



# 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-

## MEETING MINUTES Monday, November 2, 2020

**CHAIRPERSON:** Kim Ames  
**MEMBERS PRESENT:** Richard Baker, Assoc. Member, Peter Caruso,  
Corinna Javier, Homaira Naseem, Judith White  
**MEMBERS ABSENT:** None  
**RECORDER:** Nina Gardner

Ms. Ames called the meeting to order 6:35 p.m. Per the Governor's March 12<sup>th</sup> order this meeting was held remotely.

The Board reviewed meeting minutes of September 16, 2020. Mr. Caruso motioned to approve, and Ms. Naseem seconded; all voted in favor by roll call vote:

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

The Board reviewed minutes from October 19, 2020. Mr. Caruso motioned to approve and Ms. Naseem seconded; all voted in favor by roll call vote:

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

**Avery Way**-Vito Colonna of Connorstone Engineering was present on behalf of Ron Aspero of Shrewsbury Homes. Mr. Colonna stated they would like to modify the previously approved 2-lot subdivision. Mr. Aspero has purchased the adjacent lot, and they now would like to split Lot 3 into two lots. The house on new lot 4 would be removed and a new house built with access from Mill Road. They would like a public hearing to be held at the December meeting. Access for three lots is from Avery Road. They would be creating 2 conforming lots from a non-conforming lot. The new house would be further back to meet set back requirements. Frontage will be from Mill Road.

Mr. Baker stated there were many waivers granted for the original plan with the rationale that only two lots would access from Avery Way. Now they are adding a third lot. Graves suggested that access be wider, and the Board decided to approve the plan as submitted because it was only to be two lots accessing from the subdivision street. Mr. Aspero stated he would be open to widening Avery Way.

There was brief discussion with Mr. Aspero about LID and the possible need to increase drainage. There was mention of issues with the Highway Department, and none were raised; however, the Board would like the developer to consider widening Avery Way and looking at Mill St. drainage. The road is deteriorated and there are culvert issues with water misdirection. The Developer will look at improving the condition of the road. Mr. Baker asked that Mr. Aspero to check with the Fire Chief for any issues. The Board will send out requests for comments from department heads when the plan is filed. They will consider waivers at the public hearing for the definitive plan is held. The Site is all gravel. There will be a single-family home on lot 3 and possibly a duplex on Lot 2. Lot 1 has a single-family home with in-law apartment which is accessed from Mill Road. There was a brief discussion regarding driveways. The developer will attend the January meeting for definitive plan approval. They will submit application and plans and submit the plans to Graves for review.

**Barnard Hill**-Richard Chehade was present with an update on progress for Perry Road. He reviewed several items from the progress summary form given to him by the Board. Streetlights were discussed; the original plan called for 10 lights per the light department. Parcel K owned by Mike May for two proposed homes was discussed. Mr. Chehade stated they will install the sidewalk in front of Parcel K. Mr. May will have to apply for an ANR for an additional lot if he plans to access from a shared driveway. Mr. Chehade will attend the December 7<sup>th</sup> meeting with a progress update. He will also send a schedule of inspections to the Board from Graves.

**Pine Street**-Jim Ricciardi was present to discuss Pine Street and Camp Harrington. He would like relief on the number of trees to be planted on Pine Street. He feels 24 trees is too many. Changes could be considered an amendment to the plan, which would require a public hearing. He was advised to speak with the DPW regarding placement and number for trees in the right of way. Residents of Pine Street do not want so many trees. Mr. Ricciardi stated he would just put in the 24 trees to avoid the trouble of a public hearing. It was suggested that town counsel could advise if there were a simpler mechanism.

**Camp Harrington**-Mr. Ricciardi discussed Camp Harrington and asked the Board to lift the deed restriction placed on the original plan. He stated he has an offer from a developer who can bypass the deed restriction with the State if he builds a 40B or a non-profit home. Mr. Ricciardi has also been in discussion with Greater Worcester Land Trust and the Boylston Parks and Rec. Department about selling the land to the Land Trust. He would retain the land if he can have the deed restriction removed.

The Board advised Mr. Ricciardi that they will seek advice from Town Counsel regarding the deed restriction. Mr. Ricciardi will attend the December meeting and look at the options with Parks and Rec. and the Land Trust. The Board will seek Town Counsel's advice. If Mr. Ricciardi sells to the developer he is speaking about, he will pay taxes and then turn over to the State and bypass the

deed restriction. His options are Land Trust, or non-profit developer. He stated he will sell if he cannot build on the property. Mr. Ricciardi will attend December meeting, and the Board will contact town counsel regarding Camp Harrington and Pine Street.

Charles Marden, 20 Pine Street, expressed concern about the trees and about plowing of the street. He stated the residents must plow the street. The Town only plows to number 5 Pine until the street is accepted by the Town. Normally, a developer plows until the street is accepted. Mr. Ricciardi stated the Trustees of the HOA are responsible, and it was in the agreement. Mr. Marden mentioned standing water and a fence being installed in front of the pond. Mr. Ricciardi stated he planted seed and it will be completed in the Spring. There was disagreement between Mr. Ricciardi and Mr. Marden as to who is responsible for plowing.

Mr. Caruso motioned that the Planning Board take the position that the deed restriction on the Pine Street Extension Plan cannot be bypassed by building affordable housing or other nonprofit use and that no permits shall be issued for any homes. Ms. Javier seconded; all voted in favor by roll call vote:

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

Mr. Caruso motioned to adjourn at 8:20 p.m. and Ms. Javier seconded; all voted in favor.

**Meeting Materials:**

Barnard Hill progress update (on file in PB Office)  
Avery Way Plan (on file in PB Office)