



Town of Boylston Planning Board planning@boylston-ma.gov

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MEETING MINUTES Monday, February 1, 2016

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

Mr. Viscomi called the meeting to order at 7:04 p.m.

Mr. Manter asked for a moment of silence for Ray Duffy, who passed away in December. Mr. Duffy was a former member of the Planning Board for many years and also served in other town positions.

The Board reviewed the meeting minutes of January 11, 2016. Ms. Levy motioned to approve the minutes as amended and Mr. Baker seconded. All voted in favor.

Barnard Hill Bond - Nick Sivieri and Rich Chehade, the developers of Barnard Hill, requested a bond reduction of \$306,990.00 based on the new estimate provided by Graves Engineering. The new Graves estimate reflects work that has been completed on the project by the developer.

The original bond amount totaled \$1,031,327.00. That bond was posted by the developer with a Tri-Party agreement in the amount of \$590,022.00 and a cash bond in the amount of \$441,305.00. The bond reduction will be applied against the cash bond reducing it to a new total of \$134,315.00.

The Board will authorize the Treasurer, in writing, to release the funds from the bank account. Ms. Levy motioned to approve the reduction of the cash bond by the recommended amount of \$306,990.00. Mr. Manter seconded; all voted in favor.

Flagg Street – 1 lot subdivision – John Grenier represented the applicant. He addressed the items outlined in the Graves Engineering peer review. Steve Mero, Highway Superintendent approved the submitted plan. The Police Chief requested that guardrails be placed along a portion of the cul de sac bulb for safety where the slope was steep and as well as a street light. The applicants agreed to comply with his request.

Mr. Grenier addressed the concern noted in the Graves report regarding frontage. The plan shows that the lot has 123 feet and 150 feet of frontage is required. If road continues, they wouldn't gain what they need because it slopes. There was a brief discussion about options and it was agreed that if the Building Inspector had an issue with the frontage, the cul de sac bulb could be stretched out to obtain the required amount.

Mr. Grenier reviewed the rest of the waivers with the board. The Graves report raised the concern about the grade of the road leading up to the end of the street. The plans are proposing a 5% grade instead of the usual maximum of 2%. Mr. Baker suggested that this be discussed with Steve Mero, Highway Superintendent, to determine if he was ok with the proposed grade.

Mr. Baker questioned the proposed infiltration basin on the property and how the maintenance would be handled, since such facilities are the responsibility of a subdivision's residents. The discussion then revolved around the requirement for a Maintenance Trust and a Home Owners Association (HOA) to administer it. The Board was unsure of how this should be handled with a single lot subdivision. Mr. Viscomi will seek advice from Town Counsel on this.

Chris Katz, the potential buyer of the land, asked if he could put in the house foundation with only the installation of a gravel road. Mr. Viscomi explained that would be possible if one of three forms of bond guarantee for the completion of the street is provided. If a bond is not posted, the road must be completed before a building permit is issued.

Mr. Baker stated his agreement with the waivers as long as the road grade issue is addressed with, and agreed to, by Mr. Mero. Mr. Grenier will come back to the meeting in March with a draft approval document to facilitate the board's decision filing.

ANR-115 Mill Road – Buxton – An ANR application was submitted along with a letter from Jarvis Land Survey stating they were correcting lot lines on the property. The Board reviewed the plan and Mr. Baker motioned to find that the Plan entitled Plan of Property, 115 Mill Road, Boylston from Susan Nordberg and Richard Buxton have sufficient frontage on Mill Road and also have sufficient area. Furthermore, the Board approves the ANR and authorizes the Clerk to endorse the Plan. Mr. Manter seconded; all voted in favor.

Zoning District Bylaw Change - Patrick Healy was present to discuss a possible zoning change for a parcel of land in which he is representing a client who may have a buyer for his property. The property is currently in the Flexible Business Overlay and Residential Districts. Mr. Healy discussed the procedure for doing so and time frame for bringing an article to Town Meeting. He expressed his hope that the Planning Board would support and present the article. If not, he would get the required signatures to present the article himself. Mr. Healy stated that he will come to the March 7th meeting with the client to make a presentation regarding the requested change.

Boylston Library – Mr. Healy updated the Board regarding the Plans for the library project. The Plans were approved and have changed twice. Graves Engineering signed off on them with the exception of the snow storage area. Mr. Healy stated that ConCom approved the Operation and Maintenance Plan. The Board briefly discussed the revision dates of the Plan with Mr. Healy. Mr. Baker motioned that the Site Plan Review be approved as modified through tonight's discussion. Ms. Levy seconded; all voted in favor. Mr. Manter abstained.

Senior Housing Bylaw Update – Mr. Baker has not heard from CMRPC, but he will contact them this week. It will probably take one planner a half week to help write the bylaw. The Board briefly discussed having a place holder for the warrant when it is open. Mr. Baker motioned to accept a place holder and forward the request as defined in the Chairman's draft. Mr. Manter seconded; all voted in favor.

Mr. Viscomi informed the Board that Mr. May was planning to attend the meeting to discuss a subdivision phasing concept with the Board, but after speaking with Mr. Viscomi prior to the meeting, it was agreed that a working committee consisting of a Planning Board member, Highway Dept., Selectmen, Fire, Con Com and the Town Administrator should discuss ideas, possible issues, as well as

our rules and regulations surrounding a phasing concept. Mr. May agreed and will ask the Town Administrator to put together a meeting.

Mr. Viscomi informed the Board about several emails received by the Town Administrator, which were forwarded on to him, regarding Heywood Street. It appears that the street was torn up by the builder to replace a water line and now the residents are having issues with the road. In their emails, the residents referred to the August 5, 2015 Planning Board meeting in which an ANR moving a lot line on Heywood Street was approved. They inferred that the approval of that ANR included the Board's condoning the work the builder did on the street, which he has not subsequently repaired. Mr. Viscomi shared his response with the rest of the Board. He explained to the residents that the Board only approved the ANR and that the Board does not, and did not approve any work to water lines. The Planning Board has no control over the issue and since Heywood is a private road, it had to be resolved between the residents and the builder.

Mr. Viscomi also informed the Board he has not heard from Town Counsel regarding the questions posed regarding last month's discussion regarding the Johnson property.

Ms. Ames motioned to adjourn at 8:50 p.m. Mr. Manter seconded; all voted in favor.

Meeting Materials:

Barnard Hill Bonds (on file at PB office)

Flagg Street Plan (on file at PB office)

Boylston Library Plans (on file at PB office)

Senior Housing Bylaw place marker draft (on file at PB office)