

Article 7: Amendment to the Code of the Town of Bolton, Division I, Part III. Zoning Bylaw, Chapter 250. Zoning, Article V. Special Regulations, Section 250-23. Business, commercial and industrial regulations - to Amend Subsection G. Design review criteria

To see if the Town will vote to amend the Code of the Town of Bolton, Division I, Part III. Zoning Bylaw, Chapter 250. Zoning, Article V. Special Regulations, Section 250-23.G. Design Review Criteria as follows (deletions in *parenthesis and italics*) and additions are underlined):

§250-23. Business, commercial and industrial regulations

G. Design review criteria. The Planning Board shall consider the following additional design criteria in conducting special permit review for all developments of business or mixed-use properties subject to special permit review under the Town of Bolton Zoning Bylaw. The Board of Selectmen may also use these criteria in undertaking site plan review for all business projects in the Town of Bolton subject to site plan review. The Board of Appeals shall also consider these criteria in review of special permits and variances for all business and industrial uses. The Planning Board, from time to time, may adopt additional design review guidelines regulations to advance the goals of this section and to provide more detailed examples for prospective developers. [Added 5-2-2011 ATM by Art. 16]

(13) Stormwater. Stormwater management shall comply with the following requirements:

- (a) Massachusetts Stormwater Management Policy set forth in the latest edition of the Massachusetts Department of Environmental Protection Stormwater Handbook.
- (b) Rainfall data set forth in the latest edition of the National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Cartographic Maps of Precipitation Frequency Estimates.
- (c) Post-development peak discharge volumes shall meet pre-development peak discharge volumes for the 2, 10, 25, and 100 year 24 hour storm events to prevent downstream flooding on neighboring properties.

and further that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of Bolton; or take any other action relating thereto.

Sponsor: Planning Board

Summary: This bylaw amendment will provide additional stormwater requirements to commercial developments to be built or expanded in Bolton. Developers will be required to meet the Massachusetts Stormwater Policy outlined in the MassDEP Stormwater Handbook as well as use the latest rainfall data from NOAA. In addition, developers will not be able to exceed stormwater runoff volumes generated from pre-development conditions in order to prevent downstream flooding. The intent of this bylaw amendment is to plan and prepare for climate change.

Board of Selectmen Recommendation: Approved (3 in favor, 0 opposed)

Advisory Committee Recommendation:

Vote Required: 2/3 Majority

Article 8: Amendment to the Code of the Town of Bolton, Division I, Part III. Zoning Bylaw, Chapter 250. Zoning, Article IV. General Regulations, Section 250-17. Driveways and parking - to Amend Subsection B. Common driveways serving three lots to five lots.

To see if the Town will vote to amend the Code of the Town of Bolton, Division I, Part III. Zoning Bylaw, Chapter 250. Zoning, Article IV. General Regulations, Section 250-17.B. Common driveways

serving three lots to five lots as follows (deletions in *(parenthesis and italics)* and additions are underlined):

§250-17. Driveways and parking

B. Common driveways serving three lots to five lots.

- (5) The common driveway must meet the design criteria of this bylaw, and any additional design criteria established by the Planning Board in regulations duly voted by said Board according to law.
- (b) When deciding whether or not to grant a special permit to create a common driveway, the Planning Board should consider:
 - [1] The safety of the common driveway, as designed, for normal use.
 - [2] The safety of the intersection with the Town way.
 - [3] The adequacy of the legal agreements for maintenance and access.
 - [4] The adequacy of the common driveway to provide access to vehicles carrying materials which are potentially hazardous if spilled, such as home heating oil.
 - [5] The environmental impact on wetlands and water resource areas (.) as defined in the Wetlands Protection Act, (M.G.L., c. 131, § 40) and Bolton's Wetlands Bylaw, Chapter 233, from the overall project development within the limit of work area.

and further that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of Bolton; or take any other action relating thereto.

Sponsor: Planning Board

Summary: This bylaw amendment serves to update the Planning Board criteria when deciding whether to grant a special permit for a common driveway serving three to five lots to include the environmental impact on wetlands and water resource areas from the overall project development. The overall project refers to the development within the limit of work area. Currently the bylaw is ambiguous and could be interpreted to account for environmental impact from the common driveway only. This bylaw amendment serves to further protect Bolton's wetland resource areas as defined in Bolton's Wetlands Bylaw.

Board of Selectmen Recommendation: Approved (3 in favor, 0 opposed)

Advisory Committee Recommendation:

Vote Required: 2/3 Majority

Article 9: Amendment to the Code of the Town of Bolton, Division I, Part III Zoning Bylaw to Amend One Building per Lot for Business, Limited Business and Industrial Uses.

