



**Town of Boylston** Planning Board [planning@boylston-ma.gov](mailto:planning@boylston-ma.gov)  
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## **MEETING MINUTES**

### **Monday, December 4, 2023**

**CHAIR:** Mark Johnson  
**MEMBERS PRESENT:** Kim Ames, Peter Caruso, Corinna Javier, Homaira Naseem, Richard Baker, Associate Member  
**MEMBERS ABSENT:** None  
**OTHER ATTENDEES:** Paul Dell'Aquila, Town Planner  
**RECORDER:** Nina Gardner

Mr. Johnson called the meeting to order at 6:31 p.m.

**Barnard Hill** - Rich Chehade was present to give an update on the development. He stated that in September, a protruding grate at the entry to Perry Road at Cross Street was fixed by the Highway Department. The other potholes on Perry will continue to be patched until a topcoat is put on. Trucks are still coming and going on Perry Road.

Loam and hydroseeding have been completed on the sidewalk strips. Some homeowners do not want trees planted on the street in front of their homes as they have already done their own landscaping. Some have also planted their own trees and Mr. Chehade wants to be sure those are acceptable to the Town. All of Perry Road construction is completed and there are two more homes on Barnard/Jacobson/Hunt to be completed.

Mr. Baker asked if there was a Homeowners Association and Mr. Chehade stated the majority of homeowners did not want one, but there will be some type of maintenance such as "neighbors' maintenance." The basins will be maintained by the Town.

Mr. Baker asked if everything was all set with the residents in Shrewsbury. Mr. Chehade stated he has done everything that was asked. There was an issue with water runoff, but he fixed that. He could have opened Jacobson from Boylston to Shrewsbury, but he chose not to just yet.

**211 Mile Hill Road** - Jim Pavlik, the engineer for this project, was present on behalf of the applicant, Shalin Liu. He reviewed the proposed project with the Board. He told the Board the property was settled in the 1770's and it was farmland. It is currently all wooded. The owner wishes to transform the existing house into a nature viewing barn and visitor center. They are proposing to build a new, second structure as a replica house which will depict living conditions in the 1700's. They wish to change the use from residential to educational. Mr. Pavlik stated there are six existing gravel parking spaces nearby and three spaces are being proposed adjacent to the new structure, two of which would be used by employees. They have an Order of Conditions from

ConCom and a Finding from the ZBA for a pre-existing, non-conforming structure with a setback going from 7 feet to 26 feet. There will be two bathrooms at the viewing center and they will put in a new septic.

Graves Engineering has reviewed the project and submitted peer review comments.

Mr. Johnson stated he is concerned about parking. He feels there should be signage on the road directing people to the visitor parking and no parking on the road. Mr. Pavlik agreed to placing signage on the road stating “no parking” and directional sign to park in visitor lot.

A demolition permit has been issued for the existing structure. They have salvaged many original wood and beams that they are going to use in the new structure. The Board viewed the plan as presented by Mr. Pavlik.

William Weir, 247 Mile Hill, asked what the long-term plan is for the property. He inquired if there would be additional walking trails and will trails connect to Sudbury Valley Trustees (SVT) walking trails.

Carol Crane, 214 Mile Hill, spoke and stated there was a cart path. Shalin Liu received approval from SVT to open trails to her property. It will be maintained, but they are just for walking and the property is for preservation of wildlife.

Bill Weir, 245 Mile Hill asked about signage for the trails. He stated people cut through his property. The gates are only open from dawn to dusk, possibly Thursday through Sunday. It is seasonal as well. The buildings will only be open part time. The hours of operation are usually dusk to dawn per the bylaws. Mr. Pavlik will get clarification as to the hours of operation.

William Weir, 247 Mile Hill questioned why the abutters were just hearing about work that was done on the gravel lot. He stated he was not notified that any work had been done.

The Board discussed approving the permit with conditions. Mr. Bill Weir asked for a sign at his property stating “private property.”

Ms. Ames motioned to close the public hearing and Mr. Caruso seconded; all voted in favor by roll call vote:

Ms. Javier - yes  
Mr. Caruso - yes  
Ms. Ames - yes  
Mr. Johnson -yes  
Ms. Naseem – yes

Ms. Ames motioned to accept and approve the Site Plan for 211 Summer Star with the conditions as follows:

Provide signage for operating hours, visitor parking, and private property.

Mr. Caruso seconded; all voted in favor by roll call vote:

Ms. Javier - yes  
Mr. Caruso - yes  
Ms. Ames - yes  
Mr. Johnson -yes  
Ms. Naseem – yes

Ms. Ames motioned to authorize the Clerk to sign on behalf of the Board.  
Mr. Caruso seconded; all voted in favor.

**WKS Covenant and Corrected Decision** – The Board reviewed Form F Covenant for 22 Diamond Hill Road. Ms. Naseem motioned to accept the Covenant and Mr. Caruso seconded; all voted in favor by roll call vote:

Ms. Javier - yes  
Mr. Caruso - yes  
Ms. Ames - yes  
Mr. Johnson -yes  
Ms. Naseem – yes

The Board reviewed wording in the original Decision approved on August 7, 2023. The wording in the first line in the original decision has been rewritten with the correct information for Site Plan Approval. Ms. Javier motioned to approve the correction and Ms. Ames seconded; all voted in favor.

**Board Discussion** – Mr. Caruso informed the Board that he is now a partner at his Architectural Firm, and he believes there may be a conflict of interest for him in any jobs that may go out for bid by the Town. He discussed briefly with the Board if there were a conflict, he would have to resign a full year before his firm could bid on a job.

**Meeting Minutes** – The Board reviewed the minutes of October 2, 2023. Mr. Caruso motioned to approve the minutes and Ms. Ames seconded; all voted in favor.

**Town Planner Report** – Mr. Dell'Aquila informed the Board that Graves has inspected WKS/22 Diamond Hill. He presented reports with updates on 158/160 Shrewsbury Street regarding sound mitigation and traffic report after completion as required by the Decision.

The Town Planner presented a comparison study of fees comparing Boylston to surrounding towns. Boylston does not receive as much as the average amount. Clarity is needed in the fee schedule, and he will present a formal analysis at the next meeting for the Board to review and discuss. Mr. Dell'Aquila has also discussed fees with the Zoning Board and will present to them at their next meeting. Some communities have a different fee schedule for Commercial and Residential applications.

CMRPC has been working on the Low Impact Design (LID) project and would like to meet with the Board sometime in February or March to review their findings.

The Board discussed possible zoning changes suggested by the Town Planner to address such items as inclusionary zoning, duplexes, accessory apartments, digital signs, and a Scenic Road bylaw. He will bring any possible zoning changes to the Board at the March or April meeting ahead of Town Meeting. He will discuss with Town Counsel and get proposed language and rationale.

Mr. Dell'Aquila informed the Board that the Planning Board revolving account balance is over \$40,000.00 and the language for terms of use of this account needs to be broadened on how the funds can be used. Any change would have to be made at Town Meeting.

Mr. Baker stated the bylaw has a cap on the amount that can be in a revolving account. Mr. Dell'Aquila will speak to Town Counsel about this.

Ms. Javier motioned to adjourn at 8:07 p.m. and Ms. Naseem seconded; all voted in favor.

**Meeting Materials:**

211 Mile Hill Road plan (on file in PB Office)

Tech Environmental Report (on file in PB Office)

Traffic Report 158/160 Shrewsbury Street (on file in PB Office)

Graves Report dated November 8, 2023 on WKS (on file in PB Office)

Town Planner Report dated December 4, 2023 (on file in PB Office)