



# 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

**Tuesday, June 15, 2021**

<b>CHAIRWOMAN:</b>	<b>Kim Ames</b>
<b>MEMBERS PRESENT:</b>	<b>Richard Baker, Assoc. Member, Peter Caruso, Corinna Javier, Homaira Naseem, Mark Johnson</b>
<b>OTHER ATTENDEES:</b>	<b>Paul Dell'Aquila, Town Planner</b>
<b>MEMBERS ABSENT:</b>	<b>None</b>
<b>RECORDER:</b>	<b>Nina Gardner</b>

Ms. Ames called the meeting to order 6:00 p.m. Per the Governor's March 12, 2020 order this meeting was held remotely.

The Board reviewed meeting minutes of May 17, 2021. Mr. Caruso motioned to approve as and Ms. Javier seconded; all voted in favor by roll call vote:

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

The Board reviewed meeting minutes of May 24, 2021. Mr. Caruso motioned to approve as and Ms. Javier seconded; all voted in favor by roll call vote:

Mr. Caruso-yes  
Ms. Javier-yes  
Ms. Naseem-yes  
Ms. Ames-yes  
Mr. Johnson-abstain

**Gulf Street-Public Hearing Continued**-Ms. Ames opened the continued public hearing for Gulf Street and the applicant had formerly requested the hearing be continued until July 6, 2021. Mr. Caruso motioned to continue the public hearing for Gulf Street over 55 until Monday, July 6, 2021 at 6:30 p.m. and Ms. Javier seconded; all voted in favor by roll call vote:

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

**Pond View on Main Public Hearing Continued**-Ms. Ames opened the public hearing for 313 Main. The applicant's Engineer requested a continuation of the public hearing until the next meeting. Mr. Caruso motioned to continue the hearing for Pond View on Main until Tuesday, July 6, 2020 at 6:30 p.m. and Ms. Javier seconded; all voted in favor by roll call vote:

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

**Woodland Drive-ANR**-Ron Aspero was present to apply for an ANR for Lot 1A on Woodland Drive. He requested to transfer land to Lot 2. The existing home on Lot 1A is still in conformity. No setbacks are affected by the change. The Board reviewed the plan and agreed it meets all the requirements for an ANR. Ms. Javier motioned to approve the ANR for Woodland Drive transferring land from Lot 1A to Lot 2 in Boylston, MA owned by Shrewsbury Homes. Mr. Johnson seconded; all voted in favor by roll call vote:

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

This approval prompted discussion whether 1 or 3 signatures are required. Normally, the Board motions that the Clerk may sign, but Board members all need to sign Registry of Deeds signature document for 2021. Therefore, three members will sign this ANR and the Board will discuss the issue at a later date.

**Barnard Hill Update**-Rich Chehade was present to give an update of his project. He referred to the issue of "wall caps". He cannot get the same caps as previously used and his contractor is looking for something comparable, therefore they will not meet the completion date previously stated. Mr. Caruso discussed engineers plans with Mr. Chehade and stated the new design of the wall needs to be reviewed by Graves Engineering. Mr. Chehade stated they were getting ready to pave on June 27<sup>th</sup> and asked about he fence to Jacobsen Drive.

Mike Andrade of Graves is starting to work on the Bond Estimate for the rest of the road to Jacobsen and that surety will be enough to cover the binder to Jacobsen and the Bond for the second phase of construction. The release of lots was discussed. Once Mike Andrade has provided the new Bond estimate and the binder course is completed, the Planning Board could approve release of lots per the Covenant. Mr. Baker stated once the second phase Bond is in place, the town will have enough surety for the second egress. He suggested that Mr. Chehade speak to the Police and Fire Departments to see what length of street they are comfortable with and talk to the Shrewsbury Town Engineer about opening the egress. If Fire and Police are okay with the fence remaining in place, then Mr. Baker felt comfortable with that. Mr. Dell'Aquila

requested Mr. Chehade put request for paving in writing and he should also contact the Highway Department before paving.

