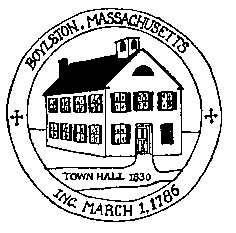
Town of Boylston Planning Board [planning@boylston-ma.gov](mailto:planning@boylston-ma.gov)

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**MEETING MINUTES**

**Monday, January 9, 2017**

**CHAIRMAN: Richard Baker**

**MEMBERS PRESENT: Kim Ames, Laurie Levy, William Manter**

**ASSOCIATE MEMBER: Ralph Viscomi**

**MEMBERS ABSENT: Judith White**

**RECORDER: Nina Gardner**

Mr. Baker called the meeting to order at 7:05 p.m. The board reviewed the meeting minutes of December 5, 2016. Ms. Levy motioned to approve the minutes with changes as suggested by

Mr. Viscomi. Mr. Manter seconded; all voted in favor.

**ANR Scannell Properties**-The Board reviewed an ANR plan of land owned by DMG realty in Boylston, MA. It shows 2.2 acres of land which will be added to the adjacent land owned by the Dipilatos. Mr. Manter motioned to approve the "Plan of Land owned by DMG Realty off of Shrewsbury Street in Boylston, MA". Ms. Levy seconded; all voted in favor.

The Board reviewed a second ANR, for property owned by Worcester Sand and Gravel. The land is being conveyed to join the Fed Ex parcel. It is shown as the triangular parcel on the plan. Mr. Manter motioned to approve the ANR "Plan of Land Worcester Sand and Gravel Inc. in Boylston, Mass." and to authorize the Clerk to sign. Ms. Levy seconded; all voted in favor.

**Public Hearing-8 Gulf Street Definitive Subdivision Plan-**Louis “Chip” Burkhardt, on behalf of himself, his cousin Heidi Verock and her husband and his cousin, Colleen summarized the project to date. They received approval for a preliminary Plan for a 3-lot subdivision with private street. They have now decided that they intend to have the street be accepted by the Town as a pubic way. Vito Colonna from Connorstone Engineering was also present, and he reviewed issues raised in Graves review letter dated 1/3/17 which he received on 1/9. A "T" turn around will be used rather than a full cul-de-sac bulb. Verbal approval was obtained from the Fire Chief. Mr. Burkhardt will double check and obtain written confirmation from Joe Flanagan. Stormwater issues were discussed. Burkhardt will file with ConCom. If significant changes to the plan are required, they would have to amend the subdivision plan. Hydrants and wells were briefly discussed.

Steve Mero was present, and he was asked about street design and snow plowing. He prefers the hammerhead "T" at the end of the street. He said a post-and-rail fence could be placed at the end of the T so plow drivers would know where road ends and avoid pushing snow into the basin. Snow could be pushed alongside the driveways.

The Board reviewed the waiver requests. The applicant prefers to leave as many existing trees as possible, and may not require the number of new trees required by subdivision rules. The Board informed the applicants they prefer the road to be standard paving not recycled material.

There was discussion regarding the cleaning and mowing of the basin. A homeowner’s association was recommended.

Mr. Baker opened the floor to comments from the public. Mike Griffin, 15 Bannister Road, Shrewsbury asked about the exact location of the homes. The back of the homes will be facing the stonewall and his property.

David Baker, 187 Mill Road, Boylston stated he knows the property well, and he asked the Board to give the Plan favorable consideration. He stated it fits with the neighborhood and is not intrusive. They kept old growth while clearing and grubbing.

Mr. Baker stated his concern with the elimination of sidewalks. It was pointed out that Ron Aspero included one sidewalk in his 3-lot subdivision on Central Street. Vito Colonna stated there is no sight distance issue, there is an unobstructed view from one end of the street to the other. Chip Burkhardt stated that only one hone would be served by the sidewalk. Also, the school bus does not come down Gulf, so a sidewalk would not be useful for school children to meet the bus. The sidewalk waiver was left unresolved.

The public hearing was continued to Monday, February 6th at 7:15 p.m. The applicants will be before the ConCom in February, and the Board will have a final report from Graves. Vito will revise the waiver list for the next meeting.

**Compass Pointe Covenant-**The Board reviewed a Covenant Form for Compass Pointe releasing Lot 9A, which was part of an ANR approved at a prior meeting. Ms. Levy motioned to sign the Form I for Compass Pointe and hold until an affidavit was obtained from Jim Haynes stating he would not ask for an occupancy permit for Lot 9A. Ms. Ames seconded; all voted in favor.

