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**TOWN OF BOLTON - PLANNING BOARD MINUTES**

Meeting Held at the Town Hall – Board of Selectmen’s Room on **November 8, 2017** at 7:30 PM

Members Present: Erik Neyland (Vice Chair), Danielle Spicer, Mark Sprague, Michael Gorr, and Peter Driscoll.

Also Present: Erica Uriarte (Town Planner)

Call to order: 7:30 PM

• Administration

- Reorganization of the Planning Board.
  - Chairman David Yesue resigned from the Board. **Mark Sprague moved to nominate Erik Neyland as Chairman of the Planning Board. 2<sup>nd</sup> by Danielle Spicer. All in favor 5/0/0. Michael Gorr moved to nominate Danielle Spicer at Vice Chairman of the Planning Board. 2<sup>nd</sup> by Mark Sprague. All in favor 5/0/0.**

• Hearings

- In accordance with Massachusetts General Laws, Chapter 40A, Section 11, notice was hereby given that the Bolton Planning Board held a public hearing on Wednesday, November 8, 2017 at 7:30 p.m. in the Board of Selectmen Room of the Town Hall, 663 Main Street, Bolton, MA to hear and act upon the applications of Gary Schimmel of Whitehorse Builders for a Backland Lot Special Permit and Common Driveway Special Permit for a property located at 105 Vaughn Hill Road, identified on Bolton’s Assessor’s Map 7.B as Parcel 36 (10.7 acres), located in Bolton’s Residential Zoning District. The proposed common driveway will provide access to three lots; one lot being a backland lot.
  - Matt Waterman from Land-Tech provided a presentation of the development to the Board. The parcel of land was 10 acres and approximately 600 feet of frontage. There was an existing house on the property with gravel driveway. The parcel is primarily wooded with medium to steep slopes. The subdivision will create two frontage lots and one backland lot with common driveway that follow the existing gravel driveway on the property. The proposed homes are anticipated to be traditional colonial about 3,500 square feet. There are no wetlands or floodplains on the parcel. Soil testing had been completed for the proposed septic systems. The developer hoped to maintain the existing gravel driveway, approximately 768 feet, and superelevate it. The common driveway would have a turnaround area and the entrance to the driveway would be reconfigured to meet sight distance requirements. The drainage system for the driveway was designed to meet the MassDEP Stormwater Standards and would detain up to the 100 year storm event. The drainage system comprised of a swale, drop-inlets, and a detention basin near the entrance of the driveway that would outlet to the drainage along Vaughn Hill Road. A maintenance agreement would be provided for the common driveway.
  - Danielle Spicer questioned the TSS calculation stating that the forebay within the detention basin could not be counted separately as pre-treatment. Matt Waterman would check the calculation.
  - Danielle Spicer also asked about groundwater separation to the bottom of the basin and recommended infiltrating the roof runoff to decentralize more of the runoff, and provide additional reinforcement of the basin berm.
    - Matt Waterman indicated that there was no more than two feet of separation to groundwater. He would look into infiltrating the roof runoff and the basin design.
  - Matt Waterman indicated that the development would minimize the area of clearing as much as possible and he would also look at maintaining as many of the existing trees behind the current house. Trees along the basin and road would be maintained.
  - Abutters to the development were concerned with the development impacting the drainage to Vaughn Hill Road which consistently flooded. It was indicated numerous times that the existing gravel driveway at 105 Vaughn Hill Road washes out to Vaughn Hill Road. It was also noted that the drainage system on Vaughn Hill Road was undersized to handle the runoff. Although Vaughn Hill Road was paved in 2011, the abutters felt that the condition of the road was poor.
  - Helen Ranger of 110 Vaughn Hill Road stated that during a 2004 storm, water raged across the street onto her property causing a sever mudslide that destroyed her yards and septic leaching

field causing \$100,000 of damage to the property. The Town installed berms to redirect the water downstream and added infiltrating catch basins that often overflow.

