



Town of Boylston Planning Board planning@boylston-ma.gov
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MEETING MINUTES
Monday, June 1, 2015

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

Mr. Viscomi called the meeting to order at 7:02 p.m. The Board reviewed the minutes of the May 5, 2015 meeting and Ms. Levy motioned to approve as amended. Mr. Baker seconded; all voted in favor.

Reorganization of Board – Mr. Viscomi volunteered to remain as Chairman. He feels it would be best since as Chairman he could continue to work on Compass Pointe issues related to the calling in of the Surety Bond. Mr. Baker motioned to reelect Mr. Viscomi as Chairman and Ms. Levy seconded; all voted in favor. Mr. Viscomi abstained.

Mr. Viscomi nominated Mr. Baker as Vice Chairman and Ms. Levy seconded; all voted in favor. Mr. Baker nominated Mr. Manter to serve as Clerk and Mr. Viscomi seconded; all voted in favor.

Ron Aspero – Mill Road – Mr. Aspero is in the preliminary stages of developing a piece of property on Mill Road. He is seeking guidance from the Planning Board. It is a 3 acre parcel located at the intersection of Mill Road and a paper street. There is enough acreage and dimension for a two lot subdivision. His goal is to try to build reasonably priced homes, possibly a couple of two-family duplex homes or 1 - 2 single family homes.

He would like to try something different such as Sarah Lane off of Stiles Road but at a reduced price. He will make the road wide enough for emergency vehicles, but wants to keep the cost of the road down. He would seek waivers for road construction. Mr. Baker stated the Board would be flexible with waivers in return for reduced lot numbers. Mr. Aspero stated that he does not want to do affordable housing. He will come back to the Board at a later date to discuss his plans further.

Compass Pointe - At the last meeting, Mr. Viscomi stated that he would see if there was someone at Country Bank that the Espositos could discuss their driveway issue with. Country Bank informed him that since they have not foreclosed on the property they could not do so and that the Espositos would have to wait until the property was sold to discuss the issue with

the new owner(s). Mr. Viscomi then informed those present that we received a letter from Country Bank just prior to the meeting that they are auctioning the property on June 25, 2015.

David Paley, 5 Compass, asked about the Bond for the road. He was wondering when the road will be completed and accepted by the Town. Mr. Viscomi explained that the timing of the paving of the road was in the hands of the Surety Company. When it is completed, it has to go before Town Meeting for acceptance. If that acceptance were to occur this year a special town meeting would have to be called. Jessica Rubinow, 1 Northeast Way, asked about requesting a special town meeting. It was explained that a certain number of residents need to make a request to the Selectman. The Town Clerk would be able to inform her of the number of residents required to make such as request. Ms. Ames asked who is responsible for plowing if the road is not accepted by the Town by next winter. It was believed that the new owner after the auction will be responsible for that. If it is not sold and then foreclosed upon by Country Bank, they will be responsible for the property.

Barnard Hill – Rich Chehade and Nick Sivieri were present to discuss the culvert that was incorrectly installed. Mr. Viscomi stated that he attended the Conservation Commission meeting in May and James Tetreault of Thompson Liston explained the difference. The Conservation Commission felt that the impact of the error was so small as to have no impact from their perspective and unanimously approved the change.

The road has no impact on the EPA requirements and is approximately 4 feet from where it was supposed to be according to the plan. The largest impact is that the sidewalk located over the culvert must move to the opposite side of the road. This will require a crosswalk just before the culvert. Mr. Sivieri stated that one neighbor, Mr. Vachon was happy the sidewalk was being moved to the opposite side of the road from his home. Steve Mero and Mike Andrade were both present on site when the change occurred and neither of them noticed it.

Mr. Baker discussed the need for warning signs for the pedestrian crossing. He stated that James Tetreault could indicate on the plan the pedestrian crossing sign. The sign should meet AASHTO requirements. Mr. Mero also recommended that additional warning signs be placed on the Cross Street side of the culvert to advise motorists entering the development of the crosswalk. Everyone agreed to that addition.

Mr. Baker motioned to accept the proposed change and suggested improvement. Ms. Levy seconded; all voted in favor. Mr. Baker asked Mr. Chehade to have Thompson Liston make a note of the change on the plan.

ANR – Rocky Pond Road – The board reviewed the ANR which was presented. The lawyer for John Pierce sent supporting documentation stating her client had to give 1,000 square feet to his brother by moving the property line. The Board stated there was not enough frontage. Mr. Baker motioned to deny the ANR based on the fact that Lots 1 and 2 have insufficient frontage. Ms. Levy seconded and all voted in favor.

Weston and Sampson – Highway Department Building – JP Parnell and Roger Elcott were present to introduce the Planning Board to the Highway Building Project. They presented the draft documentation for a preliminary site plan review. They wanted to discuss with the Board what they had developed so far to see if there are any issues to make the actual site plan review go smoothly.

The new building will be located behind the football field on Elmwood Place. The building, and its' parking lot, just touches the buffer zone of the adjacent wetlands. It is in the IP Zone and the wellhead protection overlay district. The building will be located 1,500 feet from the Town wells and a special permit is required. The new building interior was reviewed with the Board and Elmwood Road will be improved between the new garage and Route 70. The property will have a security gate at its driveway entrance.

There was a discussion regarding the handling of waste water and the need for treatment devices. There is no sewer at that location so a Title 5 compliant system will be installed. There will be floor drains in the building which will drain into underground tanks.

Weston and Sampson will go to the Conservation Commission possibly on June 15th to discuss the plans with them. They also need a variance from the State to install a unisex lavatory. The Board expressed concern about the retention basin and its proximity to the Field. After the survey is done, Weston and Sampson will have more information.

Mr. Viscomi asked about outside lighting. Mr. Parnell stated lighting will be around the perimeter of the building and yard for security. There was discussion as to what they will need for Site Plan review. While discussing parking Mr. Mero stated the only time the public really comes to the highway department is for cemetery issues. They will probably need 3 or 4 parking spaces based on the square footage of office. Graves Engineering will address that when they do the Peer Review.

Since there is not a 53G account for this project, Mr. Viscomi will speak to the Town Administrator regarding fees for advertising public hearings and Graves Engineering reports. The Board suggested waiting to have a public hearing on the final plan until after they go to the Conservation Commission meeting. It was also stated that it is better to do the Site Plan Review and Special Permit simultaneously since the site plan needs to be approved to obtain a Special Permit. Weston and Sampson will plan on coming to the Planning Board meeting in August. Mr. Viscomi stated he will not be present for the Planning Board meeting on August 3rd and that possibly the Board could move the meeting to August 10th.

Mr. Baker asked if they could indicate the upgrade for the road on the plan. They will give a narrative explaining weight of trucks and how many trips per day as well as the design of the road.

Mr. Viscomi will check with Town Counsel to see if Judith White needs to be reappointed. The Board will decide at the July meeting if the date of the August meeting will be changed.

Mr. Baker motioned to adjourn at 8:55 and Ms. Ames seconded; all voted in favor.

Meeting Materials

ANR Rocky Pond (on file in PB office)

Preliminary Plan for Highway Building – (on file in PB office)