



# 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, February 7, 2022

<b>CHAIRWOMAN:</b>	<b>Kim Ames</b>
<b>MEMBERS PRESENT:</b>	<b>Richard Baker, Assoc. Member, Peter Caruso, Corinna Javier,</b>
<b>OTHER ATTENDEES:</b>	<b>Paul Dell'Aquila, Town Planner,</b>
<b>MEMBERS ABSENT:</b>	<b>Homaira Naseem, Mark Johnson</b>
<b>RECORDER:</b>	<b>Nina Gardner</b>

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

**Barnard Hill Update** – Rich Chehade was present and gave an update on the project. It has been too cold to put concrete on the culverts. There are extra blocks that are just be stored at the intersection of Perry Road and Barnard Hill Road. Mr. Chehade mentioned there is a drain on Cross that is raised, but it is a Town issue and he informed the Highway Superintendent. He informed the Board that 1 and 3 Perry Road will do their own sidewalks. Mr. Dell'Aquila will monitor that. There was mention of extra land and Mr. Chehade stated they wanted to leave that undeveloped. An HOA was mentioned which would pertain to grass strips and sidewalks. Mr. Chehade will attend the next meeting.

**ANR – 428 Green Street** – Patrick Healy, Thompson-Liston was present on behalf of the applicant. They are proposing to move the property line between the side-by-side lots. The Board reviewed the ANR. Mr. Dell'Aquila pointed out there is no locus map and no North Arrow. Mr. Healy added the North Arrow. Mr. Caruso motioned to approve the ANR for 428 Green Street as shown on the plan. Ms. Javier seconded; all voted in favor by roll call vote:

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

Mr. Caruso motioned to authorize the Clerk to sign, and Ms. Javier seconded; all voted in favor.

The mylar plan for 500 Main Street was signed after the meeting adjourned.

**Community Preservation Act** – Elaine Jones was present on behalf of this committee. She presented an overview of the group and explained how funds are obtained and what they can be used for. This act must be approved by the Selectmen and then be a warrant article and voted on at Town meeting. They are proposing a 1% surcharge on property taxes, with exemptions for seniors and the first \$100,000 of the assessed value of a home. The State disburses the funds to each community who have adopted this act. Ms. Jones reviewed funds that other local towns have received. She asked the Board for their support, and they agreed to do so.

The Board briefly discussed strategy with Ms. Jones as to how she was going to let residents know about this warrant item. She stated they have a small group, but they are trying to get the word out and educated residents. She will look into getting in on the warrant for Spring Town Meeting instead of the November election so that it is more localized.

Mr. Caruso motioned to support the Community Preservation Act and Ms. Javier seconded; all voted in favor.

The Board reviewed minutes from November 15, 2021. Mr. Caruso motioned to approve, and Ms. Javier seconded; all voted in favor. The Board reviewed minutes from December 7, 2021 and Ms. Javier seconded; all voted in favor. The Board reviewed minutes from January 3, 2022 and Mr. Caruso motioned to approve and Ms. Javier seconded; all voted in favor.

**Town Planner Update** – Mr. Dell'Aquila informed the Board that the Town Meeting Warrant opens on February 14<sup>th</sup> and closes on February 28<sup>th</sup>. There are no zoning changes and no place holders for road acceptances from Developers have been received to date. Other possible items mentioned previously, but not ready to submit for the warrant, are accessory apartments (attached or detached) and growth management. There was a brief discussion about growth management. Mr. Baker stated it is not enforceable, but if Town Counsel wanted to pursue it, changes could be submitted for a Fall Town Meeting.

Mr. Dell'Aquila discussed CMRCP LPA hours. There are 20 to be utilized. The board can submit for 12 hours to be used before March 31<sup>st</sup>.

The ZBA has a comprehensive permit they are holding hearings for. They are seeking guidance from Boards and Departments. The Board is being advised by two consultants, Joe Peznola of Hancock Associates and Special Counsel Adam Costa. Mr. Dell'Aquila will provide copies of the agreement that was reached by the Board of Selectmen and the applicant for the project regarding infrastructure and funds to be provided for intersection improvement. The primary issue is the traffic impact. The Board briefly discussed this. The Town will get credit under 40B for all 63 units and should help the Town achieve a "safe harbor" under 40B. There are 16 affordable units which is 25% of total. The Board will discuss the 40B project at the next meeting.

Mr. Caruso motioned to adjourn at 7:45 p.m. Ms. Javier seconded; all voted in favor.

**Meeting Materials:**

ANR 428 Green (on file in PB Office)

Community Preservation Act informational sheet (on file in PB Office)