



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 December 1, 2014

CHAIRMAN: Ralph Viscomi
MEMBERS PRESENT: Kim Ames, Richard Baker, Laurie Levy, William Manter
MEMBERS ABSENT: None
ASSOCIATE MEMBER: Judith White
RECORDER: Nina Gardner

Mr. Viscomi called the meeting to order at 7:01 p.m. The Board reviewed meeting minutes of November 3, 2014. Ms. Levy motioned to accept the minutes as amended and Mr. Baker seconded; all voted in favor. The Board also reviewed the meeting minutes of November 18, 2014 and Ms. Levy motioned to accept as amended. Mr. Manter seconded; all voted in favor and Mr. Baker abstained.

Mr. Viscomi discussed the letter he is intending to send to Signature Homes regarding Compass Pointe. He will request the developer to attend the January Planning Board Meeting and to report if they are on track to complete the items the Board has demanded they complete as well as to present a plan on how they intend to keep the project moving forward in a timely manner. In addition, the developer has to request that the Board grant another extension of the Performance Agreement. The developer will also be informed that if they do not complete the requested items, the Board will begin the process of calling the Bond. Mr. Viscomi also informed the board of additional items he had thought to include in the letter, but after discussion with Town Counsel, he was advised to only focus on items encompassed by the approved Performance Agreement.

There was a brief discussion regarding an informal meeting Mr. Viscomi may have with Mr. Venincasa and the items the developer would like to discuss. Some of the issues to be discussed are finishing streets, repair sidewalks, curbing at 2 Compass and moving forward. Mr. Viscomi will inform the Board when he meets with Mr. Venincasa.

Barnard Hill – Richard Chehade was present and requested to eliminate three fire hydrants from the first 1000 feet of Perry Road. Mr. Chehade stated that Mike Andrade was in favor of removing the hydrants from the plans. The Fire Chief and Scott McCubrey of the Water Department visited the site and both approved the removal of the hydrants. A hydrant would still be at lot 2 which is at the low point of the water line and could be used for flushing.

Mr. Baker explained the process of how the developer is to seek permission from the board for any future requested changes. Mr. Manter motioned that the Board send a letter to Mr.

Chehade, with a copy sent to Mike Andrade, that the Board approved the elimination of the three hydrants on condition that the Board receives written confirmation of approval from the Fire Chief and the Water Department, and that it should be shown on the As Built. Ms. Levy seconded; all voted in favor.

Solar Panels – Mr. Manter distributed a chart that he developed to each board member showing how a property size to solar panel size percentage calculation could be used to manage small solar installation size. The Board will review and discuss Solar Panels at the January meeting. Ms. Levy raised a concern regarding roof mounted panels that have brackets which raise them above the ridgeline of the roof. There was a brief discussion about aesthetics and Mr. Manter will address that issue in the bylaw.

ANR – Eric Tobieson – Mill and Heywood Street- Mr. Tobieson is seeking to divide his property into four building lots. He told the Board he intends to sell the lots and use the funds to keep his mother in a nursing home. The frontage is shown and meets the ANR requirements. There was discussion regarding access to the property on Heywood Street. Mr. Baker referred to the ANR Handbook and there was some discussion about this being a similar situation to Boulder Way.

Mr. Baker stated that approving the ANR would mean there is access. Heywood Street is a dirt type road but passable by vehicles. The portion of the ANR book that discusses a “Way” was reviewed as well as when the Subdivision Control Law was approved in Town. Heywood Road was laid out before the Subdivision Control Law. It is currently a private road and would remain that way unless approved at Town Meeting. Mr. Manter motioned to accept the ANR because it meets the required frontage and size and that adequate access is present. Ms. Levy seconded; all voted in favor.

Monogram Builders – ANR – 220 Sewall Street – The ANR requested by Mr. Jim Venincasa divides 220 Sewall Street into 2 lots. The new parcel would be non-buildable lot because it lacks frontage. Mr. Venincasa spoke via phone with Mr. Viscomi immediately prior to the start of the meeting and explained his intention was to merge this newly created parcel with Lot 2A on Compass Circle. It was stated that the Building Inspector felt that at some point, this would allow Mr. Venincasa the ability to further split Lot 2A into two building lots. The Board discussed briefly and Ms. Ames motioned to approve the ANR as presented and to allow the Clerk to sign for the Board. Ms. Levy seconded; all voted in favor.

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

Meeting Materials:

Email from Chief Flanagan re: Barnard Hill hydrants (on file in PB Office)
ANR Application Eric Tobeison Mill and Heywood (on file in PB Office)
ANR Application Monogram Builders 220 Sewall St. (on file in PB Office)
Chart-Solar Panel Zoning (on file in PB office)