



Town of Boylston Planning Board planning@boylston-ma.gov
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MEETING MINUTES
Tuesday, May 10, 2016

VICE CHAIRMAN: Richard Baker
MEMBERS PRESENT: Kim Ames, William Manter,
MEMBERS ABSENT: Laurie Levy, Judith White
RECORDER: Nina Gardner

Mr. Baker called the meeting to order at 7:00 p.m.

The first item on the agenda was the reorganization of the Board. Due to the absence of two members, Mr. Baker would like to postpone reorganizing until next month's meeting. Ms. Ames and Mr. Manter agreed.

Ms. Ames requested to be replaced on the Earth Removal Board before the reorganization. Ms. Ames motioned that Mr. Manter be the Planning Board representative on the Earth Removal Board. Mr. Manter seconded; all voted in favor. Ms. Gardner will notify Mrs. Bardsley of the change.

Mr. Baker asked if there were any objections to his remaining the CMRPC representative. Hearing none, Mr. Manter motioned that Mr. Baker remain as the CMRPC representative and that the Planning Board recommends the Selectmen reappoint Howard Drobner as the alternate. Ms. Ames seconded; all voted in favor. Ms. Gardner will notify Mrs. Bardsley of this action.

The Board reviewed the minutes of April 4, 2016, and Mr. Manter motioned to accept as amended. Ms. Ames seconded; all voted in favor. None opposed.

Mr. Baker asked what the fee was for the recent Compass ANR. It was determined that \$100.00 was appropriate as no lot lines were changed. The only changes were to lot numbers.

The Board reviewed the minutes of April 7, 2016 and Ms. Ames motioned to accept. Mr. Manter seconded; all voted in favor. Mr. Baker abstained.

Mill Road-Ron Aspero- Mr. Aspero was present to review a property located between the high tension wires and Nicholas Ave, across from Newton Pond. It is 3 acres of land owned by Worcester Sand and Gravel. He reviewed the 3-lot plan with the Board. The Fire Department has no issue with the turnaround radius. He discussed a 300 foot cul de sac and Mill road frontage with the Board. He would require street construction waivers. To build 2-family homes, the footprint would have to be increased by 88 feet. To obtain the third lot, he would require additional frontage. Mr. Baker stated that if he would incorporate low-impact design, perhaps the Board may be amenable to waiving some

construction standards because there are advantages to the Town. The Board could suggest a private street maintained by the homeowners. Mr. Aspero would put in a hydrant and extend the water line. A "T" design of the street was discussed. Mr. Aspero thanked the Board for their input.

Compass Pointe-Jim Haynes and Mike Kent were present. The Board discussed the centerline grade revisions. All agreed that the pavement width was to be 28 feet.

Mr. Haynes and Mr. Kent requested the current bond estimate of \$271,477.00 from Graves Engineering be reduced to \$118,785. Their contractor, Steve Turnblom agreed to do the work for that cost. They suggested the Board add a 20% contingency and require the work to be completed in 6 months. Mr. Kent stated he would not ask his lender for such a large amount.

Mr. Baker asked why the lender is not willing to accept the Graves estimate. It is standard practice. Mr. Kent disagreed. The Conservation Bond for \$150,000.00 was discussed; some items may overlap. Mr. Kent stated that he and Mr. Haynes had a conference call with Town Counsel, Stephen Madaus, and he informed them that three model homes can be built without a bond. They would complete the homes and finish the road. There was a discussion regarding building model homes and not receiving occupancy permits until the road is finished. They will have the first 1100 feet of road completed in 6 weeks. The three model homes would be on the first 700 feet. Mr. Manter stated the Building Inspector and Town Counsel would have to agree the homes cannot be sold until the road is completed and no occupancy permits could be issued. There was further discussion regarding the Graves estimate. Mr. Baker stated that if Town Counsel approves three permits for model homes with no occupancy until the street is completed, no bond would be needed. Mr. Manter motioned that the Board agree that building permits for model homes could be issued provided that the mechanism is approved by Town Counsel. Ms. Ames seconded; all voted in favor. If Town Counsel does not agree with the conditional issuance of building permits, the Board will meet again to discuss options. Mr. Baker will contact Stephen Madaus and inform Mr. Haynes and Mr. Kent of the outcome. He will also notify the Building Inspector, Tony Zahariadis.

Mr. Manter motioned to approve the centerline grade change. Ms. Ames seconded; all voted in favor. Mr. Baker will inform Mike Andrade that the board approved the change. There was a brief discussion regarding all the things the developer has completed and the neighbors present agreed they are happy with the progress.

270 Shrewsbury Street-Dunkin Donuts-James Tetreault of Thompson Liston represented the owners of Dunkin Donuts. They have a plan for a new building to replace the current gas station/Dunkin Donuts. Traffic flow will be reconfigured to have a single entrance and exit. The Board discussed parking; 31 spaces are proposed. They have already repaired the septic system. Mr. Manter suggested a locked gate to the lower part of the proposed development due to the steep grade. Guard rails are being proposed. Operating hours and lighting were discussed. It is an allowed use, but there was discussion a special permit would be required for some other reason. Worcester Donuts, the owner, would use the other two buildings to garage their trucks. They have other businesses. Mr. Baker stated that it is an existing use so it is possible that only a Site Plan and no special permit is required. The Building Inspector needs to make that determination. It would not be more detrimental to the neighborhood so ideally no special permit would be required. Even so, the Board at its discretion could require advertisement for the meeting for site plan review. The Board may ask for an opinion from a traffic expert regarding lot layout. Alternatively, the Board could rely on Mike Andrade and the Police Chief for

their input on enter/exit and parking design. It is anticipated that this is a significant improvement, and there should not be major objections.

Owner, Robert Branca, stated they just renovated West Boylston and Worcester locations, and it was an enormous improvement. Owner, Matt Doyle stated they will do work in the back first and phase in the new operations. There will be a short closure. The gas station will close for a few months. The tanks will be replaced. Gulf or whoever assumes the gas station business will handle that negotiation. Mr. Baker advised Mr. Tetreault to contact Tony Zahariadis for his opinion regarding permits, signage and lighting. The advertising timeframe was discussed for a special permit hearing. The plan has to go to Graves for peer review, and fees were discussed. A 53G account would be established for peer review. Once they confirm with the Building Inspector, they will come back to the Planning Board.

The Board will reorganize in June, and they plan to appoint Mr. Viscomi as an associate member. They will more than likely require his presence for the special permit for the distribution center. A joint meeting of the Planning Board and Selectmen will be scheduled to appoint him as an associate.

Ms. Ames motioned to adjourn at 8:35 p.m. Mr. Manter seconded; all voted in favor.

Meeting Materials

Mill Road Plan – on file in PB Office

Compass Pointe Bond Estimate – on file in PB office

270 Shrewsbury Street Plan – on file in PB office