole lights shall not exceed 20 feet in accordance with Section 250-23.G.(8)(10) of the Code of the Town of Bolton.
5. A lighting schedule associated with the proposed assisted living facility shall be submitted to the Board for review and approval prior to the issuance of the Applicant's certificate of occupancy.
6. The Applicant shall submit all details for signage and light fixtures as well as building material samples for cladding, trim, roof, and windows to the Design Review Board for their approval prior to the issuance of a building permit. This condition is agreed upon by the Applicant and the Board in lieu of submitting this information during the public hearing process.
7. The premises shall have easy and safe pedestrian access to and from the site. Accessible sidewalks that are ADA compliant shall be provided throughout the premises and along the entire length of frontage at 580 Main Street. The Applicant shall be responsible for the maintenance and snow removal of the sidewalks.
8. All trash generated by the proposed use shall be collected in a dumpster located to the north of the proposed assisted living facility and regularly disposed off-site. To provide adequate screening, the dumpster shall be enclosed with a stockade fence having a minimum height of six (6) feet in accordance with Section 250-23.G.(7) of the Code of the Town of Bolton.
9. The Applicant shall construct a gravel drive that extends to their property boundary as shown on the approved site plans to access the surrounding town land (Bolton Assessor's Map 4.C Parcel 38) located behind 580 Main Street. The gravel drive shall be 18 feet wide and comprised of eight (8) inches of compacted gravel as shown on the approved site plans. The gravel material shall conform to MHD Specification M1.03.0 Type C (no stones over two [2] inches). Maintenance of the gravel drive shall not extend beyond a two (2) foot shoulder.

10. The Applicant shall provide an easement to Bolton Country Manor for the use and maintenance of 15 additional parking spaces as shown on the approved site plans. Bolton Country Manor shall provide indemnification to the Applicant as part of this agreement. The DRAFT language associated with the easement and the indemnification shall be provided to the Board by April 1, 2015 with the understanding that modifications to the language shall be allowed after said date. The easement shall be recorded and the Book and Page numbers provided to the Board prior to the issuance of the Applicant's building permit. The Applicant shall also provide materials and construct the 15 parking spaces as a voluntary gift to Bolton Country Manor. The parking spaces shall be completed prior to the issuance of the Applicant's certificate of occupancy.
11. The Applicant shall use the fire pond located at 580 Main Street (i.e., detention basin located at the front of the property) for fire protection of their proposed assisted living facility. The Applicant shall also install a dry hydrant at the rear detention basin for added fire protection per Bolton Fire Department specifications.
12. The Applicant shall maintain the life flight-landing zone located in the rear parking lot of 580 Main Street for use by emergency personnel.
13. The Applicant shall maintain six (6) of the eight (8) mature trees located within the median of the existing driveway in accordance with the approved site plans. Orange snow fencing shall be installed around the drip line of the remaining tree located at the "limit of saw cut pavement" prior to the commencement of any site work. No vehicles or construction materials shall be stored within the area between the fencing and the tree. The fencing shall remain in place until construction is completed and the Board has approved the removal of the fencing.
14. The Applicant shall replace all eight (8) of the mature trees to be removed for the northwest expansion of the parking lot associated with the existing office building in accordance with Section 250-23.G.(8)(b) of the Code of the Town of Bolton. The new trees shall be 2½-inch caliper shade trees (e.g., Oaks, Maples, Sweetgum) and placed in the vicinity of the new parking lot.
15. The stormwater management system shall be maintained in accordance with the Operation and Maintenance Plan dated November 18, 2014. Copies of said plan shall be provided to all facility management companies associated with the Bolton Office Park and proposed assisted living facility.
16. The Applicant shall obtain any and all easements necessary to build and maintain the drainage infrastructure. All easements shall be recorded and the Book and Page numbers provided to the Board prior to issuance of the Applicant's certificate of occupancy.
17. Prior to the commencement of any site work, the Applicant shall submit a copy of the NPDES Stormwater Pollution Prevention Plan (SWPPP) to the Board (required for [1] acre or more of alteration). Copies of the SWPPP inspection reports shall be submitted regularly to the Board in an electronic format (townplanner@townofbolton.com).