- A scenic road hearing would be required if trees or stonewall were to be removed from the road ROW. The Board noted that it was standard practice to maintain the stone wall on the property if it needed to be removed from road ROW.
  - A firefighting water supply would need to be provided as part of the development. Matt Waterman will coordinate with the Fire Department.
  - Erica Uriarte will be meeting with DPW Director Joe Lynch to review the project and drainage on Vaughn Hill Road. Matt Waterman would attend as well.
  - The Board agreed to conduct a site visit. Erica Uriarte would send out a Doodle poll.
  - **Mark Sprague moved to continue hearing for 105 Vaughn Hill Road to December 13, 2017 at 7:30 pm in the Board of Selectmen Room. 2<sup>nd</sup> by Michael Gorr. All in favor 5/0/0.**
- Danielle Spicer was unable to stay for the remainder of the board meeting.
  - In accordance with Massachusetts General Laws Chapter 41 Section 81-T and Chapter 40A Section 11, notice was hereby given that the Bolton Planning Board held a continuation of public hearing on Wednesday, November 8, 2017 at 8:15 p.m. in the Board of Selectmen Room of the Town Hall, 663 Main Street, Bolton, MA to hear and act upon the applications of D. Bruce Wheeler, Trustee of the Tadmor Realty Trust, for Definitive Subdivision Plan and Farmland and Open Space Planned Residential Development (FOSPRD) Plan as well as Common Driveway Special Permit for property identified on Bolton's Assessor's Map 6.B as Parcel 3 located on Main Street in Bolton's Residential Zoning District. The proposed development entitled "Tadmor" consists of an 11 lot subdivision. The proposed common driveway will provide access to four lots within the subdivision.
    - Brandon Ducharme from Ducharme & Dillis Civil Design Group, Inc. presented the design of the proposed cul-de-sac with no landscape island. Brandon suggested reducing the cul-de-sac diameter from 120 feet to 100 feet (60 ft. radius to a 50 ft. radius) since the landscape island was removed. He indicated that by reducing the diameter, there would be approximately 1,500 square feet less of imperious area than with the Subdivision Rules/Regs requirement of the landscape island. He noted that he received the fire truck template from the Fire Department and would be able to simulate the use of the vehicle on the cul-de-sac to ensure proper maneuvering. The Board preferred the reduced radius with no landscape island, or if not, defaulting to the landscape island requirement. The Fire Department would need to weigh in on the reduced diameter. Brandon could provide the simulation analysis to the Fire Chief.
    - Fred Hamwey, the Board's Engineer, was concerned with the Board allowing for waivers from the Subdivision Rules/Regs. He felt that it could sacrificed safety and sets a precedence for future projects. He suggested that the Board look at updating the Subdivision Rules/Regs if certain waiver were going to be consistently waived.
    - The trails and sidewalks for the subdivision were further discussed. The final location of the trails would likely be determined by the Trails Committee. The Board conducted a site visit at the subdivision where members walked the location of the proposed meandering path through the open space along Main Street. The members present during the site visit felt that the meandering path was a safer alternative to requiring a sidewalk along Main Street where speed limits were 40 mph. The design of the path would be a stone dust or some other firm base to ensure compliance with Complete Streets. Erica Uriarte will obtain input from the Public Ways Safety Committee regarding the path.
    - The proposed fire cistern for the development was designed and shown on the site plans.
    - **Mark Sprague moved to accept waiver requests listed as No.1, 2, and 3 on the title page of the site plans dated 11/6/17 (list attached). 2<sup>nd</sup> by Michael Gorr. All in favor 4/0/0.**
    - **Mark Sprague moved to accept waiver request to install open space concrete monuments and instead install iron rods contingent upon the Conservation Commission accepting the use of the iron rods. 2<sup>nd</sup> by Michael Gorr. All in favor 4/0/0.**
    - **Mark Sprague moved to accept waiver requests listed as No. 6 and 8 on the title page of the site plans dated 11/6/17 for the light at the end of the cul-de-sac only. The light at the entrance of the subdivision will still be required. 2<sup>nd</sup> by Michael Gorr. All in favor 4/0/0.**

