



## Master Plan Steering Committee Meeting

Wednesday, December 8, 2021  
5:04 PM – 7:06 PM

- Chairman:** Richard Baker
- Members Present:** Richard Baker, Mark Anttila, Chris Miczek, Van Baker, Bill Filsinger, Claudine Underwood, Matt Mecum, Nancy Filgate, Dennis Goguen, Lori-Anne Hart,
- Members Absent:** Jeff Walsh
- Other Attendees:** Paul Dell Aquila (Town Planner), Emily Glaubitz (CMRPC), Ryan Saul (CMRPC), Nel Lazour

The meeting was conducted remotely consistent with Governor Baker's Executive Order of March 12, 2020 which was extended to April 2022.

Meeting started at 5:04 pm with Mark Anttila calling the roll. 7 members were present at start of meeting for a quorum.

Richard Baker called the meeting to order and reviewed the procedural requirements of virtual open meetings. Public can attend and view the meeting recording on WBAC.

### **Review and Accept minutes from 11/10/2021 meeting:**

Mark Anttila made a motion to accept the October 13th meeting minutes as written and Claudine Underwood 2<sup>nd</sup>. Rich, Chris, Mark, Van, Bill, Claudine approve. Matt and Lori, abstain, motion passed.

### **Discussion: Vision Goal Survey Update**

- 214 responses to date.
- Closed on November 26<sup>th</sup>
- Approximately 5% of residents took survey. Was hoping for a bit more.
- In process of putting together in a better format to present the Survey Monkey Data.
- Will review Survey Monkey output as is.
- Emily will send out a summary email of the survey results.
- Will look at the "unfavorable" results.
  - Q1 Diversity of Housing Types, only 34% strongly agree
  - Some confusion on the definition of Heritage Zoning District.

- Q2-Most parts agree with Vision Statement
- Q3 economic development, low relevance for Improve marketing of Boylston Natural Resources. Consider “Awareness” vs. “Marketing”. This may be of minimal impact on Economic development. We are a destination for Tower Hill.
- Q4 Population and Housing. Most divisive. Taken from HPP. People seem to be split on housing issues. May need more outreach to explain the HPP.
- Q5 Land Use, much agreement on Vision.
- Q6 Open Space and Recreation, most agree.
- Q7 Cultural and Historic Resources, low relevance for cultural opportunities. Not looking to have more out of town residents using our recreation facilities. Camp Harrington will be funded by state which makes it a public park, so not just for residents. Culture and Heritage may need more definition. Hope there can more clarification when reviewing objectives.
- Q8 Natural Resources, Again a lot of agreement with vision. Some relevance questions around “Improve public awareness of Boylston’s Natural Resources.”
- Q9 Transportation Circulation. Public Transit Options not very popular. Is it more an issue of the town supplying transportation or is it regional? May need to rephrase. May include Carpool/van-type commuter options as opposed to “public transportation”, as more environmentally friendly. Be open to alternatives. Lots of sidewalk comments. Should to look at the “Complete Streets Program”. Try to connect existing sidewalks. Town owns sidewalks in a subdivision once accepted by town.
- Q10 Facilities and Public Services very good support for these goals. Recreation and Cultural Opportunities in 2 sections. May be redundant. No Tennis courts, we had 4 at one point.
- Q12 Other Comments.

### **Discussion: Goals and Objectives**

- Emily making edits during discussion, so comments for this section are noted in revised document.
- Some Goals/Objectives were covered at last meeting.
- Emily may add “action items” to the next list for clarity and discussion.
- When we add action items it may change the objectives to match action items.
- Paul will investigate what the town/state policy regarding Stone Walls and update the committee.
- Reviewed some previous comments on Population and Housing. How do we define Multifamily housing and smaller lot residential zoning? Discussed issues around appropriate lot size for septic and wells using newer technology and how to manage.
- Will continue for next meeting with some action items for discussion.

### **Other Business**

-Looking to adopt the CPA (Community Preservation Act). Can be found in the HPP.

**Next Meeting January 12th**

**Adjournment**

Bill motioned to adjourn with 2<sup>nd</sup> by Chris. Unanimous from members present, adjourned.

**Meeting Materials**

Agenda

On File

Video Meeting access can be found here- [WBAC - Boylston, MA \(vimeo.com\)](#)

Goals and Objectives

On File

Vision and Goals Survey Results

On File

Respectfully submitted, Mark Anttila, MPSC Secretary