



Town of Boylston - Planning Board

221 Main Street, Boylston MA 01505 * Telephone (508) 869-0143 * Fax (508) 869-6210

MEETING MINUTES Monday, March 4, 2024

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

Mr. Johnson called the meeting to order at 6:31 p.m.

395 Cross Street – The applicant's son notified the Planning Office that she would not be able to come to the meeting. The applicant was out of the country and with that in mind, the Board will continue the public hearing. Mr. Caruso motioned to continue the hearing until Monday, April 1, 2024 at 6:30 p.m. Ms. Javier seconded; all voted in favor.

Barnard Hill Construction Update – Owner Rich Chehade was present to give an update on the project. He stated they would be fixing plow damage between April and May. They will be fixing curbs and sidewalks on Barnard Hill Road. The detention basin on Barnard Hill Road will be completed when the last house now being constructed is finished. Ms. Ames emailed Mr. Dell'Aquila for an update on the grates. Mr. Chehade stated he has spoken to Mike Andrade of Graves Engineering and three grates will be put in and there will be a slight slope to the grates which should eliminate pothole formation and slow traffic down. The mail is not delivered house-to-house in the development. Mr. Chehade spoke about the potential relocation of mailboxes. The Board would like some type of schematic of location of mailboxes before placement.

Barnard Hill Estates Phase 4 – Mr. Johnson read the public hearing notice. James Tetreault of Azimuth Land Design was present representing Mr. Chehade and presented Phase 4 of Barnard Hill estates to the Board. There are 13 lots on 25+ acres of land. It will connect to Cobblestone Way in Shrewsbury. They have been testing the soil. Parcel M has been purchased by a resident on Cobblestone Way. Parcel L is being transferred to an abutter. There is an 8-inch-wide strip of land that is technically in Shrewsbury, but Mr. Tetreault stated they do not have to go to the Shrewsbury Planning Board. They started testing soil in August of 2022. They received a general letter from the Board of Health per Subdivision Law in Massachusetts. There are no wetlands on the property and Mr. Tetreault stated he believes the Town took some property near the Reale property.

Mr. Tetreault discussed run-off and wetlands briefly with the Board.

Fire Chief Joe Flangan had commented on the project via email and stated a cistern could not be put in place and each home has to have sprinklers. The developer agreed and each home will have a well and sprinkler system.

Mr. Tetreault referred to Graves' peer review letter dated February 2, 2024. Mr. Tetreault acknowledged numbers 9 and 11.

The applicant created a restricted area by Cross Street when the Development was started that NHESP had to sign off on for the salamanders.

Mr. Tetreault briefly discussed supply material balance on site Sheet D-2 dated February 19 – it lists the road and each lot; plus and minus balance.

Mr. Tetreault informed the Board they will be seeking three waivers from the Subdivision Standards:

1. They would like to construct sidewalks on the North side of the street only.
2. From a certain distance from a municipal water main, a developer is required to extend the water main and in this case, it wouldn't be feasible.
3. Showing location of where street trees will be planted. The applicant does not want to show specific location of trees on the plan, but agrees to plant specified trees at intervals.

Mr. Tetreault stated that Graves pointed out the width of the road is showing 24 feet and it should be 28 feet. They will correct that.

Mark Barakian of the Municipal Light Department stated he would like the easements shown on the plans so that he knows where power is going on each property.

The Board briefly discussed placement of streetlights and style. Mr. Baker would like to see it agreed upon before approval. Mr. Tetreault stated they would be 10 feet from each easement. Mr. Dell'Aquila stated the electrical plan would be part of the new Site Plan Application so that it is before the approval is issued.

Mr. Barakian informed the applicant and Engineer that the lead time for transformers is potentially three to four years once ordered.

Mr. Alan Germain, 25 Coachmen Ridge, Shrewsbury discussed septic on Lot 51 with the Board. It was approved to the town line. He had some concerns.

Mr. Caruso motioned to continue the public hearing on Barnard Hill Phase 4 until Monday, April 4, 2024 at 6:30 p.m. Ms. Javier seconded; all voted in favor.

Mr. Baker asked if the Board had reviewed a preliminary plan on Barnard Hill. Per Mr. Tetreault, it was an informal meeting in Summer 2022. They filed for a definitive plan only.

Town Planner Report - Mr. Dell'Aquila informed the Board the Warrant has opened and it closes on March 11. He discussed zoning bylaw changes with the Board. Some housekeeping changes need to be made such as typos and code reference.

The Board discussed Senior Residential Developments. The Board of Selectmen discussed at their meeting and they discussed either repealing or placing a moratorium. The Planning Board discussed this briefly. They don't have to repeal. They can state the Board does not support the article at Town Meeting. Per Mr. Dell'Aquila, there are only a few lots in the Residential district with 10+ acres.

Mr. Dell'Aquila reviewed the organization of the other proposed changes.

Mr. Dell'Aquila informed the Board that Keith Lewis, 220 East Temple Street, would like to have a café at the music school for students and patrons. The matter of serving to the public or just students and guests was raised.

Mr. Johnson would like Section 16 of the bylaws changed to 15%. Mr. Dell'Aquila noted that the 8 Gulf Street developer needs to submit paperwork to the State for the affordable units to be included in the Town's percentage of affordable housing.

Another item for possible change per Town Counsel is Section 17 of the bylaws which is about common driveways. This would allow the Board some flexibility on design standards based on site conditions.

The duplex bylaw might need to be updated. Mr. Dell'Aquila will do a comparison with surrounding towns for the Board.

CMRPC is working on Low Impact Design bylaw and regulation updates, but won't have anything ready for discussion or approval at Town Meeting.

The Board briefly discussed if Senior Residential Development bylaw could state a certain number of trees be preserved on a site to curb tree clearing.

Mr. Baker stated that common driveway bylaw should be removed from General Bylaws and only be in Section 17 of the Zoning Bylaws.

Mr. Johnson attended the Finance Committee meeting and informed them of the new proposed Planning Board fees. Mr. Dell'Aquila stated that the Board of Selectmen approved the new fees for the Planning Board and Zoning Board as well. There will be new forms on the website.

The Board discussed the May meeting. They agreed to meet on Monday, May 13, 2024 instead of Monday, May 6, 2024 due to the Annual Town Meeting. Ms. Naseem stated she would need to leave by 7:15. The Board will address any issues she would need to be part of before that time.

Mr. Dell'Aquila informed the Board about the CPTC conference on March 16. Ms. Ames, Mr. Caruso and Ms. Naseem will attend. The Planning Board has the funds to cover the registration

fee. Mr. Baker suggested Board members would benefit more from the seminars if they sat at different tables to interact with other people than Boylston members.

Meeting Minutes – The Board reviewed the meeting minutes of February 5, 2024. Ms. Javier motioned to approve the minutes and Mr. Caruso seconded; all voted in favor and Ms. Naseem abstained.

Mr. Caruso motioned to adjourn the meeting at 8:05 p.m. and Mr. Johnson seconded; all voted in favor.

Meeting Materials:

395 Cross Street Accessory Apartment (on file in PB Office)
Barnard Hill Estates Phase 4 application (on file in PB Office)
Town Planner Report (on file in PB Office)