- **Mark Sprague moved to continue hearing for the Tadmor Subdivision to December 13, 2017 at 8:30 pm in the Board of Selectmen Room. 2<sup>nd</sup> by Michael Gorr. All in favor 4/0/0.**

- Business

- Jane Houde, Country Cupboard – 476 Main Street
  - Michelle Tuck from Tuck & Tuck Architects and the owner Jane Houde were seeking input from the Board regarding Site Plan Approval. The Board reviewed and approved the Dunkin Donuts accessory use within the Country Cupboard in 2016. Jane Houde is now looking to make interior and exterior improvements to the Country Cupboard building. These improvements included a 16 ft. x 20 ft. storage addition to the rear of the building, new siding, dormers, lighting, signage, window facades, trim, new door, front porch with ADA compliant ramp and stairs, bollards, and new interior display shelves. Upgrades to septic system and electrical were completed. Jane anticipates shutting down for three weeks in January to complete the construction. The Board agreed to provide a letter with the following comments:
    - The Board recommends all proposed lighting fixtures adorned on the Country Cupboard building be in accordance with Section 250-23.G.(10) of the Design Review Criteria of the Code.
    - All proposed signage on the Country Cupboard building shall be reviewed and approved by the Board of Selectmen in accordance with Section 250-18 of the Code.
    - The Board favors the proposed renovations as it will improve the exterior façade of the Country Cupboard building and will significantly enhance the Business District east of Route 495. The Board recommends APPROVAL of the Site Plans.
  - **Mark Sprague moved to approve the Planning Board letter to be sent to Board of Selectmen regarding the Site Plan Approval of Country Cupboard. 2<sup>nd</sup> by Michael Gorr. All in favor 4/0/0.**
- Walter Eriksen, Built Best Construction – 147 Long Hill Rd Common Driveway
  - Mark Sprague recused himself as an abutter to 147 Long Hill Road Common Driveway.
  - Walter Eriksen requested a two week extension to pave the top coat of the common driveway beyond November 15<sup>th</sup>. There are several remaining site items to be completed prior to the paving (refer to Hamwey Inspection Report No. 16). The Board agreed to the extension as long as the remaining work that required heavy equipment to drive over the common driveway was completed prior to the paving and site conditions including temperature and precipitation were optimal for paving at Fred Hamwey’s approval.
  - **Michael Gorr motioned to approve a two week extension for the paving of the Common Driveway at 147 Long Hill Road contingent upon Fred Hamwey’s approval relating to site conditions and completion of site work. 2<sup>nd</sup> by Peter Driscoll. All in favor 4/0/0.**
- Fred Coon – Century Mill Estates
  - Fred Coon, Builder for Century Mill Estates, requested lot releases for Lots 26 and 41 on Old Stone Circle. The Board agreed to the release the lots as long as funds were provided for the construction oversight of Fred Hamwey and the most erosion control issues from a recent storm were corrected (refer to Hamwey Inspection Report No.296).
  - **Mark Sprague moved to release Lots 26 and 41. The release of Lot 41 is contingent upon erosion control issues at the site being repaired. 2<sup>nd</sup> by Michael Gorr. All in favor 4/0/0.**
- Review Potential Bylaw Amendments for ATM 2018
  - Planning Board agreed to pass over the review of the bylaw amendments. The Board will discuss these amendments during a newly scheduled meeting on November 29<sup>th</sup>. This meeting will be held to review ATM articles only.

**Mark Sprague moved to adjourn the Planning Board meeting at 10:02 PM. 2<sup>nd</sup> by Michael Gorr. All in favor 4/0/0.**