

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:30 PM, Wednesday, July 8, 2015
Bolton Town Hall, 222 Bolton Center Road

Minutes & Motions

Members Present: Jeffrey Scala, Carl Preuss, Arlene Fiano, Neal Kerr (alternate seated for James Cropley), and Christopher Davey (alternate seated for Eric Luntta)

Members Excused: Chairman Eric Luntta, Thomas Manning, Adam Teller, James Cropley, and Nancy Silverstein (alternate)

Staff Present: Patrice Carson, AICP, Director of Community Development, Jim Rupert, Zoning Enforcement Officer, Sarah Benitez, Recording Secretary

Others Present: Mark Kershaw, Len Jacobs, Samuel Sargeant, Robert Dahn, Ozzie Torres, Fire Marshal Ray Walker, Fire Chief Bruce Dixon, John Dureiko, Isabel Hooper, Tom Hooper, and others

1. **Call to Order:** Vice Chairman Jeffrey Scala called the meeting to order at 7:30 p.m. Quorum was noted.

2. **PUBLIC HEARINGS**

- a. **APPLICATION:** Modification of Special Permit and Site Plan for Expansion of Building (21,928 sf), 201 Boston Turnpike/11 Williams Road/15 Williams Road, Simoniz USA, Inc.

The Public Hearing began at 7:45 p.m.

Len Jacobs, legal representative of Simoniz, gave an overview of the application. The addition's purpose is to improve efficiency with a redesigned layout. There will be no increase in employees or traffic. There is no expected impact on public health, safety, or environment. All recommendations by the Fire Department have and will be followed. They have met with other town staff such as P. Carson and J. Rupert and been responsive to comments.

Simoniz Engineer Ozzie Torres said the addition will be built onto an existing building. There will be no added roads to or from Williams Road. There will be an emergency access requested by the Fire Department, not to be used otherwise. Architect S. Sargeant said the addition is intended to blend in. It will be in the middle of the lot, set into the ground 7 feet below ground level, obstructed from view from the road by existing buildings, and match the architecture of existing buildings.

PZC and Town Staff Questions and Comments:

ZEO J. Rupert commented that the proposed lot line changes would meet zoning requirements for frontage, making it a conforming lot. P. Carson said the Town Engineer was satisfied and the site received approval from Public Health. There are no concerns from the Wetlands Commission.

C. Preuss asked how much larger the basins for water runoff would be. O. Torres said it would be about 33%, following state recommendation for a safety factor of 2 rather than the previous 1. J. Scala asked if there would be any exterior lighting additions outside the buildings. O. Torres said there would be no changes, only lights on dock doors as per regulation.

Residents' comments:

Tom Hooper, 26 Williams Road, said he has always seen that the company has had the interest of the town in mind and a positive view of Bolton. He noted that there were no buildings proposed for 11 and 15 Williams and the company did not cause traffic issues.

John Dureiko, 10 Bolton Center Road, said that Simoniz has run a very clean operation and has been a good neighbor. He supported the application.

Peter Benedick, 27 Williams Road, spoke as someone who also works near Simoniz (at Comcast). He said the area was always clean and he thought the company was good for Bolton.

C. Preuss MOVED to close the public hearing. A. Fiano SECONDED. MOTION CARRIED 5:0:0. The hearing ended at 8:30 p.m.

3. Approval of Minutes:

June 10, 2015 Regular Meeting Minutes – These minutes were tabled as only two members present attended the meeting and quorum was not met.

June 24, 2015 Special Meeting Minutes – C. Preuss MOVED to APPROVE the minutes as written. C. Davey SECONDED. MOTION CARRIED 4:0:1, with A. Fiano abstaining.

4. Residents' Forum: No comments.

5. Report of the Zoning Enforcement Officer: J. Rupert reported that he had processed several permits including new homes, pools, sheds, and additions. The Llynwood property complaint has been resolved and the Plymouth property owner is working towards a resolution as well.

6. Old Business

- a. **DISCUSSION/POSSIBLE DECISION: Modification of Special Permit and Site Plan for Expansion of Building (21,928 sf), 201 Boston Turnpike/11 Williams Road/15 Williams Road, Simoniz USA, Inc.**

J. Scala MOVED to APPROVE the application of Simoniz USA, Inc. (VP#PL-15-5) for a modification of Special Permit and Site Plan for a 21,928 square foot expansion of the building at 201 Boston Turnpike/11 Williams Road/15 Williams Road including the exhibits which were added to the record during the public hearing and based on the finding that plans are in compliance with the Zoning Regulations with the following conditions:

1. A fee of \$2,500.00 for engineering review and inspections for the project must be filed prior to any permits being issued for the project.
2. A fee of \$1,000.00 for legal review for the project must be filed prior to any permits being issued for the project.
3. Screening in accordance with Section 16 of the Zoning Regulations should be shown on the plans along Williams Road and along the lot line/Zone line between 11 and 15 Williams Road.
4. The emergency fire access plan submitted as a concept is acceptable to the Fire Marshal. Final details, i.e., final width of opening onto Williams Road, location of gate posts, and proposed surface, shall be approved by the Fire Marshal and Fire Chief prior to construction.
5. A complete set of revised plans and drainage calculations for the approved project shall be submitted prior to the issuance of any permits.
6. This approval is subject to compliance with any comments or requirements of the Health District, Town Engineer, and Fire Marshal.
7. All appropriate seals and signatures of the design professionals for this plan and drainage computations shall be on the plans.
8. The Commission waives the Design Guidelines due to the siting of the building, keeping with the existing architectural style and limited visibility from adjacent roads.

C. Preuss SECONDED the motion. MOTION CARRIED 5:0:0.

7. New Business: None.

8. Plan of Conservation and Development: P. Carson has read through most of the document and sent typos and pictures of Bolton, England to Glen Chalder. Discussion will continue at the next meeting.

9. Correspondence: None.

10. Adjournment: A. Fiano MOVED to adjourn. C. Preuss SECONDED. The meeting adjourned at 8:42 p.m.

Respectfully submitted,

Sarah Benitez, Recording Secretary

PLEASE SEE MINUTES OF SUBSEQUENT MEETINGS FOR APPROVAL OF THESE MINUTES AND ANY CORRECTIONS HERETO.