



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

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MEETING MINUTES Monday, August 6, 2018

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

Mr. Manter called the meeting to order at 7:00 p.m. The Board reviewed the minutes from July 9, 2018. Mr. Caruso motioned to approve the minutes as amended. Ms. Naseem seconded; all voted in favor.

299 Sewall Street Public Hearing Continued-This hearing is for a Special Permit for a project in Wellhead Protection overlay District. Attorney Beaton and John Grenier were present. At the last hearing it was questioned as to whether this project meets criteria of Wellhead Special Permit. Mr. Grenier reviewed and submitted a letter dated August 1, 2018 in response to Graves Engineering's comments. Mr. Grenier stated that the plan meets all requirements for treatment of storm water, DEP ground water regulations. Mr. Baker asked for explanation regarding Mike Andrade's comment about removing soils within 6 feet of historic high groundwater table. Mr. Grenier explained the purpose of the regulation and the determination. Mike Andrade was present for the test, and there was no ground water present.

Mr. Baker motioned to close the hearing. Mr. Caruso seconded; all voted in favor. Mr. Baker suggested that Mr. Grenier's comments dated August 1st could be adopted as findings.

Mr. Baker mentioned that even though approval was made for the Senior Residential at an earlier public hearing, the Board did not issue a Decision for either. He would like to add two additional conditions to the decision that address the following issues: 1) building permits issued prior to Condo Documents being submitted and reviewed; 2) inclusionary zoning review.

Mr. Baker disagrees that the units now designated as affordable meet the bylaw. He would like to see the plan for designating affordable units and their location. The Board would also like the draft language of the deeds indicating the formula applied for resale value. It is the responsibility of the Building Inspector to enforce the bylaw. There are 4 duplex units and approximately 20 single-family units, and Mr. Baker feels there should be two single-family and one duplex affordable units to meet the inclusionary zoning requirement.

Mr. Baker motioned to add the two following conditions to the approval of the Special Permit for the Senior Residential Development:

1. Prior to any building permits being issued, the Condominium Association documents be submitted to the Board so that Town Counsel can review and approve.
2. The Applicant shall submit his plan addressing compliance of the Town's inclusionary Zoning Bylaw under Section 16.

Mr. Caruso seconded and a roll call vote taken:

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

During the Board's deliberations, Mr. Haynes stated that lottery is done by the State and they oversee the monitoring of affordable units.

The Board discussed findings. Mr. Baker will draft findings for the Board to review and approve. The SRD special permit was previously approved at the July meeting. The Board agreed they could use Mr. Grenier's letter dated August 1st for the Well Head Special Permit findings. The Board discussed having a special meeting to finalize the findings and decision. It was decided to review and approve the decision at the September 10th meeting.

Mr. Baker motioned to approve the Special Permit for Wellhead incorporating as findings Mr. Grenier's arguments for approval. Mr. Caruso seconded; roll call vote taken:

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

85 Sewall Street Public Hearing Continued-James Tetreault was present on behalf of the applicant, Bethlehem Bible Church/Scott Goddard. Scott Goddard introduced Bill Scully, traffic consultant. Mr. Scully has been speaking with the Town's traffic peer reviewer. Mr. Cusson of Delphic Associates was present as an expert on inclusionary zoning. Mr. Tetreault presented a revised plan with changes dated July 30, 2018 in response to Graves Engineering letter. Clarification was provided by Mr. Tetreault on light spillage. A revised version of the plan was sent to Mike Andrade with different colors on plan to show lighting and sidewalks more clearly. The leakage is minimal. Mr. Tetreault feels they will be able to address the remaining issues to Mr. Andrade's liking. Mr. Baker asked if the hydrology comment on the Graves review applies to stormwater. It will go to ConCom.

Mr. Tetreault informed the Board that they have refiled with ConCom. He gave a brief update regarding wetlands and issues with location of the road near Fountain Services Inc. They expect to receive final approval at the next ConCom meeting. Mr. Tetreault pointed out septic and leaching areas on the plan. They are 100 feet away from wetlands, and they are confident of the location. Mr. Tetreault reviewed the septic system for the Board.