To see if the Town will vote to amend the Code of the Town of Bolton, Division I, Part III. Zoning Bylaw, Chapter 250. Zoning, Article V. Special Regulations, Section 250-13.C. One Building per Lot as follows (deletions in *(parenthesis and italics)* and additions are underlined):

§250-13

C. One Building per lot.

- (1) Residential use. Not more than a single dwelling shall be erected or moved onto a lot unless allowed by special permit under *(the Barn, Stable and Carriage House Preservation Bylaw,*

Chapter 151, Historic Preservation, Article I, of the Code of the Town of Bolton) §250-27.1 of this Zoning Bylaw [Amended 10-16-2013 STM by Art. 4]

- (2) Other uses. *(Not more than a single principal building, regardless of use, shall be erected or moved onto a lot.)* More than one principal building may be allowed for uses identified under §250-12 of this Zoning Bylaw requiring a special permit from the Planning Board.

and further that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of Bolton; or take any other action relating thereto.

Sponsor: Planning Board

Summary: This bylaw amendment is intended to provide flexibility to business owners to develop commercial properties in harmony with the existing character of Bolton by discouraging the use of strip malls/large singular structures by allowing multiple buildings. Multiple buildings are also intended to encourage parking on the side and/or rear of a building (in order to provide shared parking between buildings) versus the front of the property towards the public way.

Board of Selectmen Recommendation: Approved (3 in favor, 0 opposed)

Advisory Committee Recommendation:

Vote Required: 2/3 Majority

Article 10: Amendment to Bolton's Town Base Map and Zoning Map Concerning the Main Street and Forbush Mill Road Area, the 495 Interchange Area, the Area Along Main Street Near the Stow Line, and the Mixed Use Village Overlay District

To see if the Town will vote as follows:

1. To amend the Bolton, Massachusetts Town Base Map and Zoning Map dated September 2016 to amend district boundary lines for Business, Limited Business, and Industrial Zoning Districts to resemble existing parcel boundary lines, and amend corresponding boundary lines of the Wireless Communications Overlay Districts, affecting the following parcels:

Assessors Map & Parcel Number	Address	Existing Zoning Districts	Proposed Zoning District
INDUSTRIAL DISTRICT			
4.E-35	0 Annie Moore Road (Conservation)	Residential & Industrial	Residential
5.E-10.A	0 RT 117 & Stow Line 1R	Industrial (Bolton) & Residential (Stow)	Residential
5.E-52	194 Annie Moore Road	Residential & Industrial	Residential
5.E-59	51 Bolton Woods Way	Residential & Industrial	Residential
5.E-60	53 Bolton Woods Way	Residential & Industrial	Residential
5.E-70	73 Bolton Woods Way	Residential & Industrial	Residential
5.E-71	75 Bolton Woods Way	Residential & Industrial	Residential
5.E-72	77 Bolton Woods Way	Industrial	Residential
5.E-73	76 Bolton Woods Way	Industrial	Residential
5.E-74	74 Bolton Woods Way	Industrial	Residential
5.E-75	72 Bolton Woods Way	Industrial	Residential

5.E-76	70 Bolton Woods Way	Industrial	Residential
5.E-77	68 Bolton Woods Way	Industrial	Residential
5.E-78	66 Bolton Woods Way	Residential & Industrial	Residential
5.E-79	64 Bolton Woods Way	Residential & Industrial	Residential
5.E-81	60 Bolton Woods Way	Residential & Industrial	Residential
5.E-82	58 Bolton Woods Way	Residential & Industrial	Residential
5.E-83	56 Bolton Woods Way	Industrial	Residential
5.E-84	54 Bolton Woods Way	Industrial	Residential
5.E-85	52 Bolton Woods Way	Industrial	Residential
5.E-86	50 Bolton Woods Way	Industrial	Residential
5.E-87	Bolton Woods Way	Residential & Industrial	Residential
5.E-91	0 RT 117 & Stow Line 3R	Industrial (Bolton) & Residential (Stow)	Residential
5.E-95	0 Main Street (Town Land)	Industrial	Residential
5.E-96	0 Main Street (Town Land)	Industrial	Residential
5.E-98	41 Bolton Woods Way	Residential & Industrial	Residential
5.E-99	43 Bolton Woods Way	Residential & Industrial	Residential
BUSINESS DISTRICT AT ROUTE 495			
4.D-28	460 Main Street (Ex. Gas Station)	Business & Residential	Business
4.D-30	0 Main Street	Business & Residential	Business
4.D-33	0 Main Street	Business & Residential	Business
4.D-34	506 Main Street	Business & Residential	Business
4.D-61	476 Main Street (Country Cupboard)	Business & Residential	Business
4.D-71	0 Main Street	Residential & Business	Residential
LIMITED BUSINESS DISTRICT AT ROUTE 495			
3.C-23	0 ADJ 495	Residential & Limited Business	Residential
3.C-24	0 S Bolton Road & RT 495	Residential & Limited Business	Residential
3.C-43.1	0 S Bolton Road	Residential & Limited Business	Residential
4.C-26	Craftsman Village	Limited Business & Residential	Residential
4.C-27	579 Main Street (Bolton Global Capital)	Limited Business & Residential	Limited Business
4.C-70	Craftsman Village	Limited Business	Residential
4.C-71	Craftsman Village	Limited Business	Residential
4.C-72	Craftsman Village	Limited Business	Residential
4.C-73	Craftsman Village	Limited Business	Residential
4.D-1	47 Sugar Road (Colonial Candies)	Limited Business & Residential	Limited Business

