



Town of Boylston Planning Board planning@boylston-ma.gov
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MEETING MINUTES
Thursday, July 21, 2016

CHAIRMAN: Richard Baker
MEMBERS PRESENT: Laurie Levy, William Manter,
MEMBERS ABSENT: Kim Ames, Judith White, Ralph Viscomi-Assoc. Member
RECORDER: Nina Gardner

Mr. Baker called the meeting to order at 8:30 a.m.

Scannell Properties-Attorney Mark Donahue was present to discuss the proposed distribution center on property located on Route 140. The property was subject to the zoning article passed at the May Town Meeting. They have hired Thompson Liston as the civil engineer and VHB as traffic engineer. Scannell Properties has requested the Town designate a civil engineer and traffic engineer for peer review and to work with their engineers to design alternate access to the property. They would like to have the board authorize them to communicate with the applicant's engineers during the design process. They anticipate filing by September 1 and hope to hold the public hearing in October, with approval and construction start by mid-November. Attorney Donahue requested that the peer reviews be completed before they file the application. Mr. Baker stated general agreement. Mr. Baker has already contacted Graves Engineering, and they fully capable of completing a timely review. Jennifer Conley was recommended by Mike Andrade as the traffic engineer. She works as an independent contractor through Parsons Brinkerhoff in Boston. Mike Andrade can arrange for her to do the traffic peer review.

Mr. Donahue discussed permit fees and a 53 G account with the Board. The property is greater than 10 acres, but parties agreed that the developable area would be 10 acres. The fee schedule calls for review fees of \$600 times the acreage. Parties agreed to an initial deposit of \$6,000 for review fees and \$1500 for the application fee due on filing. The Building Inspector has requested a 53G account of \$25,000 for additional inspections and administrative work during construction. The 53G account will be replenished as needed and remaining fees would be returned upon completion. Fees will be deposited next week to Ms. Gardner for 53G account. Mike Andrade and Jennifer Conley will be authorized to communicate with the applicants' representatives prior to actual filing of the application. Ms. Conley has been contacted, but has not yet submitted a proposal for the work.

Compass Pointe-Mr. Baker stated the interaction with the Compass Pointe developers at the last regular meeting was not productive, and extra effort to negotiate with Mr. Haynes was made through Selectman May. Mr. Baker's concern is that Mr. Haynes does not fully understand the Board's position regarding lot releases. Surety must be posted or the road must be finished. Mr. Haynes is stating the Planning Board is requiring him to finish the street.

Ms. Levy stated that perhaps the Town should look at what other towns are doing to determine if Boylston is being too restrictive regarding lot release and surety. The board briefly discussed phasing of the

Compass Pointe project and noted that there were no issues with Pulte abiding by the subdivision rules when they developed a large subdivision in town.

Mr. May was present and informed the Board that the Compass Pointe developer has abandoned the over 55 project and will build 10 duplexes instead (20 units). They have also verbally communicated to Mr. May they will not be developing the Camp Harrington project. Negotiations continue with the YMCA, with Attorney Donahue representing the Y, which has extended the agreement. Mr. May stated that other developers are interested in the project.

Mr. May met last week with three representatives of Barnard Hill and also with Jim Haynes and Mike Kent of Compass Pointe for their feedback about developing projects in Town. The Board of Selectmen are concerned that the Town has a policy of being developer friendly and there have been issues with various boards trying to be. He has asked for a report addressing issues causing problems for developers to be ready for the August 8 Selectmen's meeting. Mr. May toured both Compass Pointe and Barnard Hill developments to learn the challenges, and he hopes a productive discussion can take place on August 8. Mr. Baker stated his opinion that the Planning Board makes every effort to be developer friendly.

Mr. May raised the possibility of using model homes as surety. Town Counsel has previously stated there is no mechanism in subdivision law for releasing lots for model homes. Mr. Baker stated the Board is willing to consider any options Town Counsel agrees to regarding model homes and bonding issues. Ms. Levy reiterated the need to look at other towns' policies and stated that the Board is generally open to discussions with the developers.

ANR -525 Linden-The Board re-reviewed the ANR plan from David H and Arlene Murphy. Mr. Manter stated that the notation on the plan makes clear the changes being made and that the left-hand lot questioned at the previous meeting is unaltered. He motioned to rescind denial and approve the plan as presented. Mr. Levy seconded; all voted in favor.

Mr. Manter motioned to adjourn at 9:15 a.m. Ms. Levy seconded; all voted in favor.

Meeting Materials

Letter from Building Inspector re: 53G funds (on file in PB office)
ANR 525 Linden – (on file in PB office)