18. 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.
19. 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.
20. During construction the driveway entrance into the Bolton Country Manor shall be adequately maintained for vehicle and pedestrian access.
21. 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. SWPPP inspection reports;
 - d. Fill material certification;
 - e. Construction phasing;
 - f. Access to Bolton Country Manor during construction;
 - g. Installation of erosion and sedimentation controls;
 - h. Identification of trees to be protected;
 - i. Staging areas for equipment and materials;
 - j. Removal of vegetation and topsoil;
 - k. Grading and general site mitigation measures;
 - l. Types and numbers of vehicles and vehicle trips involved with construction;
 - m. Drainage system construction;
 - n. Parking construction;
 - o. Construction of the 18-foot wide gravel access drive;
 - p. Construction of the Bolton Country Manor parking spaces;
 - q. Identification of the site supervisor; and
 - r. Identification of all contractors, field engineers, and all other professionals that will be involved in the implementation of the project.
22. Written notice shall be sent to the Board advising the Board that construction will commence not sooner than seven (7) days from the date of the notice given.
23. 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 at all times.
24. 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.

25. 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.
26. 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 outside peak hours of travel.
27. 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.
28. The Applicant shall maintain records of where fill is coming from and provide certification to the Town that the fill is free of contamination.
29. 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. Construction of the 18-foot wide gravel access drive;
 - e. Construction of Bolton Country Manor parking spaces;
 - f. Landscaping; and
 - g. Site lighting schedule.
30. Bolton Office Park shall continue to operate under a Special Permit granted by the Planning Board on October 25, 1986.
31. The decision shall be recorded with the Worcester Registry of Deeds.

RECORD OF VOTE

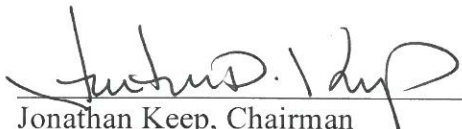
This Special Permit shall lapse twenty four (24) months following the grant thereof (excepting such time required to pursue or await the determination of an appeal referred to in M.G.L. c.40A, Section 17).

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, Jonathan Keep, Members, David Yesue, John Karlon, and Erik Neyland.


Jonathan Keep, Chairman
(On behalf of the Planning Board)

FILED WITH THE TOWN CLERK

Filed with the Town Clerk on February 17, 2015.

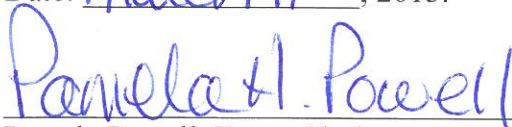

Pamela Powell, Town Clerk

2015 FEB 17 PM 12:30

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: March 11, 2015.


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 prepared for Condyne Capital Partners, LLC, 1150 West Chestnut Street, Brockton, MA 02301 prepared by Condyne Engineering Services, LLC dated June 5, 2014:
 - a. Application Form
 - b. Check for Application Fee
 - c. Development Impact Statement
 - d. Certified Abutters List prepared by Cynthia Bradbury dated June 11, 2014
2. Stormwater Management Report prepared for Bolton Office Park, 580 Main Street, Bolton, MA by Condyne Engineering Services, LLC revised May 5, 2014
3. Plans entitled "Site Plans Assisted Living Redevelopment Bolton Office Park, 580 Main Street, Bolton, Massachusetts" prepared by Condyne Engineering Services, LLC dated March 7, 2014 and revised 5/5/14; Sheets C1 – C12
4. Plans entitled "First Floor Plan" & "Second Floor Plan" prepared for Bolton Office Park, 580 Main Street, Bolton, MA by BKA Architects, Inc.
5. Plan entitled "Conceptual Exterior Elevations" prepared for Bolton Office Park, 580 Main Street, Bolton, MA by BKA Architects, Inc. dated April 25, 2014

September 10, 2014 Hearing Documents

1. Plan entitled "Planting Plan" prepared for Bolton Office Park, 580 Main Street, Bolton, MA by Sean Papich Landscape Architecture dated July 25, 2014

