



**Town of Boylston** Planning Board [planning@boylston-ma.gov](mailto:planning@boylston-ma.gov)  
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**MEETING MINUTES**  
**Monday, June 4, 2018**

**CHAIRMAN:** Richard Baker  
**MEMBERS PRESENT:** Peter Caruso, William Manter, Homaira Naseem, Judith White  
**MEMBERS ABSENT:** None  
**RECORDER:** Nina Gardner

Mr. Baker called the meeting to order at 7:00 p.m.

Mr. Caruso motioned to approve the minutes of April 2, 2018. Mr. Manter seconded; all voted in favor.

Mr. Caruso motioned to approve the minutes of May 10, 2018 as amended. Mr. Manter seconded; all voted in favor. Ms. Naseem and Ms. White abstained.

Mr. Baker welcomed Mr. Caruso to the Board as the newest member. He was elected in May town elections. The Board reorganized. Mr. Baker has served as the Chair for two years. Mr. Manter has volunteered to Chair. Ms. Naseem motioned for Mr. Manter to be Chairman and Mr. Caruso seconded; all voted in favor. Mr. Manter motioned that Mr. Baker be Vice Chairman. Mr. Caruso seconded; all voted in favor. The Clerk's role is to sign and must be available on short notice. Mr. Manter motioned that Mr. Caruso be Clerk. Ms. White seconded; all voted in favor. Ms. White motioned that Mr. Manter represent the Planning Board on the Earth Removal Board. Mr. Caruso seconded; all voted in favor.

The Board will hold their next meeting on Monday, July 9, 2018 at 7:00 p.m.

**245 Mile Hill Road**-The applicants for this property have submitted a 2-lot subdivision plan to be approved and endorsed by the Planning Board. It was previously approved for a new single-family home to be constructed. Mr. Caruso motioned to accept and endorse the Plan as presented and Ms. White seconded; all voted in favor.

Mr. Baker relinquished the Chair to Mr. Manter.

**84 Main Street**-Dan Hazen of Guerriere & Halnon on behalf of the applicant, Ron Wagner. Some revisions have been made to the Plans. A church is going to be renting the property for the congregation to meet. The second floor will remain office space, as it is currently rented. Mr. Hazen reviewed dumpster location, snow storage. Mr. Hazen stated they are asking for a waiver for locus requirements 1" = 100 feet. Wheel stops will be place in parking lot and it will be sealcoated. They will be using the first floor for congregation and the second floor will remain office space, as it is currently rented. The new storage area for cars will be located on the rear slope of the lot. The Fire and Police Chiefs should make recommendations for conditions that may need to be applied. The Planning Board has no objection to the Building Inspector allowing them to use the building. Mr. Hazen will come back with more information to the July meeting.

**299 Sewall Street**-John Grenier of Grenier Associates represented the applicant, Boylston CP, LLC. They are seeking subdivision approval of a 30-unit Senior Residential development. The property is 10.38 acres. There will be 30 units, age restricted, two bedrooms condos on one contiguous piece of land. Twenty-six within allowable square footage as single-family style homes. They will not be connected. There are two units that will be connected on the west side of the property. Access will be across from Abbey Road and loop around and come out to Sewall. The density is one unit per 15,000 square feet. Graves Engineering reviewed the plans today. The Board discussed open space and Mr. Grenier explained that the project will sit lower than the abutters' property. There will be a picnic area. The septic will be located in the front of the land. There was a brief discussion regarding septic and how much will be pumped each day. Title 5 allows 150 gallons per day per each unit. Twenty-six units will have their own septic and the four-plex will have a shared. It will be a gated community with the gates; 2 entrances each with gate access a little further back from the road.

Mr. Baker asked about #10 on Graves Review dated July 6, 2018 regarding wellhead. Mr. Grenier stated they did not apply for that. Graves needs to review against the bylaw. Mr. Manter would pass on the walking area and Mr. Baker would like the common area to be shown on the plan and how it would be accessed.