William Scully, Traffic Consultant for the project reviewed the traffic report. They included both the apartment development as well as the possible 44 unit subdivision off of School Street. As part of the process, they looked at traffic data, crash data up to Colonial Drive in Shrewsbury and up to Main Street. They took into account the Fed Ex study which was completed in 2016 and other studies such as the one for Compass Pointe.

Thirty-two vehicle trips are projected in the morning from the project and 41 in the afternoon. Most trips in morning leave and most in afternoon return to the site. Half of the traffic would head towards 290 heading south. The percentage increase in traffic is small. Effects are relatively minor on the intersections from the project. Wait times when turning left from side streets onto Rt. 140 will be increased.

To help mitigate the traffic issues, besides the one-way exit, they have proposed widening the intersection at North Sewall as it approaches Route 140 to create a designated turning lane. He also stated that for safety reasons, the "Y" intersection at School St. should be a "T". They have received comments from the Town's peer reviewer, WSP and should have a written response this week. No major concerns were made by Jennifer Conley, she mainly requested clarification. She is aware that the 140 corridor, as a whole, requires mitigation. Estimate of traffic coming and going from the project based on the 66 apartments was reviewed again at Ms. White's request. Mr. Scully feels it is time for regional mitigation to take place.

There was discussion with an abutter regarding width of Sewall St. and adding signs on road. Safety of school buses and accidents are a concern. Visibility was looked at and will be addressed, perhaps with signs posted along the road.

Mr. Manter referred to Chief Sahagian's comments which generally address non-signalized areas in general. There will be signage for the complex and no-left-turn and do-not-enter signs. There will be lights throughout the site and they are shown on the photometric plan. Mailboxes will be inside each building. There was brief discussion regarding traffic on Sewall Street and an increase of traffic on Maryanne Drive. There was a discussion again regarding school buses. Mr. Scully feels it won't be an issue and will be addressed with the School Department.

Mr. Cusson stated the Board will be able to add comments to their decision that the peer reviewer has suggested as well as their opinions as far as mitigating the traffic which could address many of the concerns raised by residents.

Inclusionary Zoning was discussed. There are three categories of income; very low, low, and moderate. Seven units were agreed upon as the number of affordable units, and the developer has to apply to DACD with approval letter from the Selectmen. The income would be \$54,950 for low 1 bedroom; moderate would be higher. There was a discussion regarding enforcement by the Building Inspector of the affordable units. Mr. Cusson suggested that after the Board issue their decision, they issue a schedule of when affordable units will be built; e.g. every 10 then an affordable. Also, it has to be designated where the units are located and how many 1 and 2 bedroom units. The Board will have to put that in the decision. The DACD will have to approve. Mr. Baker referred to Section 16.08.3 Enforcement regarding Certificate of Occupancy in the Bylaws regarding marketable units. The Board will comply with the Bylaw. Mr. Cusson's recommendation is 75% be low income and 25% be moderate and all be counted towards affordable housing. The Board discussed the 7 units, and 1 unit very low, 5 units low, and 1 moderate was agreed upon. Mr. Baker stated that they would appreciate receiving a draft decision. Mr. Cusson will send examples of inclusionary zoning decisions.

Mr. Baker asked the developer if Town did design work for the Sewall St intersection improvements, would the developer be willing to commit a dollar amount to be applied to the project. The Town is applying for a grant to pay WSP to design improvements for the entire N. Sewall, S. Sewall, Temple St., Rt. 140 locus. Mr. Baker explained the Housing Choice Grant process. There was further discussion about the developer working on the intersection or an estimate of what it would cost and what they would commit to.

Mr. Baker motioned to continue the public hearing to September 10th at 7:30 p.m. Ms. White seconded; all voted in favor.

The Developer will work on draft and coming up with an estimate of the intersection mitigation.

Mr. Caruso motioned to adjourn at 9:54 p.m. and Ms. White seconded; all voted in favor.

Meeting Materials:

299 Sewall Street plan (on file in PB Office)

85 Sewall Street Traffic Review (on file in PB Off

Letter from JM Grenier dated August 1, 2018 (on file in PB Office)

Letter from Chief Sahagian 85 Sewall Street (on file in PB Office)