



# Town of Boylston Planning Board [planning@boylston-ma.gov](mailto:planning@boylston-ma.gov)

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## MEETING MINUTES Monday, September 13, 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 6:30 p.m.

**160 Shrewsbury Street Public Hearing Continued** - Brittany Gesner of VHB was present on behalf of the applicant. Other attendees from Route 140LLC in attendance were Ted Fyre and Nick Smith. Ms. Gesner once again summarized the project for the board and stated there were two access roads to the site. There will be two buildings, one approximately 370,000 square feet which Rand Whitney will utilize and the other approximately 307,000 square feet which they are marketing for a tenant. The buildings are located in FBD and a small portion in Route 140 Business. Site Plans and Stormwater have been reviewed by Graves Engineering and ConCom and all comments have been addressed. WSP has reviewed the traffic and exchanges between VHB and WSP have resulted in the opinion that post construction traffic monitoring should be included as a condition of the approval. Graves review #3 dated August 12, 2021 states there are no outstanding concerns or issues. The applicant would like the public hearing closed tonight. The applicants will coordinate with the Ridingers at 106 Shrewsbury Street to install a sound barrier wall along the western portion of the site and that will be a condition of the approval. Mr. Ridinger read, to confirm, his notes as to what was promised to him. The issue of a Bond for the road was raised and Mr. Dell'Aquila explained it is a private development, therefore, no Bond for roads is required.

Mr. Johnson motioned to close the public hearing for 160 Shrewsbury Street and Mr. Caruso seconded; all voted in favor by roll call vote:

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

Mr. Dell'Aquila suggested reviewing the draft decision verbiage. The Board discussed edits suggested by VHB regarding monitoring study and clarified to have multiple (2 consecutive studies) as suggested in VHB's draft decision. The draft decision done by VHB has not been

reviewed by Mr. Dell'Aquila or Town Counsel. After discussion of traffic monitoring and abutter's condition regarding sound wall, Mr. Johnson motioned to approve the Special Permit and waivers for Route 140 LLC, 160 Shrewsbury Street as discussed and edited in Comments #13 and #14, and review by Town Counsel. Ms. Naseem seconded; all voted in favor by roll call vote:

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

**313 Main Street Public Hearing Continued** - Mike May, the applicant was present and stated they will be compliant with the Decision that is issued prior to obtaining any permits. J. M. Grenier submitted updated plans dated August 16, 2021 and Graves Review #3 dated September 8, 2021 commented on lighting and compactor. J. M. Grenier submitted a letter regarding the Wellhead Protection District Special Permit dated September 9, 2021. The Board discussed the compactor. It is only accessible from inside the building and will be on a platform. Ms. Naseem motioned to continue the public hearing until Monday, October 4, 2021 at 6:30 p.m. and Ms. Javier seconded; all voted in favor by roll call vote:

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

**8 Gulf Street Public Hearing Continued** - Attorney Matthew Watsky was present on behalf of the applicant. He stated that the developer has spoken with the Fire Chief regarding street width and turn around. The traffic study from WSP was received right before the meeting – the Town Planner will forward to the Board. The applicant needs to respond to WSP. Graves Review #3 dated September 9, 2021 was received. The Board reviewed and discussed some items. Ms. Ames referred to #4 and asked about additional screening and the Board discussed with Attorney Watsky. Mr. Dell'Aquila will speak to the Light Department regarding lights on the plan. Mr. Dell'Aquila informed Attorney Watsky that an application for a Special Permit for affordable housing must be submitted. Town Counsel has suggested that this be a condition of the approval and that a Special Permit for Inclusionary housing must be issued prior to any building permits being issued.

Eileen DeCastro, 21 Gulf Street, asked about prior approval of 3 houses being constructed and why it changed to 20 homes. Mr. Baker informed her that was a previous approval that had since lapsed to a different applicant. Several residents spoke to the Board regarding all the new construction and development to that particular part of town. They all expressed their concern regarding the dangerous intersection and number of new homes and traffic. A brief discussion regarding inclusionary housing and percent required for Boylston was mentioned per the bylaw. In this case, two units would be inclusionary. They are all 55+. The Board is awaiting responses from the traffic consultants and informed the residents they understand their concerns and are

doing their due diligence. One resident asked if this development was on Town water or would it require a well. It was determined, there is Town water available.

Patrick Healy, Thompson-Liston, was present representing the DeCastros. He listed the following issues and asked the Board to address:

1. Did the applicant file with ConCom (they have)
2. Stormwater issues – that is addressed by ConCom
3. A waiver for detention basins
4. They have a dead end on the plan, with a 20-foot road width – does FD have any issues?
5. What is the road width?
6. Limited site distance to Mill Road

Mr. Healy asked the Board to consider these items in their Decision. Ms. Naseem motioned to continue the public hearing until Monday, October 4, 2021 at 6:30. Mr. Caruso seconded; all voted in favor by roll call vote:

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

**Town Planner Report** - The Town Planner informed the Board there is a ConCom meeting on Thursday, September 13<sup>th</sup> to discuss Compass Pointe. The Town Planner informed the Board that the Town has received a \$20,000 grant from the State to use for Municipal Vulnerability Planning.

**Route 140 RW, LLC/160 Shrewsbury Street Decision** - After brief discussion regarding waivers, Mr. Caruso motioned to approve the Special Permit with accepted edits and recommended revised waivers and issue Decision for Route 140 RW, LLC. Ms. Naseem seconded; all voted in favor by roll call vote:

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

**Pine Hill Decision** - Some of the issues were the same as Route 140 RW LLC; such as: Items #13, #7, #9, #14. The Board discussed these items and Mr. Caruso motioned to approve the waivers and Special Permit and issue Decision consistent with the draft as modified and subsequent to Town Counsel review. Ms. Naseem seconded; all voted in favor by roll call vote:

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

Ms. Ames-yes  
Ms. Naseem-yes

**211 Mile Hill Decision** - The Board discussed the draft of the Decision. Mr. Dell'Aquila will change the construction times to abide by the Town bylaw – M-F 7-7 and Saturday, 7-5. Once that change is made, the Decision will be ready for signature.

The Board reviewed minutes of July 6, 2021. Mr. Caruso motioned to approve and Mr. Johnson seconded; all voted in favor.

The Board reviewed minutes of August 2, 2021. Ms. Javier motioned to approve and Mr. Caruso seconded; all voted in favor.

Mr. Caruso motioned to adjourn at 8:44 p.m. All voted in favor.

**Meeting Materials:**

Draft Decision 160 Shrewsbury Street (on file in PB Office)  
Draft Decision 211 Mile Hill (on file in PB Office)  
Draft Decision Pine Hill Drive (on file in PB Office)  
Press Release dated 9/10/21 MVP Planning Grant (on file in PB Office)  
Town Planner Report (on file in PB Office)  
JM Grenier Site Plan response dated 9/9/21 313 Main (on file in PB Office)  
Graves Review #3 160 Shrewsbury dated 8/12/21 (on file in PB Office)  
VHB response dated 8/18/21 (on file in PB Office)  
Graves Review #2 8 Gulf dated 8/11/21 (on file in PB Office)  
JM Grenier 8 Gulf response dated 8/16/21 (on file in PB Office)  
Graves Review #5 Pine Hill dated 8/9/21 (on file in PB Office)  
Graves Review #3 313 Main dated 9/8/21 (on file in PB Office)