



Town of Boylston Planning Board planning@boylston-ma.gov

221 Main Street, Boylston MA 01505 ** Telephone (508) 869-6019 ** Fax (508) 869-

MEETING MINUTES Monday, October 4, 2021

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

Ms. Ames called the meeting to order 6:35 p.m.

ANR 22 Flagg Street-Jacqueline Bart of GFI was present on behalf of the applicants for 22 Flagg Street to present an application for an ANR. It is a non-buildable lot and part of the property is located in neighboring Shrewsbury which will require approval from Shrewsbury Planning Board also. The Board reviewed the plan and Mr. Johnson motioned to accept the ANR for 22 Flagg Street. Ms. Naseem seconded; all voted in favor.

313 Main Street Public Hearing Continued-Mr. May was present and gave a recap of his project. All issues have been addressed related to the Wellhead Protection District. Graves Engineering has stated they are in compliance. Mr. Caruso motioned to close the public hearing and Ms. Javier seconded. Nel Lazour, 11 Cross Street, asked about the project. The Board voted all in favor by roll call vote to close the public hearing:

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

Mr. Dell'Aquila, The Town Planner, drafted a Decision for the Board to review for 313 Main Street. The Board discussed the draft. They discussed length of time for construction. Twelve months was originally requested. They will leave that time frame as is. Mr. May will provide a construction schedule. Once the building is leased, the tenant will comply with any bylaws that apply. The Town Planner will add a condition to the Decision that compliance of the bylaw will be part of the Decision and that the Board discussed modifications. Mr. Caruso motioned to approve 313 Main Street draft Decision contingent upon modifications that were discussed at the meeting be part of the Decision. Ms. Naseem seconded; all voted in favor. The Decision will be ready for the Board to sign at Town Hall.

8 Gulf Street Public Hearing Continued-The Developer has requested in writing to continue this hearing until the next meeting, Monday, November 15, 2021. Mr. Baker raised the issue of discussing the project. Mr. Dell' Aquila suggested it would not be a good idea to discuss without the applicant present since he requested a continuance. He stated that moving forward, the Board could set a time frame for continuation of a project. There were several residents present wanting questions answered. One inquiry was regarding WSP traffic study. The Town Planner informed them WSP has made some recommendations. He read those recommendations to the public. Mr. Johnson motioned to continue the public hearing until Monday, November 15, 2021 at 6:30 p.m. Mr. Caruso seconded; all voted in favor.

500 Main Street Public Hearing Continued-Patrick Healy, of Thompson-Liston was present on behalf of the applicant. They are seeking approval for a proposed two-lot subdivision on approximately 2.07 acres of land. The front portion of the property is in the Commercial Zone and the rear of the property is in the Rural Residential Zone. The board approved a preliminary plan earlier in the year. Revised plans were submitted showing an access easement on the north side of Lot 1 which was previously omitted. Soil testing has been conducted also.

The applicant is seeking two waivers from the subdivision rules:

Section 5.22- tree location from right of way
Section 6 & 7 – roadway improvements

There are three driveways to Main Street and room for turnaround for Fire Truck. Graves Has not sent a report for the latest changes. Board of Health has approved and there is no stormwater permit required under bylaw. The Board briefly mentioned flag lots and Mr. Dell'Aquila stated the Town of Upton is reviewing the matter and can share the findings.

Mr. Caruso stated the Board could waive the request for location of trees because the applicant is not asking for a public way, but he would like to hear from Graves. Ms. Naseem motioned to continue the public hearing until Monday, November 15, 2021 at 6:30 and Ms. Javier seconded; all voted in favor.

Town Planner Report-Mr. Dell'Aquila informed the Board that he and Ms. Ames attended the Con Com meeting to discuss Compass Pointe and they expressed concerns as the Developer is getting ready to ask the Town to accept the road in the Spring. A letter will be written outlining specific concerns and then a course of action can be discussed. It was suggested that Compass Pointe should be on the next meeting agenda to discuss and vote to issue a letter to the Developer. Mr. Dell'Aquila will get a copy of the letter that ConCom is sending to the Developer. The Town received 30,000 from the Developer a few years ago towards road improvements.

A grant has been approved to the town for 96,000 for purchase of Camp Harrington. There will be a special Town Meeting to vote to allocate the full amount of the project and then the grant will be reimbursed to the Town. The current owner of the property, Greater Worcester Land Trust, has agreed to clean up the property. Mr. Dell'Aquila will get clarity on how they will handle that.

Mr. Dell'Aquila stated the Master Plan survey and vision statement and goals are online until the end of the month.

Mr. Dell'Aquila discussed Forms and Fees and stated he is trying to get consistency for forms and fees and put everything online so applicants can access easily.

Mr. Dell'Aquila and Ms. Gardner will work on setting deadlines for materials to be submitted for meetings. He mentioned there is a company that can provide virtual access to live meetings.

The Board reviewed meeting minutes of September 13, 2021. Ms. Naseem motioned to approve and Mr. Caruso seconded; all voted in favor.

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

Meeting Materials:

ANR 22 Flagg (on file in PB Office)

313 Main draft decision (on file in PB Office)

500 Main revised plan (on file in PB Office)

WSP review of Gulf Street recommendations (on file in PB Office)