



Town of Boylston Planning Board planning@boylston-ma.gov
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MEETING MINUTES
Monday, April 4, 2016

CHAIRMAN: Ralph Viscomi
MEMBERS PRESENT: Kim Ames – 6:37 arrival, Richard Baker, Laurie Levy, William Manter, Judith White-Assoc. Member
MEMBERS ABSENT: None
RECORDER: Nina Gardner

Mr. Viscomi called the meeting to order at 6:32 p.m.

The Board reviewed the meeting minutes of March 7, 2016. Ms. Levy motioned to approve the minutes as amended. Mr. Baker seconded; all voted in favor.

Barnard Hill-Nick Sivieri and Richard Chegade asked the Board to release Lot 14 in place of Lot 3 which was previously released. Lot 14 has been sold and would not require any additional bond as it is completely on the part of Perry Road which is already included in the Bond. Mr. Manter motioned to place a Covenant on Lot 3 and release Lot 14 from the existing Covenant, upon approval of documents by Town Counsel. Mr. Baker seconded; all voted in favor. Ms. Gardner will provide the appropriate book and page.

Sunshine Sign-Clinton Savings Bank- David Glispin of Sunshine Sign was present with Administrative Assistant, Ellen McGovern of Clinton Savings Bank to receive input from the Board regarding plans for an additional sign. They proposed two different sizes of an electronic sign. They wish to use their corporate sign package, which is used as a Town Calendar and School Calendar in other locations. Ms. Levy expressed concern about Route 140 having too many signs such as this. Mr. Glispin stated it would be in good taste. They spoke about having all the tenants of 81 Shrewsbury Street using the one sign. They reviewed the process with the Board and understand that a special permit would be required because only one ladder board sign is allowed. The proposed location of the new sign would be to the left, on the grass plot. Ms. Levy would like the existing sign redone to incorporate the reader board. Mr. Baker suggested a new, larger sign to include all tenants. Ms. McGovern will reach out to the Landlord, who also owns Anytime Fitness, to see what would be amenable.

ANR-Coderre Road – Ms. Ames presented an ANR showing parcels from an existing lot to be transferred to an abutter. The remaining lot has sufficient frontage and area. Mr. Baker motioned to endorse the ANR submitted by Kim M. Ames and Steven F. Ames. Ms. Levy seconded; all voted in favor. Ms. Ames abstained.

ANR-Compass Pointe-Jim Haynes presented a new Plan of Compass Pointe. He stated that the existing plan shows some lots owned by KREG, LLC, and they are now Boylston CP. They would like all the lots to be shown on a single plan with ownership by Boylston CP. There are approximately 50 lots to review. Mr. Baker stated the Board is obligated to verify each lot frontage and area, and he suggested that

approval be deferred due to time constraints. Mr. Haynes stated he cannot close on any of the lots until the new plan is recorded.

Theresa Prunier, of the water district stated there is confusion about the Plan. The last plan is from 2005. Only the lot lines have changed. There are 60 lots. Ms. Prunier asked if results of the well head lots study were incorporated on the plan. Mr. Baker stated the original plan met the conditions of the negotiated settlement. Mr. Viscomi explained that lot lines can change. The number of lots approved eleven years ago is the same. The Plan should reflect the eliminated lots. Bonnie Johnson of Pine Street stated the Town Clerk did not have a current Plan of Compass Pointe. Ms. Levy informed Ms. Johnson that the Town Clerk gets a copy of every ANR that is approved. Ms. Johnson asked about the initial plan to construct a path to the School. The Board briefly discussed and explained that Chief Sahagian and the School Department did not want that. The Board tabled the ANR and will try to review it at the end of the meeting.

Elmwood Place-Selectman May recused himself from the discussions. He was represented by his attorney, Richard Ricker. Attorney Ricker gave a presentation to the Board regarding Elmwood Place. There is a 4.1-acre parcel of land owned by the Town with access from Elmwood Place. Mr. May's company, Security Monitor Holdings, would like to build 2 to 3 buildings on 15 acres acquired by the company to house several businesses, one of which is Crest Technologies. Attorney Ricker would like to ask the Town to sell the 4.1-acre parcel to Security Monitoring in order to utilize Elmwood Place as a second access. The other access would be via the Frito-Lay driveway. The Elmwood Place access would be for automobile and light trucks. There would be 200-400 employees over various shifts. There would be 40-60 automobiles each shift. Some are 24/7, all light industry. Mr. Viscomi asked how it would impact the football field. The Highway Department is improving the road up to their building and Security Monitor Holdings would improve it further up. Attorney Ricker stated the proposal has to go to Town Meeting for a vote, and then they would have to apply to the Planning Board for permitting. They would have to get Conservation approval also. They would need Site Plan approval. The Board discussed the potential tax revenue. No action was taken.