LIMITED BUSINESS/BUSINESS DISTRICT AT FORBUSH MILL ROAD			
5.B-57	113 Wilder Road	Residential & Business	Residential
6.A-4	125 Still River Road (Bolton Orchards)	Residential & Business	Residential
6.B-0	40 Forbush Mill Road	Residential & Business	Residential
6.B-2	25 Forbush Mill Road (Liquor Store)	Business & Residential	Business
6.B-4	1084 Main Street (Keller Williams)	Business & Limited Business	Business
6.B-177	Tadmor Subdivision	Residential & Business	Residential
6.B-178	Tadmor Subdivision	Residential & Business	Residential
6.B-187	Tadmor Subdivision (Conservation)	Residential & Business	Residential
6.B-188	Tadmor Subdivision (Conservation)	Residential & Business	Residential

Refer to <https://www.townofbolton.com/home/pages/may-6th-2019-zoning-map-amendments>.

2. To amend the Code of the Town of Bolton, Division I, Part III. Zoning Bylaw, Chapter 250. Zoning, Article V. Special Regulations, Section 250-23.2. Mixed Use Village Overlay District, Section A as follows (deletions in *parenthesis and italics*) and additions are underlined):

§250-23.2. Mixed Use Village Overlay District.

- A. Location. The Mixed Use Village Overlay District includes properties east and west of the intersection of I-495 and Route 117 zoned Business(,) and Limited Business (*and Residential*) and designated on the Bolton Assessors Map as Map 4C, Parcel 24; Map 4C, Parcel 35; Map 4C, Parcel 39; Map 4D, Parcel 21; Map 4D, Parcel 28; Map 4D, Parcel 29; Map 4D, Parcel 30; Map 4D, Parcel 33; Map 4D, Parcel 34; and Map 4D, Parcel 61(;
(and) the portion of Map 4D, Parcel 71 zoned Business).

AND

3. To amend the Code of the Town of Bolton, Division I, Part III. Zoning Bylaw, Chapter 250. Zoning, Article VI. Definitions, Section 250-28. Terms defined, by amending the definition of Base Map, as follows (deletions in *parenthesis and italics*) and additions underlined;

BASE MAP

The Base Town Map and Zoning District Map shall be known as and referred to in the Town of Bolton Zoning Bylaws as the "Base Map(.)" (*The Base Map is the map prepared by Ducharme & Dillis Civil Design Group, Inc.,*) revised (*September 2016*) May 6, 2019 and on file with the Town Clerk.^[1]

[Added 5-4-1998 ATM by Art. 18; amended 5-4-2004 ATM by Art. 22; 11-14-2005 STM by Art. 4; 7-14-2008 STM by Art. 1; 5-7-2012 ATM by Art. 26]

and further that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of Bolton; or take any other action relating thereto.

Sponsor: Planning Board

Summary: The amendments to Bolton's Town Base Map & Zoning Map are intended to reduce the number of parcels split between zoning districts by matching the Business, Limited Business and Industrial Zoning District boundaries to parcel boundaries, to avoid the zoning problems associated with split lots. The amendments will also eliminate existing residential/conservation properties from the Business, Limited Business and Industrial Zoning Districts including, but not limited to, parcels in Bolton Woods Way, Craftsman Village at Brigham Farm and Tadmor Subdivision, as those properties are no longer appropriate for commercial development. The amendment also serves to update the Mixed Use Village Overlay District to accommodate the new zoning district boundaries with respect to Parcel 4.D-71, located at the intersection of Main Street and Hudson Road, so that all properties located within the Mixed Use Village Overlay District will be located in the Business and Limited Business Zoning Districts only.

