



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

Monday, December 5, 2022

CHAIR: Kim Ames
MEMBERS PRESENT: Peter Caruso, Corinna Javier, Homaira Naseem,
Mark Johnson
MEMBERS ABSENT: Richard Baker, Associated Member
RECORDER: Nina Gardner

Ms. Ames called the meeting to order 6:31 p.m.

313 Main Street - Mike May was present. He addressed comments in Graves Engineering letter dated November 9, 2022. He referred to the response letter from J. M. Grenier dated December 1, 2022. He reviewed the responses with the Board. He discussed the following items:

Item #2 (parking) - Mr. May discussed this with the Board and would like to leave that open at this time. He feels a determination can be made once they have an established tenant. They are building a shell and will come back once they have a tenant. Phase 1 is 46,000 square feet. This has been designed for trucking, warehouse use and not manufacturing. The interior use may change. The parking was discussed and they are planning 35 spots for Phase 1 of the building. When they come back for Phase 2, they will determine how many additional spots are required.

Item #12 - If determined by the Engineer that a retaining wall is required, they will do this during Phase 1.

Item #4 – Determination has been made and this is not a factor.

Item #13 – If necessary, they will go back to Conservation for this item.

The Board acknowledged Mr. Grenier's letter dated December 1, 2022 and that Items 2, 12 and 13 will be addressed.

Barnard Hill – Mr. Chehade was present to give an update on the project. He submitted, in writing, responses to Attorney Novak's request dated October 24, 2022. He reviewed his responses with the Board which addressed various issues. Some items will have to wait until Spring due to weather. Conservation advised Mr. Chehade to wait until the end of the project to put down the topcoat. Otherwise, it may clog the infiltration system. Chief Flanagan checked the hydrants and stated they were all working and one at the corner of Perry Road and Barnard Hill was being worked on. Mr. Chehade will return next month to give an update.

160 Shrewsbury Street/ANR Route 140 LLC – Annie Graham, of VHB, was present on behalf of the applicant. They are dividing some land for a utility easement. The Board reviewed the ANR and Mr. Johnson motioned to approve the ANR for 160 Shrewsbury Street as presented. Mr. Caruso seconded; all voted in favor. Mr. Johnson motioned to authorize the Clerk to sign and Mr. Caruso seconded; all voted in favor.

100 Shrewsbury Street/ANR Trailside Apartments – Steve Venincasa was present as the applicant. He is requesting a lot line change for future commercial property. He will do a traffic study when he is ready to develop this property. The Board reviewed the ANR and Mr. Johnson motioned to approve the ANR for 100 Shrewsbury Street as presented and Ms. Naseem seconded; all voted in favor. Mr. Johnson motioned to authorize the Clerk to sign and Ms. Naseem seconded; all voted in favor.

LID Bylaw Assessment – Julia Moore, of CMRPC was present and reviewed her report of the LID Bylaw. She informed the Board there were different options to address. She stated the Board could express interest in pursuing an MVP Grant and the applications would open in March. Ms. Ames stated she would like Mr. Baker to review Ms. Moore reports. The Board will discuss at the next meeting and contact Ms. Moore.

220 East Temple Street/Public Hearing Continued – Patrick Healy of Thompson Liston was present on behalf of the applicant, Keith Lewis, who was also present. Mr. Healy reviewed his responses to Graves Engineering Review #1 dated November 7, 2022. He specifically addressed Item #7 and #8 stating he is working on landscape plans and will have new plans for the January meeting. He addressed items under general comments as well. He discussed potential noise from the music school. He submitted a letter from a student of the school stating how each room is soundproof and therefore, there is no noise disturbance to neighbors.

Ms. Naseem motioned to continue the public hearing until Monday, January 9, 2022 at 6:30 p.m. Ms. Javier seconded; all voted in favor.

Ms. Naseem motioned to adjourn the meeting at 7:40 p.m. and Mr. Caruso seconded; all voted in favor.

Meeting Materials:

Graves review #1 (on file in PB Office)
LID Bylaw Assessment (on file in PB Office)
100 Shrewsbury Street ANR (on file in PB Office)
160 Shrewsbury Street ANR (on file in PB Office)
Barnard Hill responses to Attorney Novak (on file in PB Office)
313 Main Graves Review #1 dated 11/9/22 (on file in PB Office)
JM Grenier response 313 Main dated 12/1/22 (on file in PB Office)
Letter from Keith's Music student (on file in PB Office)