



Town of Boylston Planning Board planning@boylston-ma.gov
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MEETING MINUTES
Monday, March 4, 2019

CHAIRMAN: William Manter,
MEMBERS PRESENT: Richard Baker, Peter Caruso, Judith White
MEMBERS ABSENT: Homaira Naseem
RECORDER: Nina Gardner

Mr. Manter called the meeting to order at 7:05 p.m.

Mr. Caruso motioned to approve the minutes of February 4, 2019. Mr. Baker seconded; all voted in favor.

Mr. Manter discussed Compass Pointe with the Board. Mr. Haynes will come to the April meeting to discuss conditions of the original decision yet to be completed: transfer of land to the Town; sidewalk to the School; traffic mitigation for Sewall Street. Also mentioned was a waiver of the outer loop sidewalk where the guardrail is. The former Superintendent and Chief Sahagian did not want the path to the school. Mr. Manter will confirm that is still the position of the current School Committee and Superintendent. He will also check with the Chief regarding lighting. Mr. Baker stated that the waiver of the sidewalk would require a public hearing to amend the subdivision plan. He stated his recollection was that \$25,000 was included in the Compass Pointe surety for the intersection improvements. This should be confirmed by Mike Andrade.

The Board discussed the new Senior Residential project on Sewall Street (Lilymere). Mr. Haynes would like to change the two duplexes on the plan to four singles. The Building Inspector confirmed for the Board that this would be a minor change and would not require amendment of the special permit.

147 Shrewsbury Street Public Hearing/Accessory Apartment-The applicants, Cherie and Rob Fuller, were present with an application for a Special Permit under Section 10.05 of the Zoning Bylaw to finish the basement of the residence at 147 Shrewsbury Street. They plan to move there and allow either their mother in law or children to occupy the renovated basement apartment. The entrance will be at the back of the house. The apartment will be 797 square feet and have one bedroom. The current septic system was designed a four-bedroom home, and they currently have three bedrooms. After review of the application and plan, Mr. Baker motioned to close the public hearing. Mr. Caruso seconded; all voted in favor.

After short deliberation, Mr. Baker motioned to approve the Special Permit for an Accessory Apartment and waive the requirement of a plot plan. Mr. Caruso seconded; all voted in favor. There is a 20-day appeal period.

750-756 Main Street Public Hearing/Special Permit-Keith Lewis was present on behalf of the property owner, Linda Russell. The property is a single lot with two buildings. The lot is part Heritage District,

which extends 200 feet, and the rest Rural Residential. Mr. Lewis owns Keith's Music which he operates from the building at the front of the property. The use is a pre-existing, non-conforming use. The applicant seeks to have the Heritage District regulations extended beyond the existing 200 feet to cover the entire lot. Jamie Underwood was present and told the Board that he has known Mr. Lewis over ten years and that he donates significant time to the Schools as well as band equipment. He is trying to expand his business which would benefit the school and community. The Board reviewed the use and dimensional requirements for the Heritage District. Mr. Caruso motioned to close the public hearing. Mr. Baker seconded; all voted in favor. Mr. Baker motioned to approve the Special Permit to extend the Heritage District regulations to the entire lot at 750-756 Main Street. Mr. Caruso seconded; a roll call vote was taken:

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

Mr. Lewis inquired about an electronic digital sign. It requires a special permit. He will return in April.

750-756 Main Street/ANR- Mr. Lewis, representing Ms. Russell, submitted an ANR plan to divide 750-756 Main Street into two lots. The Board reviewed the plan and found the lots to have sufficient frontage and area for the Heritage District. Mr. Baker confirmed the notation on the plan that approval was not a determination of zoning and motioned to approve the ANR plan and to authorize the Clerk to endorse.

Ms. White motioned to adjourn at 8:07 p.m. and Mr. Baker seconded; all voted in favor.

Meeting Materials:

Compass Pointe Decision (on file in PB Office)
Special Permit application 147 Shrewsbury Street (on file in PB Office)
Special Permit application 750-756 Main Street (on file in PB Office)
ANR 750-756 Main Street (on file in PB Office)