Board of Selectmen Recommendation: Approved (3 in favor, 0 opposed)

Advisory Committee Recommendation:

Vote Required: 2/3 Majority

Article 11: Amendment to the Code of the Town of Bolton, Division I, Part III. Zoning Bylaw, Chapter 250. Zoning, to Add Warehouse and Self-Storage Facilities to the Schedule of Permitted Uses and Add Definitions for Light Manufacturing, Research and Development Laboratories, Self-Storage Facilities, and Warehouse

To see if the Town will vote as follows:

1. To amend the Code of the Town of Bolton, Division I, Part III. Zoning Bylaw, Article III. Zoning District Regulations, Section 250-12. Schedule of permitted uses, as follows (deletions in *parenthesis and italics*) and additions underlined;

Types of Uses	Residential	Business	Limited Business	Industrial	Limited Creation Business
Manufacturing and processing	No	No	No	SP	No
Light manufacturing (see 250-23)	No	No	No	SP	No
Research and development laboratories	No	No	No	SP	No
Bulk storage**	No	No	No	SP	No
Industry-occupied trailer	No	No	No	No	No
<u>Warehouse</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>SP</u>	<u>No</u>
<u>Self-storage facilities</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>SP</u>	<u>No</u>

AND

2. To amend the Code of the Town of Bolton, Division I, Part III. Zoning Bylaw, Chapter 250. Zoning, Article VI. Definitions, Section 250-28. Terms defined, by adding the definitions of Light Manufacturing, Research and Development Laboratories, Self-Storage Facilities, and Warehouse, as follows (deletions in *parenthesis and italics*) and additions underlined;

LIGHT MANUFACTURING

The fabrication, processing, packaging, or assembly operations employing only electric or other substantially noiseless and inoffensive motor power, utilizing hand labor or quiet machinery and processes, and free from neighborhood disturbing agents such as odors, gas, fumes, smoke, cinders, refuse matter, electromagnetic radiation, heat, or vibration; provided that there is no outside storage of materials or finished goods.

RESEARCH AND DEVELOPMENT LABORATORIES

Research and development laboratories in the fields of biotechnology, medical, pharmaceutical, physical, environmental, biological, and behavioral sciences as well as software and electronic design; wholly within an enclosed building.

SELF-STORAGE FACILITIES

A building consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods, automobiles, boats, or contractors supplies.

WAREHOUSE

A building used primarily for the enclosed storage of goods and materials for distribution, but not for sale on the premises, excluding mini or self-storage facilities. Support facilities such as office and administrative included.

and further that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of Bolton; or take any other action relating thereto.

