



**Town of Boylston** Planning Board [planning@boylston-ma.gov](mailto:planning@boylston-ma.gov)  
221 Main Street, Boylston MA 01505 \*\* Telephone (508) 869-6019 \*\* Fax (508) 869-6210

**MEETING MINUTES**  
**Wednesday, May 8, 2019**

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

Mr. Manter called the meeting to order at 7:02 p.m.

He informed the Board and audience there will be a meeting on Wednesday, May 15, 2019 at 7:00 p.m. The agenda item is a presentation by WSP on mitigation of Route 140 and Sewall Streets.

Mr. Caruso motioned to approve the minutes of April 1, 2019. Ms. Naseem seconded; all voted in favor.

**Pine Street ANR**-Jim Ricciardi was present to apply for an ANR. They need to move lot lines to conform to Title 5 per Dennis Costello's suggestion. They have acknowledged the "no build" on lot 4 on the plan.

Mr. Manter expressed his concern that plans must be approved by the Board of Health agent, Dennis Costello, before a public hearing of the Planning Board. It continually tends to be an issue after applicants get approval from the Planning Board. Mr. Baker also expressed his concern that the Board of Health does not respond to requests of review of plans.

The Board reviewed the ANR plan and the affected lots meet the requirements for frontage, and area and access. Mr. Baker motioned to approve the ANR of Pine Street as it meets the requirements and authorize the Clerk to sign. Mr. Caruso seconded; all voted in favor.

**280 Shrewsbury Street – sign plan** – Matt Doyle of J & M Batista presented plans of signage that he intends to put up for the new building at this location. There will be three separate signs on the building; One for Webster First Bank and one for Cross fit. The middle space is vacant. There will be a roadside sign at the street. They require sizes above what is allowed in the bylaw because the building is set back from the street. He will come to the June meeting for a public hearing on the signage.

**84 Coderre Road-Public Hearing Accessory Apartment**- Kim Ames was present on behalf of the applicant, Catherine Clark, her mother. She would like to build a three-car garage and finish the area over the garage as an accessory apartment to live in. The Board reviewed the plan and

Mr. Baker motioned to approve the plan as presented and that it meets all the requirements and the Board should approve with standard conditions. Mr. Caruso seconded; all voted in favor.

Mr. Baker would like to be appointed as an associate member of the Planning Board. He would like to remain as the representative to the CMRCP. Mr. Caruso motioned to approve Mr. Baker as an associate member and Mr. Manter seconded; all voted in favor.

The Planning Board will change its meeting time to 6:30 p.m. starting with the June meeting.

Mr. Baker discussed WSP and the grant from the State. Only 10 percent of the budget can be spent in the fiscal year. We can only get an extension until 2020. Some decisions need to be made so that WSP can start before June 19<sup>th</sup>. One issue is the median on route 140. The Planning Board can make recommendations to the Board of Selectmen for them to decide. Mr. Manter suggested asking developers to make cash contributions to the mitigation of the road. That will be decided by the Town at Town Meeting.

Mr. Baker motioned to adjourn at 7:58 p.m. Mr. Caruso seconded; all voted in favor.

**Meeting Materials:**

ANR Pine Street (on file in PB Office)

280 Shrewsbury Street Signs (on file in PB Office)

84 Coderre Road-Accessory Apartment application and plan (on file in PB Office)