**Public Hearing Pine Hill Drive continued**-Larry Beals was present with his team to further review the Site Plan and Special Permit process for the proposed warehouse. Their Traffic Consultant, Kevin Solli, presented a power point presentation of the study. All traffic will turn right onto Route 140 from Pine Hill Drive and go to Route 290. The Peer review comments will be addressed over the next few weeks. The project is still under review with ConCom due to wetlands. Mr. Solli stated the new traffic counts were done in January and they include a 7-year buildout for growth. Mr. Dell'Aquila stated that WSP is in the process of reviewing the traffic study and a response has not been received yet, but in the process. A brief discussion took place about the Route 290 project.

Mr. Beals stated they will work with Graves to get sign offs of Engineering and traffic plans and hopefully, will have everything complete by next meeting. Ms. Naseem motioned to continue the public hearing until Tuesday, July 6, 2021 at 6:30 p.m. and Ms. Javier seconded; all voted in favor by roll call vote:

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

**Housing Production Plan**-Ms. Naseem introduce Emily Glaubitz from CMRPC who reviewed the Housing Production Plan that the Town has been working on with CMRPC. It will be included as part of the master plan and will be certified by the Department of Housing and Community Development DHCD). The Chair of the Boylston Selectmen needs to send a letter to DHCD ahead of certification. Emily discussed Boylston's housing needs and percentage requirements for affordable housing. The Town is not in jeopardy of any type of fines and this letter of approval is not binding. The lack of amenities for residents such as groceries and pharmacies were discussed and Emily stated these are certainly challenges for the Town. The table in the report was discussed and it is based on the most recent census. Emily is seeking the board to vote to approve the draft with changes discussed. Mr. Johnson motioned to approve the draft of the letter for Selectmen to sign and include it with the plan being sent to DHCD with changes discussed. The Board briefly discussed and Emily stated they are just goals, not binding and will be reviewed in 30 days. After discussion, Ms. Naseem motioned to approve the draft with amendments and Mr. Caruso seconded; all voted in favor by roll call vote:

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

The Board discussed reorganization of the Board and all members agreed to keep the Board in positions as is. Ms. Naseem motioned to keep the Board as is with Ms. Ames as Chair, Mr. Caruso, Vice Chair and Ms. Javier as Clerk. Ms. Javier seconded the motion and all voted in favor by roll call vote:

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

The Board discussed CMRPC delegates. Mr. Caruso motioned for Mr. Baker to represent the Town and the Selectmen recommend Howard Drobner as the alternate member. Points will be earned by either representative. Ms. Javier seconded; all voted in favor by roll call vote:

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

#### **Town Planner Update-**

- Mr. Dell'Aquila discussed the option of him signing ANR's if three members are required and not available. As discussed earlier, the Clerk can be designated to sign on behalf of the Board if motioned to approve to do so. As mentioned, the board will look into this.
- Mr. Dell'Aquila informed the Board that because the language is unclear in the accessory bylaw, the Building Inspector has denied an application for an "attached" accessory apartment. He advised the applicant to seek a special permit from the Planning Board. Two-families are allowed in every zone in town, so a building permit can be issued for a two-family instead of an accessory apartment if it is attached. There could be issues with basements and egress. The language needs to be changed and that would help clarify.
- Mr. Dell'Aquila stated that Jim Ricciardi is supposedly ready to submit application and documents for the Town to approve Pine Street Extension. The Bond still needs to be looked at.
- There are ongoing issues with Compass Pointe. Mr. Dell'Aquila met with Mr. Hayes and is closer to understanding some of the issues and what Mr. Hayes is obligated to do. He will not be ready until next Spring to ask for approval
- The Town Administrator sent a letter to the Planning Board on behalf of the Selectmen stating they would offer support by means of Town Counsel to advise the Planning Board in dealing with future large projects in Town. If the Board is inclined to seek the offer for additional assistance, that would require a vote of

approval from the Board. Mr. Johnson motioned to accept the offer if needed and Mr. Caruso seconded; all voted in favor by roll call vote:

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

Mr. Dell'Aquila will let the Town Administrator know the Board has accepted the offer from the Selectmen for additional assistance if needed.

Mr. Caruso motioned to adjourn the meeting at 8:00 p.m. and Mr. Johnson seconded; all voted in favor.

**Meeting Materials:**

Barnard Hill Update (on file in PB Office)

Housing Production Plan (on file in PB Office)

Letter dated June 15, 2021 from Town Administrator (on file in PB Office)

Graves review #2 Pine Hill Drive (on file in PB Office)