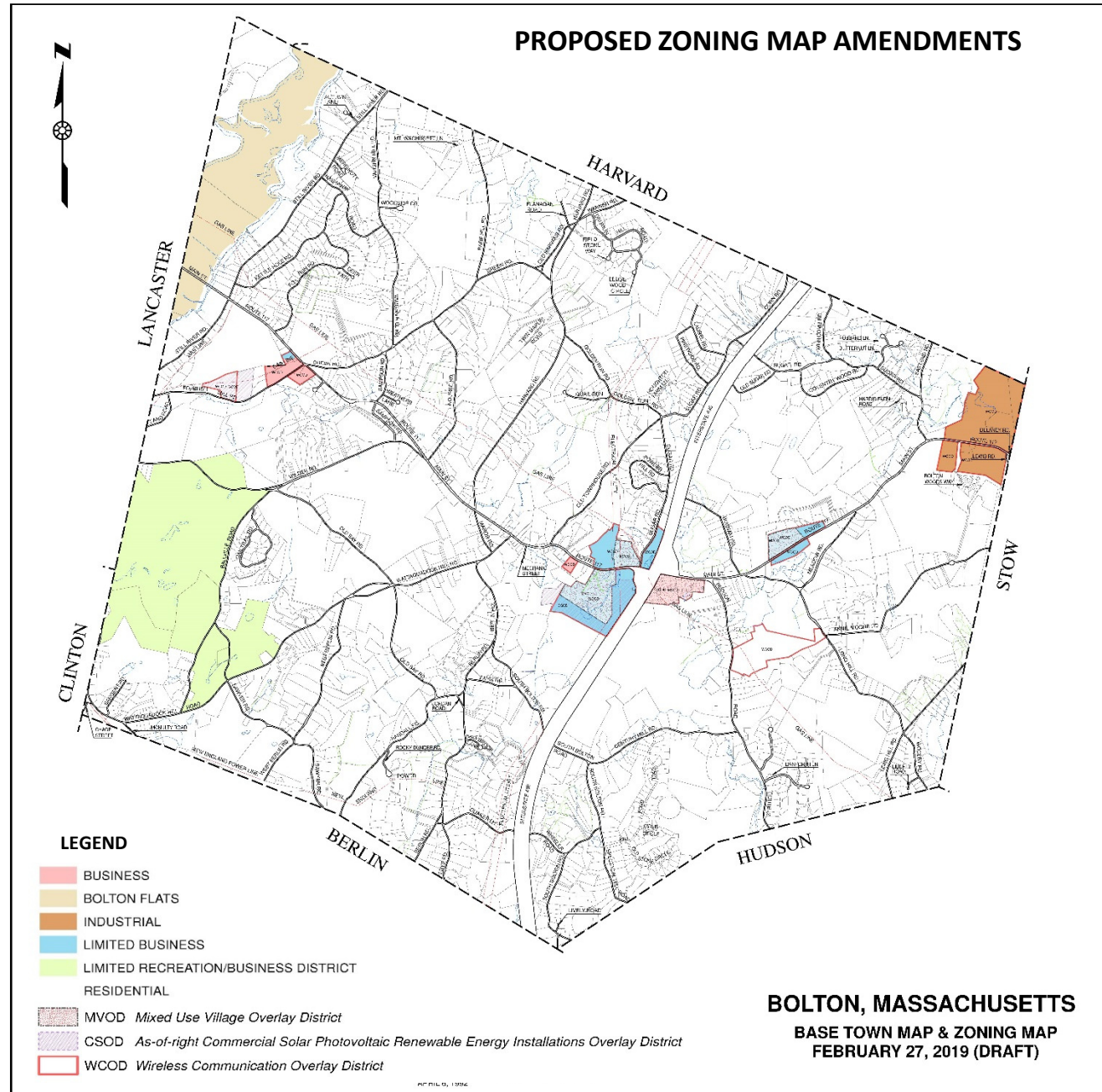
Sponsor: Planning Board

Summary: This bylaw amendment adds Warehouse and self-storage facilities to the schedule of permitted uses as allowed uses in the Industrial District. A "SP" means a use allowed by special permit acted on by the Planning Board. In addition, this bylaw amendment also adds definitions for Light Manufacturing, Research and Development Laboratories, Self-Storage Facilities, and Warehouse to Bolton's Zoning Bylaw, to provide further clarification of the uses and assist the Town in regulating allowed uses in the Industrial District. Light Manufacturing and Research and Development Laboratories are currently allowed by special permit in Bolton.

Board of Selectmen Recommendation: Approved (3 in favor, 0 opposed)

Advisory Committee Recommendation:

Vote Required: 2/3 Majority

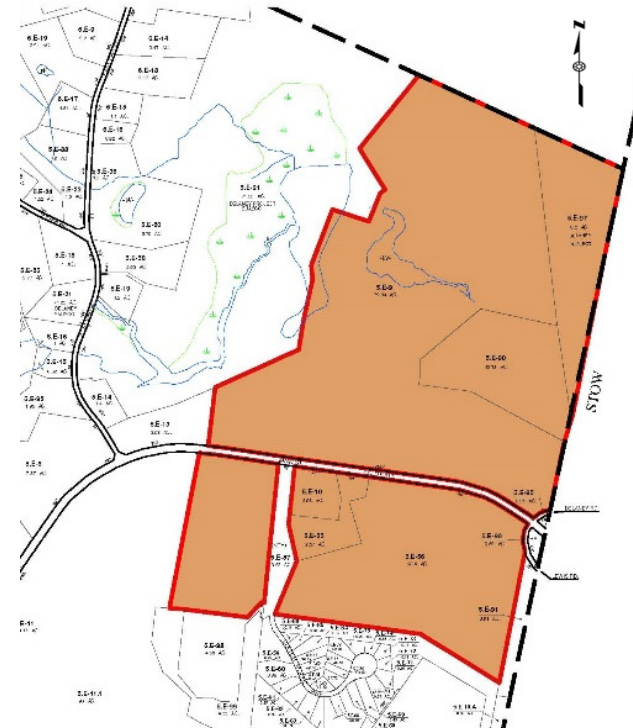
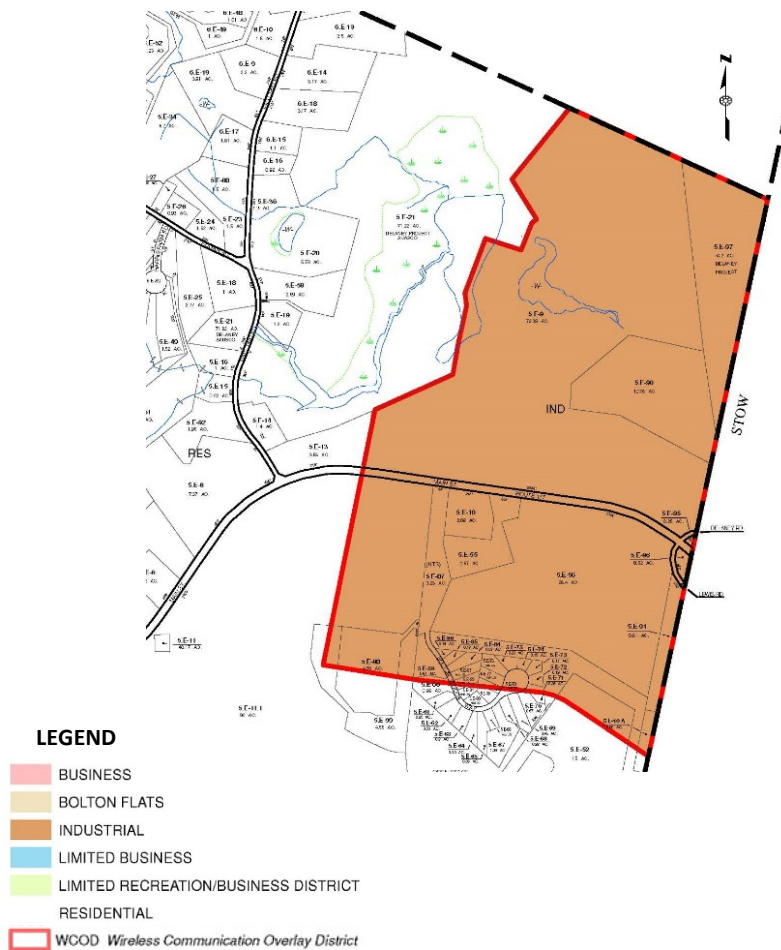