**Secured Financial-Preliminary Subdivision Plan**-Bill Hannigan of HEI presented a Preliminary Subdivision Plan from Peter Bovenzi of Secured Financial and D & P Realty and the Dipilato family. Scannell Properties is a co-applicant. They seek to extend the road previously approved for Scannell and change the right of way limits. There will be a one-way truck lane and a two-way conventional lane. They have completed a preliminary traffic study and it will be included in the final design. MEPA review will be required. There was a brief discussion regarding process due to the appeal of the Scannell decision. Mr. Hannigan stated that this is a separate plan from the Scannell Plan. They will go through the normal process and file a Definitive Plan.

Mr. Baker stated that the application for the Preliminary Plan was in order, and the Board will review it as a new and independent project. The land is owned by Peter Bovenzi of Secured Financial. The Plan presented showed the roadway layout and configuration. Waivers will be required. The applicant seeks approval to secure the ability to proceed to a definitive plan in the near future. Most of the requested waivers relate the Definitive Plan. Mr. Baker informed the applicant that Mike Andrade was consulted about the waivers and found no significant issues with the technical one related to plan contents and review standards. This was conveyed verbally to Mr. Baker by Mike Andrade.

There was a discussion regarding the number of lots on the road. The applicant is unable to say at this time how many lots will be created, but the length of the dead-end street is greater than 500 feet and eventually be extended into Shrewsbury. They may require waivers for both length and maximum lots a dead-end street.

The applicant will include bike paths as part of MASSDOT and MEPA review. Trees were discussed and pins. Monument pins are requested for grassy areas for safety purposes. In a prior conversation, the Board had with an applicant, it was suggested that concrete bounds be used. Mr. Baker suggested that most of the waivers are reasonable and are similar to ones previously approved for Scannell. He noted that Bovenzi appealed the decision for Scannell as arbitrary and capricious, yet now seeks many of the same accommodations.

A brief discussion ensued regarding traffic and turn lanes. Mr. Hannigan stated there will be much more traffic accessing this property than from the Fed Ex development. A preliminary traffic study has been prepared, and the applicant plans to meet with Shrewsbury and Boylston and review roadway layout.

Peter Bovenzi, Secured Financial, stated that both the Dipilato land and his land will require joint access to Route 140. It is zoned residential at the rear of the property. He is not in favor of developing it residentially, but may do so as a buffer. There is an emergency access road at the cell tower. MassDOT will work with the applicant regarding traffic issues affecting Colonial Drive and the I-290 ramps all the way to Route 70. Also, the Dipilato property was not included in the Scannell traffic study. Mr. Bovenzi stated they are complying with statute by submitting the Preliminary Plan, and intend to put forward a Definitive Plan. They will not disrupt traffic while Scannell is constructing and will work with them on matters such as lighting. They are proposing a sidewalk to Route 140.

There was further discussion regarding dead-end streets and the 6-lot limit. The applicant has not determined the total number of lots that will be created but hopes the Board will agree to the Definitive Plan waivers when they apply. Attorney Mark Donohue, representing Scannell, stated Scannell supports the co-applicant plan and would ask for approval and an indication of willingness to approve all waivers when the Definitive Subdivision Plan is submitted. The dead-end waiver is critical. The applicant is asking for a waiver of the length of the dead-end road and to waive the 6-lot restriction. Further discussion of the 6-lot restriction ensued. The possibility of an over-55 development was considered.

Mr. Manter motioned to approve the Preliminary Plan and the Definitive Plan waivers insofar as the information we have presently. Ms. Levy seconded; all voted in favor. Mr. Baker will send a Decision to the applicant.

Mr. Manter motioned to adjourn at 9:45 p.m. Ms. Levy seconded; all voted in favor.

**Meeting Materials:**

Definitive Subd. Plan of 8 Gulf Street (on file in PB Office)

Covenant Release Form A Compass Pointe (on file in PB Office)

Secured Financial Preliminary Subd. Plan (on file in PB Office)

Traffic Review (on file in PB Office)

ANR Scannell DMG Realty (on file in PB Office)

Letter dated December 30m 2016 from Hannigan Engineering (on file in PB Office)

Connorstone Engineering re: Gulf Street dated December 29, 2016 (on file in PB Office)