



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

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MEETING MINUTES Monday, June 6, 2022

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

Ms. Ames called the meeting to order 6:34 p.m.

ANR/160 Shrewsbury Street - Annie Gorham of VHB was present with an ANR application to take 1500 square feet from Fuller Motor to 160 Shrewsbury Street. The applicant is considering dividing one lot into two to use for Building 1 and Building 1, which are under construction. The sliver of land is needed to meet the square footage in order to split the lot. Mr. Dell'Aquila stated it meets the requirements. Mr. Johnson motioned to accept the ANR for 160 Shrewsbury Street and authorize the Clerk to sign. Ms. Naseem seconded; all voted in favor.

439 Sewall Street/Public Hearing - Ms. Ames read the public hearing notice for application for an Accessory Apartment. The applicants Mr. & Mrs. Langley were present and gave the Board an overview of what they were seeking to do. They would like to convert the second floor of their home into an apartment that they can rent. They provided a plan showing two bedrooms and kitchen upstairs and will have one bedroom downstairs. The upstairs will have its own stairway entrance and they will add stairs to a large window as a second egress. This type of special permit has been issued in the past. The current Accessory Bylaw apartment does not include this, therefore, the Building Inspector had the applicants seek a Special Permit from the Planning Board. The approval will be contingent upon the Building Inspector and Board of Health Agent reviews and any other applicable boards/departments. The applicant has an approved septic plan from the Board of Health. The Accessory Apartment bylaw was mentioned and once amended, will be more streamlined. This application is consistent with one that was approved in 2018 on Diamond Hill Ave. Mr. Johnson motioned to close the public hearing and Mr. Caruso seconded; all voted in favor. Mr. Johnson motioned to approve the application for an Accessory Apartment for 439 Sewall Street contingent upon approvals from Building Inspector and Board of Health Agent and all other departments. The Special Permit is issued to the applicant and if the property sells, is not transferrable and the new owner would have to seek their own permit.

Barnard Hill – Mr. Chehade was unable to attend the meeting this evening. He sent an email to Mr. Dell'Aquila stating that the caps on the wall have been placed and wire fencing is being installed. He is seeking to have two lots released on Hunt Circle which were mistakenly not

included in his last request for lot release. Mike Andrade of Graves sent a letter dated June 2, 2022 to the Planning Board regarding these lots. The Contractor paved the cul de sac without observance in place. Mr. Andrade had two recommendations because the roadwork is not bonded. His recommendations are:

- When surety is required for lot releases, we recommend holding funds for the entirety of the binder course asphalt on Hunt Circle and for fine grading and compaction of the gravel base for a minimum of one year. We believe the gravel used may be compliant with Town specs. and thus may not need to be replaced. By allowing at least one year to pass before considering release of these funds, deficiencies in the work such as settlement or pavement failures will be allowed time to express themselves. This timeframe could be extended based on the observation and monitoring of the work by my office.
- Conduct a few destructive tests at locations as directed by my office to verify a) gravel base material gradation and b) pavement thickness.

There was a brief discussion who is responsible for payment of testing.

The Board agreed to both of Mr. Andrade's recommendations. Mr. Johnson motioned to authorize Graves Engineering to proceed with recommended items. Ms. Naseem seconded; all voted in favor. Mr. Dell'Aquila will follow up with Mr. Chehade and let him know the Board's actions.

Town Planner Report – There has been no update from Attorney McCay regarding Gulf Street. The town applied and received a grant from MASS DOT FOR 190,000 for shared streets along Route 140. It would be used near 100 Shrewsbury Street and the town is exploring funding mechanisms for a possible three-way traffic signal at Route 140/Sewall. There are some funds from a few developers already set aside. The Master Plan is finalizing and a report will be posted. CMRCP presented to the Selectmen. On Thursday, June 9th, CMRPC will be recognizing the Boylston Planning Board for all their planning efforts at the Publik House with a dinner following.

Board Reorganization – The Board wishes to keep the positions held for Fiscal Year 2022, the same. Mr. Johnson motioned for Ms. Ames to remain Chair, Mr. Caruso, Vice Chair and Ms. Javier as the Clerk. Ms. Naseem seconded; all voted in favor. Ms. Naseem will not be serving on the Earth Removal Board. Ms. Ames motioned that Mr. Johnson serve as the Earth Removal Board representative for the Planning Board. Mr. Caruso seconded; all voted in favor.

Ms. Naseem motioned to approve the meeting minutes of April 28, 2022 and Mr. Johnson seconded; all voted in favor.

The Board will not meet on July 4, 2022 due to the holiday and scheduled the next meeting for July 11, 2022.

Mr. Caruso motioned to adjourn at 7:20 and Ms. Naseem seconded; all voted in favor.

Meeting Materials:

ANR – 160 Shrewsbury (on file in PB Office)

Graves letter dated June 2, 2022 Barnard Hill (on file in PB Office)

Accessory Apartment 439 Sewall (on file in PB Office)