INDUSTRIAL DISTRICT (STOW TOWN LINE)

CURRENT ZONING

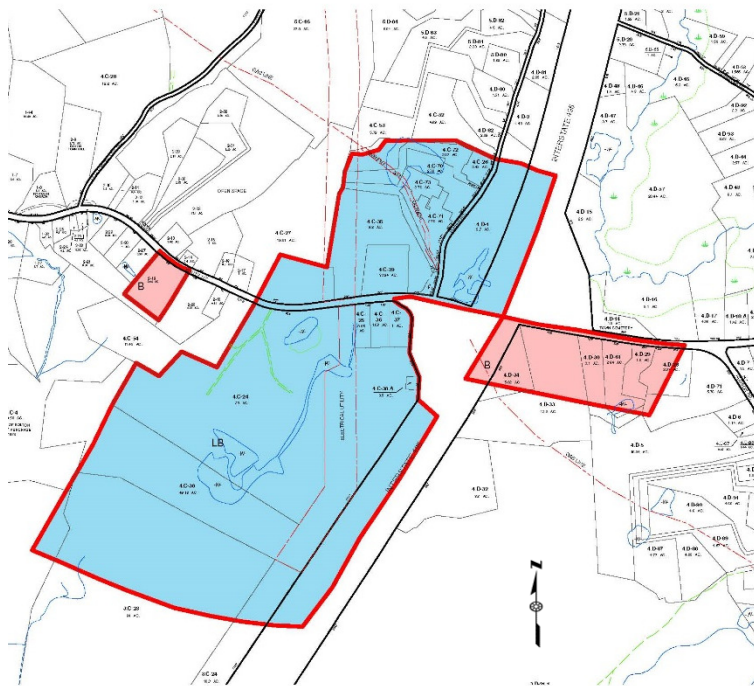
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LIMITED BUSINESS/BUSINESS DISTRICTS AT ROUTE 495

