

PLANNING BOARD MINUTES

Wednesday, December 13, 2023, at 7:00 p.m.

Remote Public Meeting

Attendance

Members Present: Michael Gorr (Chair), Robert Roemer, Austen Groener, James Barr, Michael Lau, Erik Nyland (arrive at 7:15)

Staff Present: Pamela Harding (Town Planner) Mark Caisse, Bolton Tree Warden

Others Present

Meeting called to order by roll call vote at 7:00 p.m.

100 Meadow Road – Scenic Bylaw - The public hearing notice was read into the record opening the public hearing at 7:00 p.m. The applicant, Brandi Tarrantino, National Grid Arborist was present. Mark Cassie, Bolton Tree Warden reviewed the project history and previous site visits. Pole 15 and 16 are behind the guardrail and 14 is on the other side of the existing common driveway. The proposal is to remove 12 trees. The public way is not wide enough to locate poles on the east side of the roadway and the property owner was not in agreement to provide an easement. Don Cole, 442 Main Street asked what type of tree special would be removed. There a number of maples, there is also one large hickory to be removed but it is significantly rotted on the upland side facing the rock wall and the tree requires removal regardless of the power line installation. Ken Troup asked if the tree would be required to be removed if it were not diseased. Mark Caisse responded that the tree could remain if it were healthy but it is currently a public safety concern, National Grid has agreed to remove the diseased tree as part of the project.

Robert Roemer asked if a pole hearing was required, the pole hearing is scheduled for December 14, 2023. Brandi Tarrantino stated that National Grid environmental permitting team will ensure all conditions required by the Conservation Commission are satisfied. Ken Troup asked if the other lots will require additional tree removal. Mark Caisse stated that the other two lots (1 and 2) were already permitted and fed from a different location, this service will also serve the two abutting lots 7 and 8) that are under construction. Ken Troupe noticed there was a stream located in close vicinity to the tree removal and asked if a filing with Conservation Commission is required. There is an existing order for tree removal associated with the driveway construction. Underground installation was considered but cost and impact would be significant due to the stream and culvert location.

The following comment was provided in the chat by Burt Shnitzler “have considered running the island at the end of Meadow Road as a location for the pole, as opposed to taking land from our neighbor” Mark Caisse stated this comment was not applicable. There was no land being taken from the neighbor.

Removal of the trees was not taken lightly and this application provides the least impact.

Michael Gorr made a motion to close the hearing, Robert Roemer seconded All in favor by roll call: Michael Gorr (Chair)- Yes, Robert Roemer- Yes; Michael Lau- Yes; Austin Groener - Yes; James Barr- Yes. (5/0/0).

Michael Gorr made a motion to approve the removal of the 12 trees under the scenic road bylaw, Robert Roemer seconded the motion **Michael Gorr (Chair)- Yes, Robert Roemer- Yes; Michael Lau- Yes; Austin Groener - Yes; James Barr- Yes. (5/0/0).**

Approval of Minutes –

Michael Gorr made a motion to approve the Planning Board minutes of August 16, 2023, the motion was seconded by Austen Groener, roll call vote Michael Gorr, Yes; Austen Groener, Yes; Robert Roemer, Yes; Erik Nyland and Michael Lau abstained from vote due to absence, motion passes a vote of 4-0-2.

Michael Gorr made a motion to approve the Planning Board minutes of November 8, 2023, the motion was seconded by Robert Roemer, roll call vote Michael Gorr, Yes; Robert Roemer, Yes; Erik Nyland, Yes; James Barr and Michael Lau abstained due to absence, motion passes by a vote of 4-0-2.

Town Planner Report –

- The Green Communities annual report was submitted to the state for approval.
- Massachusetts Vulnerabilities Program grant was issued for design services related to upgrading derby field, and for the design of a walking trail and edible garden. There will be a public forum sometime in the Spring. Staff is looking for a consultant and there will be a public meeting to obtain input on preliminary design sometime in the Spring.
- Master Plan Committee will be conducting an in person working meeting next week.
- Keye's Farm subdivision – Town Counsel has taken legal action regarding Hanover's lack of response to the town's request to revoke the bond.

480 -500 Main Street Preliminary project presentation- George Connors, Attorney; Bill Scully, Traffic Engineer Rich Gordan, developer; Craig Seymore Economic Impact Analysis. The applicant gave a presentation of the preliminary design. The project consists of a warehouse and a 24 unit senior residential development. The project will require a zone change, the residential component may be feasible as a Chapter 40B filing. William Scully gave a presentation on the traffic analysis. Mr. Scully has been involved with development of the site for the last 5 years, evaluating various land use options. The project team has consulted at length with Mass DOT District 3 office. The proposed access to the warehouse is across from the existing ramp. Hudson Road is proposed to be utilized to access the residential component of the project. Main Street/Hudson Street intersection is town controlled and would require the addition of a traffic signal, the applicant proposed to T up the intersection. Mass DOT required the applicant investigate the possibility of a traffic rotary and provide pedestrian accommodations. Mr. Scully stated the proposal is a low traffic generator particularly during peak generation times. The projections are for the maximum development size warehouse of 240,000 SF so can be considered conservative. R.Roemer asked if the applicant would provide quantitative results, Mr. Scully stated yes. R. Roemer also expressed concern about traffic flow with a light feeding into a rotary.

