



Town of Boylston

Earth Removal Board

221 Main Street, Boylston MA 01505 ** Telephone (508) 869-6064** Fax (508) 869-6210

MEETING MINUTES Thursday, July 29, 2021

CHAIRMAN: Jamie Underwood
MEMBERS PRESENT: Mark Coakley, Janet Lombardi, Homaira Naseem,
MEMBERS ABSENT: Jack Wentzell
RECORDER: Nina Gardner

Mr. Underwood opened the meeting at 6:03 p.m.

160 Shrewsbury Street – Brittany Gesner of VHB was present on behalf of the applicant, Route 140, LLC. She reviewed the project with the Board. The applicant is before the planning Board seeking approval to construct two buildings on 61 acres of land South of Route 140. The location is North of the Fed Ex building. This project was previously approved in 2007, but the applicant did not proceed due to the economy. Rand Whitney has an easement and driveway to be part of their site. The Rand Whitney building will be approximately 370,000 square feet and the second building will be 307,000 square feet behind the first building. That building will have a tenant and will be used as a warehouse.

The timeline for construction is 2022 and they would like to occupy the building by then. That gives them approximately eight months to do site work and build. Ms. Gesner stated there are high points on the property that will be flattened. They will have two access points to the property. In addition to seeking Planning Board approval, they are also seeking approval from ConCom and Board of Health.

The applicant would like to get approval from the Earth Removal Board and begin work ahead of the approval from Planning Board. ConCom will consider approval before conditions are issued by Planning Board.

Erosion control was discussed by Greg Walsh of Walsh Erosion Control. They will clear trees and stumping. They will use on site for back fill. Ms. Lombardi confirmed that they are keeping everything on site and questioned if anything they process will be unsuitable. Mark Coakley mentioned they can discuss tracing for stormwater and Order of Conditions and there will be a pre-construction meeting. Mr. Coakley stated there was a 53G account for ConCom and that would cover Eco Tec to monitor the project. Mr. Coakley also suggested the Board issue the permit for 25,000 yards of hauling and if they require more, they can return to the Board. There are approximately 600,000 yards to process.

The truck route they will use will be Pine Hill Drive to exit and turn right onto Route 140 to Route 290. If they require a left turn, they will need a police detail.

The Board reviewed a permit sample and applied it to this project. The Board added a condition for trucking route – Item C – Upon completion of the access to Pine Hill Drive, any activity of removal of gravel shall be from Pine Hill Drive.

Mr. Coakley motioned waiving any fees for material as long as it stays on site. Ms. Lombardi seconded; all voted in favor.

Ms. Lombardi motioned to approved Permit 2021-001 in accordance with the language and notes as amended. Ms. Naseem seconded; all voted in favor by roll call vote:

Mr. Coakley-yes
Ms. Lombardi-yes
Ms. Naseem-yes
Mr. Underwood-yes

The Board reviewed minutes from March 26, 2020. Mr. Coakley motioned to approve and Ms. Lombardi seconded; all voted in favor.

The Board reviewed minutes from May 26, 2020. Mr. Coakley motioned to approve and Ms. Lombardi seconded; all voted in favor.

Ms. Lombardi motioned to adjourn at 6:46 p.m. and Ms. Naseem seconded; all voted in favor.

Meeting Materials

Sample Permit (on file in PB Office)

ER application 160 Shrewsbury Street (on file in PB Office)