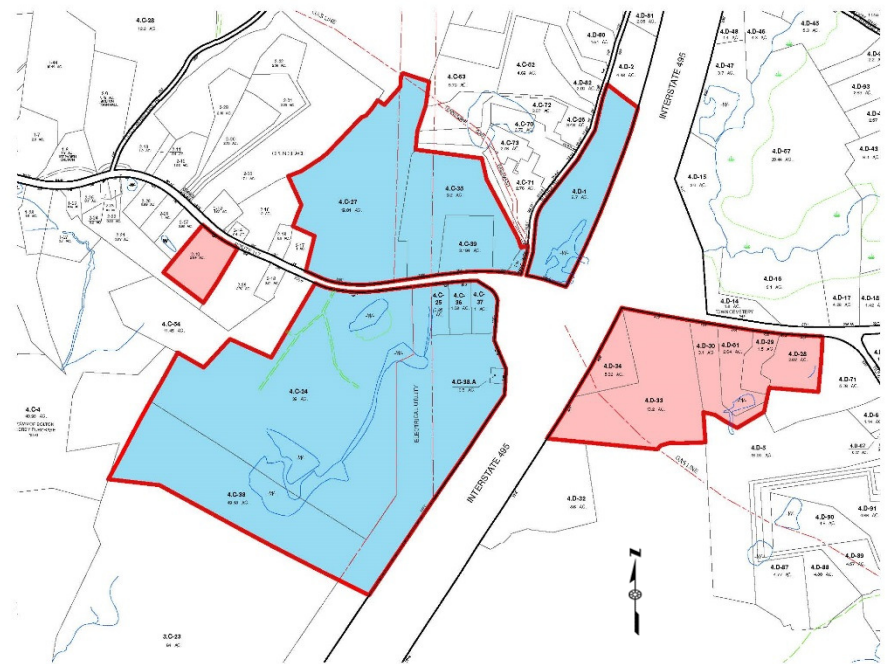
CURRENT ZONING



LEGEND

- BUSINESS
- BOLTON FLATS
- INDUSTRIAL
- LIMITED BUSINESS
- LIMITED RECREATION/BUSINESS DISTRICT RESIDENTIAL
- WOOD Wireless Communication Overlay District

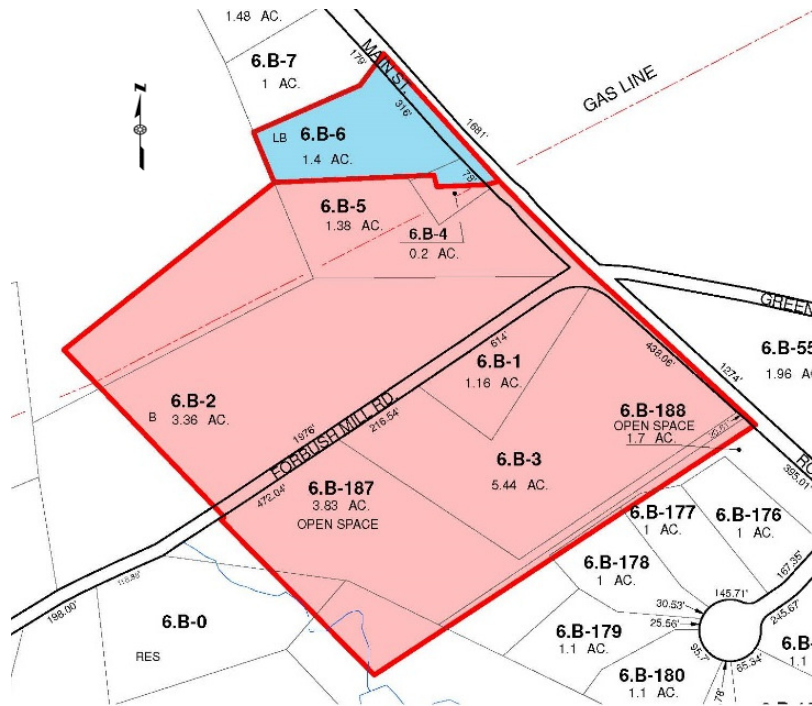
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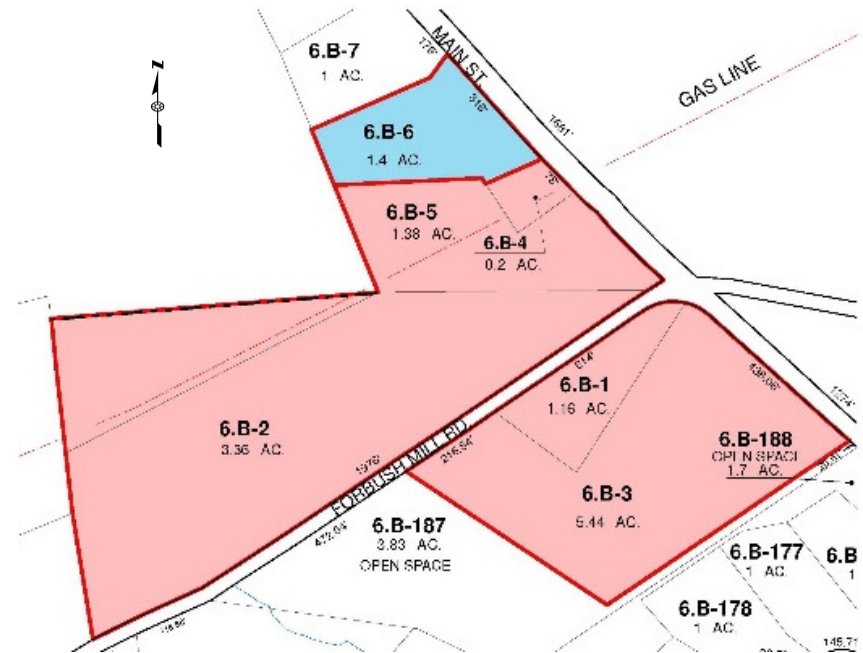


