



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

221 Main Street, Boylston MA 01505 ** Telephone (508) 869-6019 ** Fax (508) 869-6210

MEETING MINUTES Monday, June 6, 2016

VICE CHAIRMAN: Richard Baker
MEMBERS PRESENT: Kim Ames-7:06 arrival, Laurie Levy, William Manter,
MEMBERS ABSENT: Judith White
ASSOCIATE MEMBER: Ralph Viscomi
RECORDER: Nina Gardner

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

The Board reviewed the meeting minutes of May 10, 2016. Mr. Manter motioned to approve the minutes. Ms. Levy seconded; all voted in favor and Ms. Levy abstained.

ANR-55 Central Street-Eric Tobiesen presented a plan of land showing a change of lot lines. He poured a foundation for a garage and found that he was encroaching the abutting property by 6 inches on one side and one-and-half feet on the other corner. He purchased a parcel of land from the abutting property owner to allow his property line to be moved 25 feet. There is no change in frontage. The lot is well in excess of required area. The Board reviewed the plan, and Mr. Manter motioned to approve the plan of land owned by Eric Tobiesen, finding it meets the requirements of an ANR. Ms. Levy seconded; all voted in favor and Ms. Ames abstained.

Reorganization of Board-Mr. Baker restated his willingness to be the Chairman. Ms. Ames motioned for Mr. Baker to serve as the Chairman of the Board and Ms. Levy seconded; all voted in favor. Mr. Manter will attend meetings if necessary during business hours. Ms. Ames motioned for Mr. Manter to serve as Vice Chairman and Ms. Levy seconded; all voted in favor. Ms. Levy volunteered to serve as Clerk. Ms. Ames motioned for Ms. Levy to serve as Clerk. Mr. Manter seconded; all voted in favor.

Barnard Hill-A written request from Barnard Hill was received to put Lot 7 under the covenant and to release Lot 11, which they have recently sold. Mr. Manter motioned to authorize the Chairman to sign the Barnard Hill Covenant release effecting the exchange of Lot 7 for Lot 11 in the "no build" Covenant to be drafted by Town Counsel. Ms. Ames seconded; all voted in favor.

270 Shrewsbury Street-Dunkin Donuts-James Tetreault of Thompson-Liston presented a Preliminary Site Plan of the property. The owners are seeking to demolish the existing Dunkin

Donuts Building and the gas station. They will rebuild and improve the property. They are planning to have one entrance on the right and one exit on the left as viewed from Route 140. This design will greatly improve the traffic flow. There will be a 24/7 market which will have its own entrance when Dunkin Donuts is closed. The gas pumps will be replaced, with the new operator yet to be determined. Mr. Baker spoke with Mike Andrade of Graves Engineering, and they will review all aspects of project including traffic circulation and signage. The board will schedule a public hearing on the July agenda for a Special Permit to allow multiple buildings on the single lot. Advertising will be done by the Planning Board. The applicant should be prepared to give reasons why the Board should grant the Special Permit. The applicant has filed a NOI with the Conservation Commission, and it is being reviewed by Ecotech. The septic system is almost completed. The proposed plan is on 7.3 acres. The new building will be 50' x 100'. Mr. Baker discussed wetlands line and stormwater issues with Mr. Tetreault. All are being addressed and will be reviewed by Graves. The existing water line will be extended, and there will be no change in electric or gas. Mr. Tetreault reviewed the 10 criteria for a special permit under Section 10.03.09.

1. Trees
2. Vehicle Safety – big improvement
3. Fire & Service Equipment – filed with Fire, police and highway reviewed plans and will get feed back
4. Non relevant
5. Layout Plan –more labels have been added to sheet SL2
6. Lighting does not affect any surrounding neighbors
7. Dumpster on site
8. Will improve nature of the site – 1 story building
9. Groundwater approved system will submit system to Board of Health
10. Zoning compliance table including parking will meet all set backs

Mr. Baker asked about the Dunkin corporate design and if it is restrictive. Mr. Tetreault stated the building has to have certain color and signage on the exterior, but the proposed floor plan will satisfy Dunkin. Chief Sahagian had some questions, and Mr. Tetreault responded to those. There will be separate entrance doors for Dunkin and the Convenience store, and the door between them will be locked when Dunkin is closed. Public restrooms will be located in the market.

Mr. Viscomi asked about traffic issues during construction and how will that be handled. One of the owners, Mr. Branca, stated there will be signage and barriers in place. The back portion will be completed first to help with traffic flow, and the new construction will take place while the old building remains. Then, the old building will close, and the gas station operation will be closed for a few months for replacement of pumps. Diesel fuel pumps will be located in the back primarily for trucks and a single diesel pump will be located in front. Paul Baril, 8 Compass asked if old tanks were being removed, and they are. All testing will be documented. A 21J program is in effect now. Mr. Viscomi asked about placing signage, “DO NOT ENTER” at the existing entrance because people would go the wrong way out of habit. Prior to construction, the owners will educate customers. The market is operated by an independent party. They have had inquiries from other operators with multiple locations. Mr. Doyle, co-owner stated they are

looking at having a dark bronze, metal roof. Mr. Baker stated the Board does not usually argue aesthetics, leaving that to the applicant. Mr. Tetreault reviewed a rough schedule of steps they will take to proceed. They hope to begin construction in the Fall. Mr. Baker stated the findings for the special permit are minimal, and if Mr. Tetreault resolves issues arising from the Graves review, a timely decision should be possible. The Planning Board approval is for the special permit for more than one building on the lot, not for the use which is pre-existing. They will come to the July meeting for a public hearing for the Special Permit.

