



Town of Boylston Planning Board planning@boylston-ma.gov

221 Main Street, Boylston MA 01505 ** Telephone (508) 869-6019 ** Fax (508)

MEETING MINUTES

Tuesday, May 19, 2020

CHAIRMAN: William Manter,
MEMBERS PRESENT: Richard Baker, Assoc. Member, Peter Caruso,
Corinna Javier Homaira Naseem, Judith White
MEMBERS ABSENT: None
RECORDER: Nina Gardner

Mr. Manter called the meeting to order at 6:32 p.m. Mr. Manter read the rules for attending the meeting via zoom. Ms. Blaney-Anderson hosted.

Housing Choice-Mr. Baker reviewed the status of the Housing Grant. We have a balance of approximately \$11,000 in the grant fund. WSP can do a supplemental study to include a possible 72-unit apartment building on the corner of Sewall across from Butler Dearden. The study would cost \$3,500.00 and would include the impact the units would have on the current traffic study. After discussion the Board agreed to authorize the supplemental study. Mr. Caruso motioned to authorize Mr. Baker to contract WSP to do the additional study. Ms. White seconded; all voted in favor by roll call vote: Ms. Javier-yes

Mr. Caruso-yes
Ms. White-yes
Ms. Naseem-yes
Mr. Manter-yes

313 Main/53G Account-Jim Ricciardi has requested funds he deposited into a 53G Account for 313 Main Street be returned as he is not proceeding with the project. Ms. Naseem motioned to return the 53G funds and close the account. Ms. White seconded; all voted in favor by roll call vote:

Ms. Javier-yes
Mr. Caruso-yes
Ms. White-yes
Ms. Naseem-yes
Mr. Manter-yes

385 Green Street/Public Hearing-Accessory Apartment-Mr. Manter read the public hearing notice. Jeff & Ashley Eknaian have filed an application to construct an accessory apartment for her mother. It will be just under 1000 square feet with a 1 ½ car garage. They have received approval from Board of Health for a 4-bedroom new septic system which will also service the new apartment also. The Board informed the Eknaians that if they sold the house, the special permit is not transferable and the new owners would have to reapply. Husan Usmani, Green Street, stated he has no objection to the application. Ms. White motioned to approve the Special Permit for an Accessory Apartment for Ashely and Jeff Eknaian at 385 Green Street. Mr. Caruso seconded; all voted in favor by roll call vote:

Ms. Javier-yes

Mr. Caruso-yes
Ms. White-yes
Ms. Naseem-yes
Mr. Manter-yes

Woodland Drive/Public Hearing-2 Lot Subdivision-Mr. Manter read the public hearing notice. Ron Aspero of Shrewsbury Homes was represented by Vito Colonna of Connorstone Engineering. He presented a plan for a 2-lot subdivision on Suzanne Stanton's property at 21 Woodland Drive. He reviewed the plan with the Board. It would be similar to subdivision they did on Warren Street. They would utilize Low Impact Design. Wayne MacNeil, 22 Woodland Drive, stated the acreage indicated on the plan was inconsistent with the Assessor's records. The plan was stamped by Massachusetts licensed surveyor and the Assessor's records may not be accurate.

The applicant seeks waivers from Section 6 and 7 (read construction standards). Several neighbors were present and each expressed concern about water run off if the driveway is widened. There is considerable run off now and it causes problems for all the neighbors. Mr. Colonna explained they are widening but shortening the driveway and not changing the slope so the run off should not increase. The drainage issue was discussed by all of the residents or their representatives. Attorney Goodwin, for Mr. Jasiak asked how far away from the lot line the second house would be. They will be approx. 100 feet from the property line. Again, there was extensive discussion from the neighbors about the drainage. Construction vehicles and traffic caused by them were addressed. Mr. Aspero stated they would not interfere with the neighborhood or other properties. After a lengthy discussion with the neighbors regarding potential issues that may arise with the drainage. Mr. Aspero and Mr. Colonna agreed to consider modifications to the plan that was presented to address the concerns. They will come back to the Board with an amended plan.

The Board would like to continue the public hearing to allow for a site visit and for Mr. Aspero and Mr. Colonna to discuss an alternative plan for the driveway. Ms. Javier motioned to continue the public hearing to June 9, 2020 at 7:30 p.m. Ms. White seconded; all voted in favor by roll call vote:

Ms. Javier-yes
Mr. Caruso-yes
Ms. White-yes
Ms. Naseem-yes
Mr. Manter-yes

Mr. Aspero spoke to the Board regarding Avery Way. He would like to amend the originally approved plan. He would like to develop one of the lots for his son and wife. He could widen the driveway. He will apply for an ANR.

79 Main Street-Public Hearing-Special Permit/Site Plan-Global Safety has applied for a special permit for auto repair. It is an allowed use at this location in Village Business with a Special Permit. Keith Nason was present and he will be relocating to this location. The company customizes police vehicles by installing lights, vinyl graphics and electronic components. There is no mechanical service done on site. Mr. Nason gave a synopsis of the company's operations

to the Board. They feel this location is the best spot for the company as they can draw more customers. It is in between the company's Warwick, Rhode Island and Hudson, New Hampshire locations. There will be 8 to 10 people in the building during work hours. There will be a concrete barrier at the corner of the building to the driveway of the Wagner home and that will separate Global from the daycare business. They will not cause any excessive noise during the day that would disrupt or disturb daycare during nap times. Parking was discussed. There are two handicapped spaces and 28 spots exist. Most vehicles are dropped off and there may be at the most, 30 cars at a time, but most can be parked close together to preserve total parking spaces. There will not be any through traffic. The hours will be 8-5 Monday through Friday. They will post a wall sign which will primarily be for delivery drivers to find them. Ms. Javier motioned to approve the Site Plan/Special Permit for Global Public Safety at 79 Main Street. Mr. Caruso seconded; all voted in favor by roll call vote:

Ms. Javier-yes
Mr. Caruso-yes
Ms. White-yes
Ms. Naseem-yes
Mr. Manter-yes

The Decision will be filed and there is a 20-day appeal period.

Brookside Apartments-There are 7 affordable units designated for the Brookside apartments.

The Board discussed the need to change the mix of very low, low and moderate income units as defined by Boylston's Zoning Bylaw. The developer must categorize the units, consistent with the DHCD's requirement for affordable. At the public hearing for 85 Sewall Street, LLC, the Board and the developer agreed to a 1:5:1 very low, low and moderate mix. The Board has the authority, per Town Counsel advice, to eliminate the moderate income units. Mr. Baker recommended making all units low-income, having a total family income between 51% and 80% of the median income. Mr. Caruso motioned to change the designation of affordable units at Brookside Apartments, to "low" income for affordable for all 7 units. This change will satisfy the requirements of the DHCP. The Board will notify the Building Inspector. Ms. White seconded; all voted in favor by roll call vote:

Ms. Javier-yes
Ms. White-yes
Ms. Naseem-yes
Mr. Caruso-yes
Mr. Manter-yes

Ms. White motioned to adjourn at 8:45 p.m. and Ms. Javier seconded; all voted in favor by roll call vote:

Ms. Javier-yes
Mr. Caruso-yes
Ms. White-yes
Ms. Naseem-yes
Mr. Manter-yes

Meeting Materials:

Accessory Apartment Application 385 Green (on file in PB Office)
Site Plan/Special Permit Application 79 Main Street (on file in PB Office)
Woodland Drive Subdivision (on file in PB Office)