



Town of Boylston Board of Health boh@boylston-ma.gov
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MEETING MINUTES

March 26, 2018

Members Present: Sarah Scheinfein, John Wentzell

Members Absent: Doug Kimmens

Others Present: Dennis Costello

Recorder: Melanie Rich

OTHER BUSINESS

39-44 Compass Circle (Boylston CP, LLC) – Mr. Haynes said his attorney submitted the documents to Town Counsel for review. Dennis said the septic systems themselves are acceptable but the legal documents are needed before the board can approve the plans. Mr. Haynes also provided the amendment to the plan. Dennis proposed to the board that they can conditionally approve the plans (if they find them acceptable) until receiving Town Counsel's approval on the legal documents.

Regarding the nitrogen loading, John Grenier said it was on the plans. Dennis needs to know specifics as to what land is being transferred. He said it was done as a subdivision. They have the lots that didn't meet the standards. Mr. Grenier said they carved off pieces of other lots and those were restricted. Dennis said those have to be legally carved out to get the deed restrictions. Mr. Grenier said on the Over 55 portion, for every building (every two units), it's a total of 300 gallons per building. For each individual lot, it's less flow than if it was a three bedroom house. Dennis said the Master Deed needs to show the gallons and the bedrooms, and the aggregation is needed for the entire subdivision. It has to be deeded in order to satisfy the code; they need to deed specific land area. Mr. Grenier said as part of the overall aggregation for the subdivision they deeded specific lots. Dennis said they can deed it to those parcels, or they can deed it to the subdivision plan. Mr. Haynes said there are a total of 88 acres; the plan will show the total aggregation plan and the deed restriction.

Lots 1R & 2 Pine Street (Pine St. Boylston Realty, LLC) and Lot 3 Pine Street (Pine St. Boylston Realty, LLC) – Mr. Grenier said they have an extra 12-bedrooms based on their aggregation plan. Mr. Ricciardi will need to discuss with his attorney the deed restrictions and the grading plan. Dennis said the plans are ready for approval with the exception of the legal language from Town Counsel and the nitrogen loading information. Sarah Scheinfein made a motion to approve the both plans conditionally until receiving Town Counsel's approval of the legal documents; John Wentzell seconded; all voted in favor; motion approved.

GENERAL BUSINESS

Jack Wentzell made a motion to approve the Meeting Minutes dated February 26, 2018; Sarah Scheinfein seconded; all voted in favor; motion approved.

April 23rd was confirmed as the date for the next meeting.

AGENT'S REPORT

Mosquito Control – The cost to the town has increased this year, but it is beneficial to the town since according to public health and global warming, mosquitos will more than likely be around for longer periods of time.

PLAN REVIEW

Lot 46 Perry Road (Barnard Hill Estates) – Approved.

Jim Haynes (adding additional units to the approved plan) – Mr. Haynes wants to add two lots (back) into the “Over 55” plan that was originally approved. Dennis showed the board the lots Mr. Haynes wants approved; these lots were not included in the approved plan. The lots were taken out because of shared vs. a condominium system. Dennis needs to talk with Town Counsel. The plan was originally designed with the lots in there; the capacity is in the system; however, the approval was for what was presented, which did not include these two lots. The two lots in question are within the 20-day time travel which makes them unbuildable. Through the use of Master Deed Condominium documents, according to Title 5, those lots could be included. If Town Counsel says there is no problem, they would be approvable. Sarah Scheinfein made a motion that the board conditionally approve the lots pending Town Counsel’s approval to add the two lots back in; John Wentzell seconded; all voted in favor; motion approved. The conditionally approval is based on Town Counsel review of Compass Pointe “Over 55 Condominium”, Project Number G-418 dated January 16, 2018, revised March 21, 2018.

Sarah Scheinfein made a motion to adjourn; John Wentzell seconded the motion; all voted in favor. The meeting was adjourned at 7:11 p.m.