

TOWN OF BOLTON – DESIGN REVIEW BOARD MINUTES

Remote Meeting held on March 10, 2022 at 7:00 p.m. via Zoom Communications, Inc.

Members Present: Michelle Tuck (Chair), Natalie Gabrielle, Danielle Spicer

Also Present: Valerie Oorthuys (Town Planner)

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.

Alta Nashoba Valley Comprehensive Permit Review, 580 Main Street

Multi-family Rental Development

Comprehensive Permit for a proposed rental housing development entitled “Alta Nashoba Valley” to be located in Bolton’s Limited Business Zoning District at 580 Main Street, identified on Assessor’s Map 4.C as Parcel 24. The proposed development consists of 229 rental units. Fifty- eight (58) of the units will be sold as affordable to those who earn 80% or less of the area median family income. All housing units will be eligible for inclusion in the Town of Bolton’s affordable housing inventory in accordance with M.G.L. c.40B.

The applicant submitted a Comprehensive Permit application to the Zoning Board of Appeals and a public hearing regarding this application was opened on November 8, 2021. The public hearing is currently ongoing. The Design Review Board will act in an advisory role to the Zoning Board of Appeals to provide design feedback to the applicant. The Design Review Board will not and cannot issue any approvals for this development.

Present:

Mike Tulipani, Wood Partners

Mark Seck, Wood Partners

Kelen Araujo, Wood Partners

Jason Nieuweboer

Bart Lipinski

Jim Lambert provided an introduction to the project team and an overview of the project.

Jason Nieuweboer provided a detailed description of the architecture and site layout.

The Design Review Board’s comments at this time can be summarized as follows:

- Clubhouse:
 - Upper window under highest gable could be enlarged to a square;
 - Appreciative of design.
- Mail Building
 - Potential for incorporation of design elements seen at the Clubhouse;

Approved at the July 6, 2022 meeting via Zoom participation

- Enlarge the windows to the extent feasible and align the bottom of windows with the stone base.
- U-Shaped Apartment Buildings
 - Consideration of additional windows or larger windows at kitchens;
 - The top of the doors to balconies could be as tall as the windows;
 - Additional thought to the bump outs with the white façade – possibly enlarge windows;
 - Consideration of bringing the “Bolton Red” color to these buildings, possibly on doors;
- Garages
 - Potential for incorporation of design elements seen at the Clubhouse;
 - Further consideration of roof pitch and gables.
- Consideration of rooftop solar panels;
- Consideration of covered bicycle storage;
- Consideration of use of porous asphalt, even in pockets, to reduce the size of subsurface systems and infiltrate stormwater;
- Consideration of a more robust landscaping plan to include more trees, larger landscaping strips around parking areas, to provide some shading;
- Inclusion of wetland replication areas as the plans include filling a bordering vegetated wetland and isolated wetland area;
- Appreciation of inclusion of electric vehicle charging;
- Further consideration of a play structure added on or off site;
- Additional thought to the property line shared with the Council on Aging and Bolton Country Manor, such as the inclusion of further landscaping;
- Additional thought to the property line shared with the Bolton Office Park, such as the inclusion of fencing or further landscaping;
- The DRB would like to meet again during the ZBA’s public hearing process in order to review signage and a revised landscaping plan.

Respectfully Submitted,
Valerie Oorthuys