



Town of Boylston Planning Board planning@boylston-ma.gov
221 Main Street, Boylston MA 01505 ** Telephone (508) 869-6019 ** Fax (508) 869-6210

MEETING MINUTES

Wednesday, February 8, 2023

CHAIR: Kim Ames
MEMBERS PRESENT: Peter Caruso, Corinna Javier, Homaira Naseem,
Mark Johnson
OTHER ATTENDEES: Stephen Madaus, Town Counsel
MEMBERS ABSENT: Richard Baker, Associate Member
RECORDER: Nina Gardner

Ms. Ames called the meeting to order 6:30 p.m.

Barnard Hill Update – Richard Chehade was present. He stated all mailboxes have been installed. Potholes have been repaired on Perry Road. There is a gap on Cross Street, but Mr. Chehade stated he is not responsible for that repair. He stated that cable is completed on Barnard Hill. He was prepared to do paperwork for easements on properties, but the homeowners declined. The silt sacks are still in place and he has spoken to homeowners regarding water run off. He has one lot left to build on and is planning on putting in a booster pump. Mr. Chehade will come back to the Board if they request him to in response to any issues.

220 East Temple Street – Seth Liston was present on behalf of the applicant, Keith Lewis, who was also present. He reviewed Graves Letter #3. He addressed items required. Waivers were approved at the last meeting. Ms. Ames questioned if Item #37 and #38 were all set. Ms. Ames read a letter dated 1/26/23 from the Innamoratis of 225 East Temple Street. The Board addressed each of the items in the letter with the applicant.

1. **Traffic** – There will be approximately six cars coming and going during operation of hours – teachers do not leave during the day. The Board discussed having cars enter from Route 140 and right turn only to exit onto East Temple Street from front driveway. Vehicles can enter and exit from Route 140.
2. **Parking** – There will be 20 spots for parking (plus 1 handicap). Mr. Lewis would like to hold off on the paving of the lot and leave it graded. Parking will be at the back of the house.

Mrs. Innamorati questioned why the zoning is Rural Residential with Office Overlay and her property is not. The Building Inspector needs to address zoning questions. Mr. Liston explained the traffic flow to Mrs. Innamorati and Mr. Lewis agreed to post enter/exit signs at both driveways. The parking area has natural vegetation which gives it 75% screening behind the house on the Route 140 side.

3. **Hours of Operation** – After discussion, Mr. Lewis agreed hours would be Monday-Friday 10-9. He stated he may be the only one in the building that late doing virtual classes.
4. **Noise** – All classroom will be soundproof and noise will be kept to a minimum to the greatest extent possible. There will not be any outdoor lessons or performances.
5. **Performance/Recitals/Summer Rock Concerts** – The Building inspector needs to determine the definition of a performance. The Innamoratis feel performance is a recital and that is not allowed per zoning.
6. **Conflict of Interest** – The Innamoratis have stated that Ms. Ames should have recused herself from the whole hearing process because she lives at 77 Coderre Road and Mr. Lewis lives at 72 Nicholas Avenue. At a previous meeting Ms. Ames commented Mr. Lewis is a good neighbor and they feel this is a conflict. As advised by Town Counsel, Ms. Ames has no conflict because the property in question is 220 East Temple Street and Ms. Ames is not an abutter. She does not benefit from any decision on this property.

Mr. Caruso motioned to close the public hearing 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

Mr. Caruso motioned to approve the Special Permit for 220 East Temple Street with Item #37 in Graves Review #3 be a Condition of the Decision and also as Conditions; a right turn only out of driveway onto East Temple Street and Hours of Operation M-F from 10-9. Ms. Javier seconded; all voted in favor.

Mr. Johnson motioned to approve the Site Plan application with waivers as requested and approved on 1/9/23 and the Decision not to be stamped by the Town Clerk until Site Plan is located by Ms. Gardner along with fee. Ms. Javier seconded; all voted in favor.

Zoning Change – Jessica Bourque – Ms. Bourque was present to request the Board to sponsor a zoning change with regards to construction of two-family homes and lot size. She read a statement stating her concerns and presented signatures to the Board in support of changing the zoning bylaw.

She would like the bylaw to change so as not to allow two families, but to allow in law residences. She would like the lot size to be increased to two acres in rural residential and 1 acre in residential. The Board discussed the process with Ms. Bourque as did Town Counsel. It would require a 2/3 vote at Town Meeting. Mr. Caruso would like a public hearing on the matter to get input from residents as to what they would like. Ms. Bourque can also present the warrant article with citizens

petition of 10 signatures. The Board asked Ms. Bourque to come to the next meeting to further discuss. They have 65 days to hold a public hearing if they choose to sponsor the article. Town Counsel could draft a warrant article.

168 School Street – Scott Goddard, of 85 Sewall, LLC, owner of the property was present with Attorney Lou Levine. They requested the Board to sponsor an article to change the zoning from Rural Residential to Residential so that it can be developed as an over 55. There are 30 acres of land and they are proposing a variety of buildings. Town Counsel could draft a warrant article if the Board chooses to sponsor. The Board agreed they prefer Mr. Goddard go before the Board of Selectmen for approval and then they can refer to the Planning Board. Mr. Caruso motioned to request the owner of 168 School Street go before the Board of Selectmen to be referred to the Planning Board for a Zoning change. Ms. Javier seconded; all voted in favor.

The Planning Board will determine if they choose to sponsor.

CMRPC – Julia Moore was present to discuss grant opportunities with the Board. An expression of interest was filed by Ms. Moore on behalf of the Planning Board for a grant. Also, the Board authorized LPA hours to be used towards working on LID and the Master Plan.

Ms. Javier motioned to allow the use of LPA credits for CMRPC to work on LID Zoning bylaws. Mr. Johnson seconded; all voted in favor.

Motion to adopt the Master Plan as presented was made by Ms. Javier and seconded by Mr. Caruso. All voted in favor.

Motion was made by Mr. Johnson to approve the January 9, 2023 minutes and seconded by Mr. Caruso; all voted in favor.

Mr. Johnson motioned to recommend a stipend for Ms. Gardner for handling Town Planner responsibilities since October. Ms. Javier seconded; all voted in favor.

Mr. Caruso motioned to adjourn at 8:45 p.m. Ms. Javier seconded; all voted in favor.

Meeting Materials:

Petition from Jessica Bourque for zoning change (on file in PB Office)

Master Plan (on file in PB Office)

168 School Street Zoning Change (on file in PB Office)

Letter from Innamoratis regarding 220 East Temple (on file in PB Office)