LIMITED BUSINESS/BUSINESS DISTRICTS AT FORBUSH MILL ROAD

CURRENT ZONING



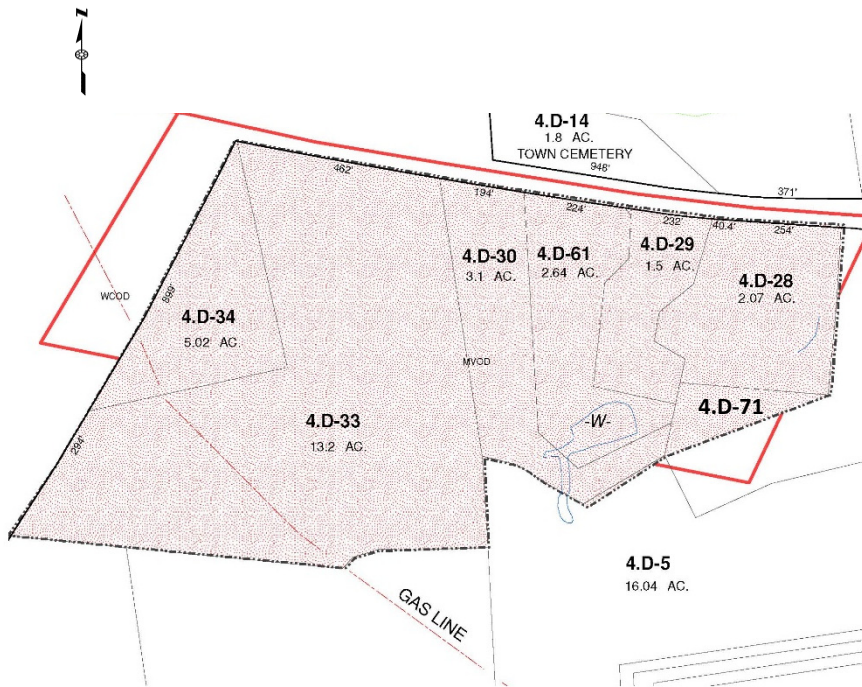
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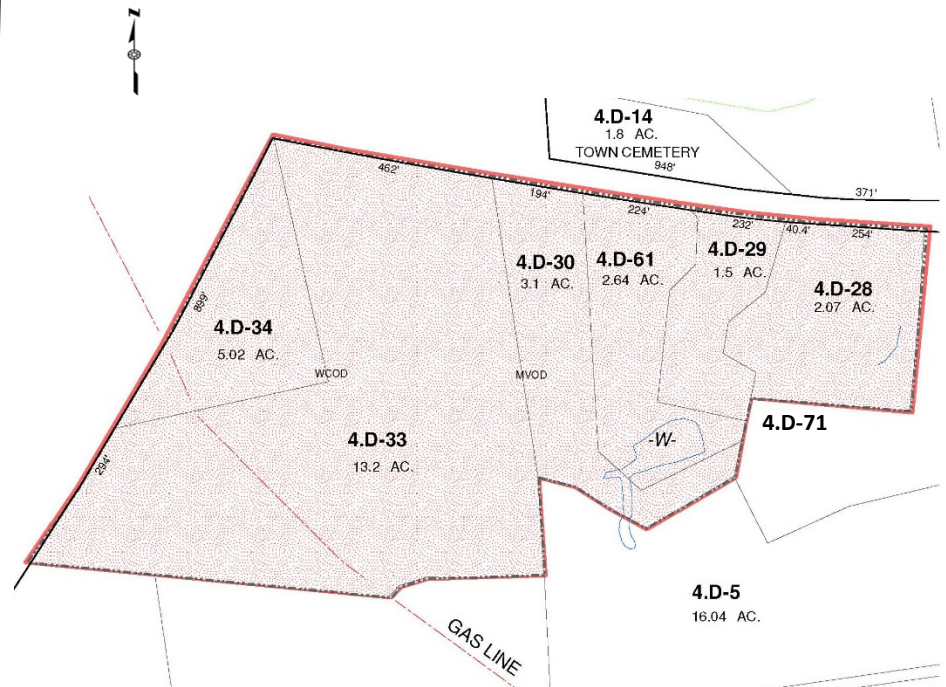


MIXED USE VILLAGE OVERLAY DISTRICT

CURRENT ZONING



PROPOSED ZONING



LEGEND

- MVOD Mixed Use Village Overlay District
- WCOD Wireless Communication Overlay District