October 8, 2014 Hearing Documents

1. Plans entitled "Site Plans Assisted Living Redevelopment Bolton Office Park, 580 Main Street, Bolton, Massachusetts" prepared by Condyne Engineering Services, LLC dated March 7, 2014 revised 5/5/14, 9/26/14; Sheets C1 – C15
2. Plan entitled "Planting Plan" prepared for Bolton Office Park, 580 Main Street, Bolton, MA by Sean Papich Landscape Architecture dated July 25, 2014 and revised 9/30/14
3. Response to Comments Letter prepared by Condyne Engineering Services, LLC regarding First Peer Review for Assisted Living Redevelopment dated September 30, 2014

November 5, 2014 Hearing Documents

1. Traffic Report – Waiver Request from Condyne Engineering Services, LLC dated November 4, 2014

November 19, 2014 Hearing Documents

1. Plans entitled "Site Plans Assisted Living Redevelopment Bolton Office Park, 580 Main Street, Bolton, Massachusetts" prepared by Condyne Engineering Services, LLC dated March 7, 2014 and revised 5/5/14, 9/26/14, 11/18/14; Sheets C1 – C15
2. Bolton Design Review Board Minutes from October 21, 2014 and November 10, 2014

January 14, 2014 Hearing Documents

1. Checklist of Items prepared by Condyne Engineering Services, LLC
2. Plans entitled "Site Plans Assisted Living Redevelopment Bolton Office Park, 580 Main Street, Bolton, Massachusetts" prepared by Condyne Engineering Services, LLC dated March 7, 2014 and revised 5/5/14, 9/26/14, 11/18/14, 1/6/15; Sheets C1 – C15
3. Plans entitled "First Floor Plan" & "Second Floor Plan" prepared for Bolton Office Park, 580 Main Street, Bolton, MA by BKA Architects, Inc. dated December 10, 2014
4. Plan entitled "Conceptual Exterior Elevations" prepared for Bolton Office Park, 580 Main Street, Bolton, MA by BKA Architects, Inc. dated January 7, 2015
5. Plan entitled "Planting Plan" prepared for Bolton Office Park, 580 Main Street, Bolton, MA by Sean Papich Landscape Architecture dated July 25, 2014 and revised 9/30/14, 12/31/14
6. Photometric Plan prepared for the Bolton Project by NELIGHT dated December 5, 2014
7. Bolton Design Review Board Minutes from January 7, 2014
8. Operation & Maintenance Plan prepared by Condyne Engineering Services, LLC dated March 6, 2014 and revised 5/5/14, 10/16/14, 11/18/14
9. Plan entitled "Assisted Living Facility Bolton Office Park BMP Location Plan to Accompany the Operation and Maintenance Plan" prepared by Condyne Engineering Services, LLC dated November 18, 2014

Comments

1. Memo from Mobility and Public Ways Safety Committee dated August 20, 2014
2. Letter to Jonathan Keep, Chairman of Town of Bolton Planning Board, from Doris Ettinger, Chairman of Bolton Council on Aging, dated August 7, 2014
3. Letter to Bolton Planning Board from Terry Abdalian, President of Friends of Bolton Seniors, Inc., dated August 31, 2014
4. Memorandum from Town Planner dated July 30, 2014
5. First Peer Review Letter for Assisted Living Redevelopment to Bolton Conservation Commission from Horsley Witten Group, Inc. dated June 11, 2014
6. Second Peer Review Letter for Assisted Living Redevelopment to Bolton Conservation Commission from Horsley Witten Group, Inc. dated October 9, 2014

7. Third Peer Review Letter for Assisted Living Redevelopment to Bolton Conservation Commission from Horsley Witten Group, Inc. dated November 3, 2014
8. Email Correspondence from Linda Kirwan of RCAP Solutions for Bolton Country Manor dated 11/4/14 and 11/19/14
9. Email Correspondence from Pat Bensetler dated 8/3/14 and 9/21/14
10. Email Correspondence from Terry Abdalian dated 9/21/14