Tom LaRoche, Cook Street, asked how the gun range would be addressed with potential buyers. It can be heard from the sales site. The gun club has 800 members and it is very active. Dick Jubinville, 25 Smallwood, discussed the contours of the property and how close they would be cutting into the side. It drops about 20 feet and they will be cutting down trees but both applicant and abutters agree they will work to keep privacy for both. They would like conifers or pine trees and Mr. Baker would like trees shown on the plan. Brief discussion of chain link fence and property lines. A 2 to 1 slope is being proposed. Gino Rida, 19 Smallwood asked about the slope of the property and Mr. Grenier compared it to the one at Compass Pointe. There are no sidewalks proposed at this time. There was brief mention of walking path. The two duplexes will have access to picnic area. Mrs. Ridinger feels each home will have two cars per unit. Traffic should be a major concern. Mr. Capozzo, Abbey Road, discussed entrance with Mr. Grenier and the Board. He felt it is a safety concern if the entrance is exactly opposite Abbey Road, but it is actually safer if they are exactly across from one another. There is no confusion who has the right-of-way. There was discussion regarding the senior bylaw and units being connected.

There will be one 4-plex. The other homes are single family, not connected. Gerry Quam, 3 Smallwood asked about how the duplexes would be connected. They will be connected by foundation underground. They are abiding by the new definitions and the units will be deed restricted. Christie Stille, Scarhill Road, asked that the developer consider cutting back on the number of single-family homes from 26 to 20 to decrease the density. Sue Slezowski 1A Southeast Way asked how do you prevent children living in the senior homes. They are deed restricted. Mr. Baker stated it would create a zoning violation and can be reported to the Building Inspector. Steve Guigere, 7 Abby Road, asked if the development is going to be gated and it is going to be closed community and he has customers looking for that type of amenity. Gerry Quam asked if it would be a code or card gate. The noise from the gun range was brought up and the traffic it causes. The stream was mentioned and Gerry Quam asked if he could get a copy of the traffic study. All documents are public record. Mr. Baker motioned to continue this public hearing on Monday, July 9<sup>th</sup> at 7:30 p.m. Ms. White seconded; all voted in favor. Mr. Baker stated he would like to see the developer reduce the density.

**85 Sewall Street, LLC**-James Tetreault was present on behalf of the applicant, Bethlehem Bible Church. They are proposing to build 66 apartment units in 3 buildings. There are 56 acres of land. There will be open space. The applicant is not exercising their right to build a 40B affordable on this site. If they choose to do so, they can go back to that plan. Mr. Tetreault presented a Site Plan. Town Meeting voted to allow apartments in the MUI zone which makes this an allowable use for this property. The original plan had

access from Route 140 and Sewall. Mr. Tetreault spoke about the parking, dumpsters, maintenance and the grades. There will be 6-foot high fence and plantings. There are still items to address on the plan and they will continue that at the next meeting. The neighbors discussed the traffic and concerns with the developer. The traffic study has not been received yet from the Town's peer reviewer. There will be three buildings and a sidewalk out to route 140. There was discussion regarding conservation, and MUI district and mitigating the entrance on Route 140. The Town still owns some land on N. Sewall and Temple Street on the Shrewsbury street side. There could be a dedicated left or right turn. Deb Towle, Maryann Drive stated she has concerns people will be cutting through Maryanne Drive. There was brief discussion regarding the septic plan and location. Several neighbors expressed concern about the traffic backing up on Sewall and Route 140. They feel some type of mitigation should take place. The traffic study will be reviewed by the Town's traffic peer reviewer for the best solution to the issues.

There was discussion regarding open space and basketball courts for the children that may live at the apartments. There will be 66 units, 117 parking spaces. Mr. Tetreault stated they would be willing to work with the town regarding open space and playground area. Kevin Pendergrast asked about the dam on the property. Mr. Tetreault will review if required. After much discussion, the board will continue review of this project. Ms. White motioned to continue the public hearing on Monday, July 9 at 8:15 p.m. Mr. Caruso seconded; all voted in favor.

**38 Main Street**-James Tetreault was present on behalf of the applicant, Mr. Masiello. He presented a Site Plan to build an addition of 1,565. Square feet. The Building Inspector advised them to go to the Zoning Board for which they received approval for a variance. After reviewing the plan, Ms. White motioned to approve the plan as presented. Mr. Baker seconded; all voted in favor. Mr. Baker motioned to authorize the Chairman to sign the agreement if approved by Town Counsel. Ms. White seconded; all voted in favor.

Ms. White motioned to adjourn at 9:45 p.m. Ms. Naseem seconded; all voted in favor.

**Meeting Materials:**

Plan of 245 Mile Hill (on file in PB Office)  
84 Main Street Site Plan (on file in PB Office)  
299 Sewall Street Subdivision Plan (on file in PB Office)  
Pine Street Bond Estimate Graves Engineering (on file in PB Office)  
38 Main Street Site Plan (on file in PB Office)