Gulf Street-3 lot subdivision -Chip Burkhardt and John Verock presented a preliminary plan to divide the current property into three lots. The lots would consist of the existing home on lot 1 and Lot 2 and 3 with new homes. Connorstone Engineering designed the plans with access at existing grade from Gulf Street. They would use low impact design using rain gardens which they will maintain themselves. They have flagged wetlands and will file proposed well locations with the ConCom. They are proposing a 20-foot pavement width instead of 28 feet. They will obtain estimates for the road and decide if it will be private or ask for acceptance by the Town. Mr. Burkhardt stated Mr. Mero was satisfied with width but plowing cul de sacs is not desired. Mr. Mero prefers the "T". They will ask for a waiver for no sidewalks. A stormwater permit is required. Mr. Baker stated subdivision rules call for a sidewalk on one side. There is precedent for waiving some construction requirements to allow a low impact design. They will demolish the existing home on Lot 1.

A decision on the preliminary plan must be made by the Board within 60 days. They will be placed on the Agenda for July. The Board can approve the preliminary plan with recommendations that they may or may not include in the Definitive Plan. The application fee of \$500.00 will be used for a Graves Engineering review. Mr. Burkhardt asked if they could cut trees and was advised it could be undertaken at their own risk. Planning Board will forward Mike Andrade comments.

Compass Point Bond/Over 55 Housing-Jim Haynes and Mike Kent were present to discuss the bond estimate for Phase 2 of Compass Point. They will obtain a Letter of Credit from their bank. The Board will accept the Letter of Credit if approved by Town Counsel. Some of the items in the estimate from Graves will be addressed this week such as paving, so their request for the bond is \$134,316 minus \$14,280 with a balance of \$120,036. Eleven lots are to be released once the road is completely finished. Six lots will be released once the Letter of Credit is approved by Town Counsel and executed, and the Performance Agreement is recorded at the Registry of Deeds. The lots to be included in the release are lots 40, 41, 42, 43, 4B and 5B. Town Counsel will prepare Letter of Credit document similar to the one for ConCom. Mr. Manter motioned to accept the June 3, 2016 estimate of \$134,316 minus \$14,280 and to accept the Letter of Credit in that amount in a form acceptable to Town Counsel and to authorize the Board to execute the release of lots. Ms. Levy seconded; all voted in favor. A brief discussion of inclusionary zoning took place. The Board discussed sidewalk elimination, which would require a waiver and a public hearing.

John Grenier presented a plan for an over-55 development on part of Compass Pointe and the adjacent YMCA property at the corner of Sewall and Pine Streets. Mr. Viscomi mentioned there would be an increase of traffic with the over 55 proposal. There is no finalized agreement, but

trails joining the Compass and YMCA locations and a pavilion with tables and grilles will be part of the developer's proposal. It is proposed to be located on the water. They are in discussions with Sudbury Valley Trustees to start a path near the school. Compass Pointe has 45 acres and with the YMCA it would be an additional 24 acres. Ms. Levy questioned walking trails behind houses. Mr. Kent noted the concern. They are proposing 44 units of duplexes and multiplexes, with 30% open space. Total area developable is 24.02 acres. That does not include house lots. Mr. Grenier and the Board discussed density and agreed that a maximum of 138 bedrooms with 69 units would be allowed under the bylaw.

There was a discussion of inclusionary zoning under which 10% of the units would have to be affordable. The Compass Pointe subdivision application was prior to the inclusionary zoning bylaw being approved. Any changes to the bylaw would have to be approved at Town Meeting. Mike Kent does not want to include affordable units. He would keep the lots on Cheryl's Way. The next step for the Developer is to speak to the Building Inspector. Mr. Viscomi stated the proposed density could be a potential problem with the existing homeowners. It was originally planned for 45 units; now it would be 63. The developer should stress what the residents would be gaining in exchange, such as the ball field and access to the pond. There was brief discussion regarding a cash contribution instead of affordable housing. Town Counsel would determine if that is applicable and the Selectmen would have to approve. Mr. Baker stated the bylaw is applicable to any housing development with more than 8 housing units. Mr. Manter suggested speaking with Building Inspector and Town Counsel regarding alternatives other than affordable units. There was further discussion about inclusionary zoning and if it could be changed in the bylaws.

Mr. Manter motioned to adjourn at 9:32 p.m. Ms. Levy seconded; all voted in favor.

Meeting Materials

ANR 55 Central (on file in PB Office)

Preliminary Site Plan – 270 Shrewsbury Street (on file in PB office)

8 Gulf Street – Preliminary subdivision plan (on file in PB office)

Over 55 Proposal for Compass Pointe (on file in PB office)