Craig Seymore stated the project would be fiscally positive, he compared generated taxes with impact on services. Mr. Seymore stated the residential component will be valued at 14.4 million and the warehouse will be valued at twice that at 28.8, generating a little over 3/4 of a million dollars in tax revenue annually. Mr. Seymore estimated expenses on per household and per employee basis based

on current expenditures which equates to a per household cost of \$3,300 per household and \$146 per employee, the total cost equates to about \$103,000. Revenue minus expenses will generate \$635,000 for the town. He would be happy to provide his report.

Lis Hutchins 75 Moderator Way – asked if the traffic considerations considered 580 Main Street. William Scully stated it did consider these numbers. The study has not been provided to the Town as of yet but have been provided to DOT. Lis Hutchins asked about the market feasibility of a 55 and over housing development in Bolton. George Connors stated they were considering smaller attached units for 55 and over. Ms. Hutchins stated that you cannot submit a 55 and over age restricted development under 40B applications.

R. Roemer stated he would like to review information and be better familiar to ask questions.

M. Gorr stated the ramp currently moves smoothly with the recent improvements to the area. The ramp for 495 South is a current problem. M. Gorr asked what the benefit from the Town would be, the only thing he could identify would be tax revenue. W. Scully recognized there was a current traffic problem and the proposed used would be a low traffic generator. The roundabout was required by MassDOT. The signals on Hudson and Sugar Road were analyzed.

P. Harding asked what type of zone change was being proposed, recognizing recommendations on zone changes should be considered independently from project proposals due to changing circumstances. The applicant was open to different possibilities based on the Boards determination of what is desirable. It was asked if the residential component would move forward without construction of the warehouse. Richard Gordan stated it would not. It was noted that 40B permits can proceed with a 55 and over age restricted, however, children cannot be restricted from residing in the development. The property is partially located in the Business zoning district and the Mixed Use Overlay district.

E. Nyland asked how many trucks were 18 wheelers, W. Scully stated of the 418 trips about 1.3 will be truck related. Institute of Transportation engineers was the source of data. R. Roemer asked about vehicle/truck warehouse data from eastern Mass. W. Scully stated he would have to investigate that information. J. Barr stated other exist in Hudson is better design for truck uses like this proposal. D. Cole asked for all the details to get copies of all the data that was discussed during the meeting. He asked how many units would be in the residential developments. Craig Seymore stated there were 24 units with an estimate of 48 residents, it was 1,500SF per employee. Richard Gordan stated it would be much less, he owns other warehouses and has proposed to reduce the building to 125,000 SF. He stated the size is fluid, they are investigating acquiring additional land with the abutting boy scouts. Which would change all the numbers discussed earlier in the meeting and he suspected under 50 employees. The traffic numbers would also be significantly reduced. D. Cole asked how much these improvements would cost the town of Bolton, the cost of improvements are expected to cost 1.5-2 million dollars. George Connors would like the town to apply to MassWorks for assistance and not utilize tax dollars. M. Gorr stated it was his view, there are a lot of projects in Bolton in need of attention and he wasn't sure use of this resource was best suited to construct a new intersection that was recently improved, emphasizing that it was not his or the Boards decision on the MassWork issue.

M. Gorr stated they did not discuss the construction impact. R. Gordon stated it would be a few months and night work could be considered. D. Cole commented in the chat that night work would impact the residential area.

M. Lau stated there wouldn't be much revenue if the warehouse scale is reduced. M. Lau asked about the diameter of the rotary and if it changes based on high volume. W. Scully stated it could. M.

Lau stated there could still be school age children in the homes, 0 children should not be assumed. R. Gordon stated he would not do one phase of the project without the other. R. Gordon state majority of truck traffic is off peak.

L. Hutchins asked if an environmental impact would be done. There would be a MEPA, EIR filing required and there is a state limit on truck idling time. L. Hutchins asked what point that study would be done, G. Connors stated it would start now.

M. Gorr asked for the numbers to be revised and submitted in a comprehensive package, and requested R .Gordon provide SF of other warehouses that are similar in scale. M. Gorr stated he thought this would be a hard sell for a zone change. He felt the housing component was great and much needed.

Land Use Planning Grant – aka Cluster Development – draft recommendations provided from the consultant for review were provided in a google document. The Planning Board requested a separate meeting on January 17, 2023 to address just this topic. Mr. Arendt requested comments be provided at least a few days prior to the meeting to prepare.

M Gorr asked if zone changes for this years annual Town Meeting would be expected. It was stated it would not for zone changes, perhaps for Subdivision. January 6, 2024 will be the deadline for comments in the google form.

ADJOURN

Michael Gorr makes motion to adjourn the meeting at 8:50 p.m., Robert Roemer seconded the motion all were in favor. at 8:50 p.m. seconded, motion passes unanimously 5-0.

The December 13, 2023 meeting minutes were approved at the meeting of January 10, 2024