



Town of Boylston Planning Board planning@boylston-ma.gov
221 Main Street, Boylston MA 01505 ** Telephone (508) 869-6064 ** Fax (508) 869-6210

MEETING MINUTES

Monday, July 10, 2023

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

Mr. Johnson called the meeting to order at 6:03 p.m.

Barnard Hill - Mr. Chehade was unable to attend the meeting due to a family emergency. He will be put on the agenda for the August meeting.

500 Main Street - Michael & Laurie Macione, owners of 500 Main Street presented a letter requesting a four-year extension of their original subdivision approval for "Hawks Perch".

They have done some clearing of the land and it looks good, but the circumstances of developing the project have changed from the original application and approval. Ms. Ames stated she was uncomfortable with four years, but two would be ok. After discussion, Ms. Javier made a motion to extend the approval two years from January 24, 2024. Ms. Naseem seconded; all voted in favor. The road will remain private and will be a shared driveway 400 feet from the tributary.

22 Diamond Hill Road – Patrick Healy of Thompson Liston was present on behalf of the applicant. Mike Andrade of Graves Engineering has not sent a peer review in response to Mr. Healy's letter dated, July 5, 2022. Mr. Healy did go over his responses with the Board to the previous Graves review. Ms. Naseem motioned to continue the public hearing until Monday, August 7, 2023 at 6:30 p.m. in order to receive confirmation from Graves the items were addressed. Mr. Caruso seconded; all voted in favor.

100 Shrewsbury Street/Public Hearing - Patrick Healy was present on behalf of the applicant, Brookside Apartments. He reviewed the plan for clubhouse/leasing office/gym and 2400 square feet of retail space with the Board. Audience members asked questions about what type of retail use could go in that space and questions about parking. There was a brief discussion regarding traffic. Mike Andrade did not send a peer review letter. Mr. Caruso motioned to continue the public hearing until Monday, August 7, 2023 at 6:30 p.m. Ms. Naseem seconded; all voted in favor.

168 School Street - Patrick Healy of Thompson Liston was present with an ANR for this property. The Board reviewed the ANR and it meets the requirements. Ms. Naseem motioned to approve

the ANR for 168 School Street and authorize the Clerk to sign. Mr. Caruso seconded; all voted in favor.

8 Gulf Street Finding - Stephen Madaus, Town Counsel was present and discussed the request from Attorney Watsky on behalf of CJ & J Consulting for a Finding under MGL c40A, section 16 for the application for 8 Gulf Steet. Attorney Madaus informed the Board they did not have jurisdiction to render a finding in light of the appeal before land court under section 16. A remand request has been filed. A defendants' opposition to the plaintiffs motion for remand has been filed in response.

Refund 8 Gulf Street Fees – The applicant, CJ & J requested unused application funds and 53G funds to be returned. Expenditures to date were reviewed and Ms. Javier motioned to refund unused funds pending confirmation from Graves Engineering there are no additional invoices. Mr. Caruso seconded; all voted in favor.

CMRPC Member – Mr. Caruso motioned to nominated Richard Baker as the member and Howard Drobner as the alternate. Mr. Johnson seconded; all voted in favor.

Earth Removal Board Member – Mr. Johnson motioned to appoint Ms. Ames as the member and Mr. Caruso seconded; all voted in favor.

Affordable Housing Committee Member – No one from the Board volunteered to be appointed for this Board. Ms. Gardner will check on the number of meetings that occur and let Ms. Kennedy know it will be on the next agenda.

Mr. Johnson motioned to approve the minutes from June 5, 2023. Ms. Ames seconded; all voted in favor.

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

Meeting Materials:

100 Shrewsbury Street application (on file in PB Office)
Finding request 8 Gulf (on file in PB Office)
168 School ANR (on file in PB Office)
500 Main extension letter (on file in PB Office)