



**Town of Boylston** Planning Board [planning@boylston-ma.gov](mailto:planning@boylston-ma.gov)  
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**MEETING MINUTES**  
**Monday, March 2, 2015**

**CHAIRMAN:** Ralph Viscomi  
**MEMBERS PRESENT:** Kim Ames, Laurie Levy, William Manter  
**MEMBERS ABSENT:** Richard Baker, Judith White-Assoc. Member  
**RECORDER:** Nina Gardner

Mr. Viscomi called the meeting to order at 7:00 p.m. The Board reviewed the meeting minutes of February 5, 2015. Ms. Ames motioned to accept as written and Mr. Manter seconded; all voted in favor.

Casa Builders – Compass Pointe – Alex Richov was present for Casa Builders and Developers to give an update to the Board regarding the purchase of the Compass Pointe Subdivision. He told the Board that Casa Builders has had a hard time communicating with the bank. They asked for additional paperwork and they have been waiting to hear back from the bank. He was not sure if Steve Venincasa had tried to contact the bank to see if they had made a decision. Country Bank is a bank they had not dealt with in the past. Mr. Viscomi stated he understood that it could take some time to finalize and reiterated that it is just for the note, not the land. A buyout would still have to take place or a foreclosure.

Town Counsel advised that the issuance of the default letter did not force a timeframe upon the board in which they had to call in the bond. The letter sent to Mr. Venincasa stating he was in default gave the Board the ability to call the bond, but there is latitude as to when they actually call it. Mr. Viscomi informed the Board that the Bond Company sent a letter to the Building Department requesting a significant amount of information regarding the history and current status of the Compass Pointe project. Town Counsel advised not to respond because “notice declaring the principal in default of the agreement between the principal and the obligee” does not yet exist.

Mr. Manter stated he felt the Board did not need to make a decision tonight and should wait until the next meeting. Mr. Viscomi supported this by saying that the Town had more to gain by waiting another few weeks. It appears that progress is being made and the paving of the roads will have a better chance of being completed in a timely manner by not calling the bond. Ms. Levy questioned the time frame of the Stiles Crossing Bond from the time the Bond was called to completion. Ms. Gardner will check the files for that information.

Sue Sleczkowski, 1A Northeast Way, asked if Michael Venincasa was selling to Steve Venincasa. The Board explained that it is their understanding that the note is being purchased from the bank. Nick Alexadias, 4 Compass, expressed concern that the purchase is not going to take place. He feels we could be in the same place in one year. It was asked if any of the other issues present in the project would be addressed. There was discussion explaining again that the Bond is only to cover the paving of the road and sidewalks as well as any other infrastructure related work. If the Bond is called, it would take longer to get the road paved rather than wait a few weeks to see if Casa Builders can close the deal to take over the Subdivision. Mr. Viscomi recommended waiting until the special public meeting scheduled in two weeks. If there is no progress on the deal at that time, then the Board would have to consider calling the Bond.

There was another brief discussion regarding Stiles and how long it took for the road to be completed. There was a discussion regarding whether Michael Venincasa would still be involved in the project. Mr. Viscomi heard there had been discussions but we will not know anything definitive until the paperwork is signed. The Board discussed holding their next meeting either on March 23<sup>rd</sup> or March 30<sup>th</sup> and Mr. Alexadias asked that the Board put a milestone on Casa Builders or pull the Bond. Mr. Viscomi stated that is not possible because the Board does not know what the structure of the new deal will be. The Board would like to come to a resolution on this issue, but would like to give Casa Builders a few weeks to hopefully finalize a deal with the bank.

Ms. Levy made a motion to put Compass Pointe on the agenda the same night as the Public Hearings for IP Zoning Uses and Solar Panel Bylaw. Ms. Ames seconded; all voted in favor. Mr. Richov will ask Steve Venincasa to stay in touch with the Board.

**Solar Panel Bylaw** – Mr. Viscomi informed the Board that Mr. Baker had reviewed the draft of the Solar Panel Bylaw and felt it was not ready to present at Town Meeting. He provided a new draft version that is more closely aligned with the state model bylaw. Mr. Viscomi is going to work on the usage chart, take all the comments and merge the draft with Mr. Baker's document. The Board discussed ground mounted and roof mounted panels for large scale systems. Mr. Baker also wrote in his comments there could be an issue with the Attorney General's office regarding aesthetics being addressed in the bylaw. Ms. Levy mentioned that she read that Fire Departments have expressed concern with roof mounted panels in case of a fire where they have to open the roof and also if the wind can blow them off. She will research information regarding that. The Board discussed placement of the definitions. Mr. Baker was concerned about usage coming before definitions. The Board decided to keep the definitions within Section 10. Mr. Viscomi will check with Town Counsel regarding placement as well as sending the finished draft for his review prior to the Public Hearing.

Mr. Manter motioned that the Board meet on March 23, 2015 and start at 7:00 p.m. with Compass Pointe and Casa Builders, then hold a Public Hearing on IP Uses at 7:30 p.m. and a Public Hearing on Solar Panel Bylaw at 7:45 p.m. Ms. Levy seconded; all voted in favor.

Ms. Ames motioned to adjourn the meeting at 8:00 p.m. and Ms. Levy seconded; all voted in favor.

**Meeting Materials:**

Solar Panel Draft dated February 25, 2015 (on file in PB office)

Proposed Solar Zoning comments from Mr. Baker (on file in PB office)

Schedule of Use Regulations for Zoning Bylaw (on file in PB office)