Camp Harrington/Pine Street-Selectman May and Mr. Haynes presented a plan of land on Pine Street showing 6 lots. There are two existing lots with homes on the street. Camp Harrington offered a parcel of land to the Town which they did not accept. There is a nonprofit organization interested in preserving the 31-acre YMCA property. They would like to develop and sell the 6 lots for \$60,000 each to offset some of the cost of purchasing the entire property, the remainder of which could be utilized by Park and Recreation. The proposed dead-end street would be 720 feet from the intersection of Sewall Street.

Mr. Haynes would like input from the Board as to the design. The proposal is for the non-profit organization to purchase the land in June and enter into an agreement with the Park and Rec Department. Mr. May was seeking the Board's approval of the Pine Street Plan so the non-profit can obtain funding. The Pine Street development would have to be approved as a subdivision and then accepted as a public way at Town Meeting. A waiver of the 500-foot limit would have to be granted, and it would have to be an 8 lot subdivision, which also exceeds the 6 lot maximum. Mr. Baker stated his opinion that the Board would require a compelling reason for the Board to waive those two rules. There was a discussion about land preservation and partnering with Sudbury Valley Trustees and using the land as a learning facility. They are still looking for benefactors. Mr. Viscomi would like something from the non-profit that would guarantee that the land will be used for recreation and not further subdivided.

Sue Slezowski of Northeast Way expressed concern for safety if trails were built running through neighborhoods and also who it would be using them. She requested it be for Town residents only.

Senior Housing Bylaw – Mr. Viscomi opened the Public Hearing at 8:13 and read the public hearing notice. Mr. Viscomi then recommended two changes to the draft bylaw on file at the Clerk’s office, a rewording of section 5.03.04 C Maximum Residential Density, and an addition to 5.03.07 regarding traffic considerations.

After the bylaw draft was presented, there was lengthy discussion between the board and audience members regarding density, number of bedrooms, and locations that would meet the requirements of the bylaw. Several residents from Compass Pointe were present and expressed their concern for having Senior Housing in their neighborhood. Gerry Quam from Smallwood Circle had several questions regarding the bylaw. The Board explained the Bylaw is not being presented specifically for Compass Pointe. Mr. Manter stated there are benefits to have senior housing as opposed to single family homes. There is less impact on the Schools, and the town gains the tax revenue. Traffic issues on Sewall Street were raised, and Mr. Underwood stated that the issue on Sewall Street stems from the school. CMRCP recommended the SRD overlay for the Residential Zoning District only. Patrick Healy brought to the board’s attention that the Gravel Pit is only 8 acres, not 10 as listed in the Assessor’s office. As such, it would not meet the requirements for the bylaw. Timberbrook does not have attached garages and therefore, is not as desirable for senior housing. On unanimous approval of a motion by Mr. Baker to close the hearing, seconded by Ms. Levy, Mr. Viscomi closed the public hearing at 9:02 p.m. Ms. Levy motioned to recommend Town Meeting approve the Senior Bylaw with the changes recommended by Mr. Viscomi. Mr. Manter seconded; all voted in favor. There was a brief discussion regarding Mr. Healy’s information about the gravel pit. It could mean amending the bylaw next year in order to market the Gravel Pit.

Zoning Amendment Bylaw Change – Mr. Viscomi called the Public Hearing to order at 9:09 p.m., and he read the public hearing notice. Attorney Donohue, representing Scannell Properties, presented the proposed zoning bylaw changes along with Patrick Healy of Thompson Liston. They are requesting a change to the Flexible Business District zoning line. The proposed site of development is the 130-acre Dipilato property along with a portion of the abutting lot which is zoned residential. The petitioner proposes to move the Flexible Business Development zoning boundary such that the entire development parcel would become Flexible Business Development. In addition, the Table of Use, Section 4.0.02.04, would be changed to include “Distribution Center”, and Section 10.04 of the Bylaw would be amended to allow waivers to the Flexible Business Development Design Guidelines. If the new bylaw is approved, Scannell properties would require a Special Permit for the development. The entrance to the proposed distribution center would be at Honematic. The closest residence is 1000 feet on Smallwood Circle. At 9:17 p.m., Ms. Levy motioned to close the public hearing, and Mr. Manter seconded; all voted in favor. Mr. Baker moved that the Board recommend approval of the proposed changes to Town Meeting. Mr. Manter seconded; all voted in favor.

The board agreed to meet on Thursday, April 7, 2016 at 10:00 a.m. to review the ANR for Compass Pointe. Agenda will be posted in the morning by Ms. Gardner.

The Board agreed to schedule their next meeting for Tuesday, May 10th at 7:00 p.m.

Ms. Levy motioned to adjourn at 9:22 p.m. and Mr. Manter seconded; all voted in favor.

Meeting Materials:

Covenant Release Barnard Hill (on file in PB Office)

Covenant Barnard Hill (on file in PB Office)

ANR Compass Pointe (on file in PB Office)

Map of Elmwood Place (on file in PB Office)

Senior Housing Bylaw (on file in PB Office)

Zoning Bylaw change draft articles (on file in PB Office)