

## **TOWN OF BOLTON – ZONING BOARD OF APPEALS MINUTES**

Remote Meeting held on September 7 at 7:00 p.m. via Zoom Communications, Inc.

Members Present: Gerard Ahearn (Chairman), Bryan Holmes, Bradley Reed, Elisabeth Hutchins, Gabrielle Lomanno (Associate)

Also Present: Pamela Harding (Town Planner)

Absent: Andy Kischitz

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this public meeting of the Town of Bolton Planning Board was conducted via remote participation. No in-person attendance of members of the public were permitted, but the public can access this meeting while in progress using Zoom Video Communications, Inc. (Zoom).

Directions to connect to the public meeting were provided on the agenda.

The Zoning Board of Appeals conducted a roll call of all members present including: Gerard Ahearn (Chairman), Brian Holmes, Bradley Reed, Elisabeth Hutchins, Gabrielle Lomanno (Associate)

There was a unanimous vote of 4-0 to appoint Gabrielle Lomanno as a voting member. **All in favor by roll call: Gerard Ahearn – Yes, Bryan Holmes – Yes, Bradley Reed – Yes, Elisabeth Hutchins – Yes (4/0/0).**

## **PUBLIC HEARINGS**

### **580 Main Street – Special Permit to reduce parking**

The Chair read the public hearing notice and opened the hearing at 7:35 p.m.

Representing the Applicant were Jeff O'Neil, Condyne Associates; Matthew Snell, Attorney; Brandon Carr, DiPrete Engineering.

Jeff O'Neil gave a presentation of the project, which proposed a reduction of the 140,000 SF building to 60,000 SF and a reduction in parking from 414 to 129 parking spaces.

Elevations of the building were presented. The limit of work is restricted by wetlands, riverfront area and the wellhead protection area. Total gross building square footage would require 240 spaces, usable office space will require 160 spaces and the applicant is providing 129 parking spaces.

The applicant is waiting for a DEP File # to receive an Order of Conditions. Access to the loading area was reviewed. BOS issued the Planning Board authority to issue the Special Permit under the Zoning Bylaw. G. Ahearn asked if they would be seeking input from the Design Review Board but due to the limited façade changes they have not.

Bradley Reed has concerns the limited parking could pose an issue with changing uses/leases and asked the applicant if they would consider limiting the number of employees. The applicant thought that was hardship and could restrict future tenants. Significant change of use such as a medical facility would significantly increase the use of the site. This type of change would require a Special Permit but the parking would already be restricted. It was suggested a Transportation Management Plan be implemented. B. Reed said there are no public transportation options so the effect of this is limited. Elisabeth Hutchins suggested working conditions have changed and there is a lot of remote work and hybrid schedules which will require less parking spaces. Gerard Ahearn suggested signage on the property to prohibit parking along driveways and on abutting properties.

Matthew Snell suggested a clause be provided in the lease specifically identifying areas where it is permissible to park.

Gerard Ahearn asked about Electric Vehicle parking spaces. Brandon Carr stated up to 25% should be EV adaptable and conduit will be added to convert spaces in the future.

The Applicant is confident sufficient parking is proposed based on the history of parking needs. The loading dock is accessed through the parking lot on the abutting property with directional signage on site.

There has been a need for smaller office space, and this is a desirable location.

The propane tank is being relocated to the front of the building.

Elisabeth Hutchins thinks the applicant will have to be transparent with the parking availability and it may limit interest. Bradley Reed said once the parking relief is provided the potential exists for a parking problem.

Gerard Ahearn suggested parking be managed through the conditions and include a provision in the lease. The two property owners are finalizing various easement agreements and must incorporate parking management, this document will be recorded in the Registry of Deeds.

Bryan Holmes moved to close the public hearing with a second from Elisabeth Hutchins,  
**All in favor by roll call: Gerard Ahearn – Yes, Bryan Holmes – Yes, Bradley Reed – Yes, Gabrielle Lomanno -Yes, Elisabeth Hutchins – Yes (5/0/0).**

Bradley Reed moved to approve the Special Permit for the reduction in required parking of 240 spaces to 129 spaces with the following conditions, with a second on the motion from Elisabeth Hutchins **All in favor by roll call: Gerard Ahearn – Yes, Brian Holmes – Yes, Bradley Reed – Yes, Gabrielle Lomanno -Yes, Elisabeth Hutchins – Yes (5/0/0).**

1. The property owner/manager will limit parking on streets and abutting property through signage and enforcement.

2. The parking limitation will be provided in the easement agreement to be recorded, proof of recording must be provided prior to occupancy.

Bryan Holmes moved to allow Gerard Ahearn to sign the decision on the Boards behalf, with a second from Bradley Reed. **All in favor by roll call: Gerard Ahearn – Yes, Bryan Holmes – Yes, Bradley Reed – Yes, Gabrielle Lomanno -Yes, Elisabeth Hutchins – Yes (5/0/0).**

Elisabeth Hutchins moved to adjourn the meeting, with a second from Bradley Reed **All in favor by roll call: Gerard Ahearn – Yes, Bryan Holmes – Yes, Bradley Reed – Yes, Gabrielle Lomanno -Yes, Elisabeth Hutchins – Yes (5/0/0).**

Respectfully Submitted,  
Pamela Harding