



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

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MEETING MINUTES Monday, July 1, 2019

CHAIRMAN: William Manter,
MEMBERS PRESENT: Peter Caruso, Corinna Javier, Judith White, Richard Baker-Assoc.
MEMBERS ABSENT: Homaira Naseem

Mr. Manter called the meeting to order at 6:30 p.m. The Board reviewed the minutes of June 3, 2019. Mr. Caruso motioned to approve the minutes. Mr. Baker suggested changing bond to surety for Barnard Hill. Mr. Caruso amended his motion to approve the minutes as amended. Ms. Javier seconded; all voted in favor.

Mr. Manter asked the Board if they endorse a new master plan for the town, that they should review the current zoning and should it be amended. This will have to be voted at Town Meeting. Open Space and recreation and new town facilities and planned expansion should be included.

ANR 603 Cross Street/Perry Road-The applicant, Mike May was present and presented an ANR Plan. Mr. May and his wife own a significant piece of property on Perry Road and also on Cross Street. When Perry Road was constructed, there was an agreement by Mr. Chehade that a road would not be put in. the land was deeded to the Mays. He would like to do something with that lot. The goal would be to be able to enter through the lot and develop it. The lot is 57000 square feet. It is perked and usable in its current condition. The plan will not interfere with any agricultural plans. After reviewing the plans with the Board, Mr. Manter stated there is adequate frontage and square footage and sufficient width. The Chehades will allow Mr. May to connect to utilities on Perry Road. There is a retaining wall but Mr. May stated they won't interfere with that. There was discussion regarding access of the lot at this time. Mr. May stated right now there is access which would fulfill the requirement of the ANR. There was a quick discussion regarding access from Lot 1 shown on the plan. Mr. Baker suggested doing a subdivision plan but Mr. May would just like to do the ANR at this time. Mr. Caruso asked if the plan notes that access is available presently. Mr. Baker did refer to a previous case regarding access with guardrail preventing access. Mr. May pointed out on the plan where the guardrail is and where access is. They are working on that area to create better access.

Mr. Caruso motioned to approve the ANR Plan of land in Boylston, Ma for 603 Cross Street prepared for Michael May dated July 1, 2019. The Plan has adequate depth, square footage, frontage and access. Ms. Javier seconded; all voted in favor. Ms. Gardner will inform Mr. May the correct fee amount. A brief discussion regarding small and modular affordable homes took place.

Mr. Baker gave an update on the Sewall Street intersection improvements to the Board and stated that a decision must be made by the Selectmen on a plan. The grant has been extended to FY 2020. The remainder of the grant is \$16,700.00. A working meeting will be set up to discuss. The Board briefly discussed some options. Brief discussion of progress on apartment buildings.

Mr. Caruso motioned to adjourn at 7:32. Ms. Javier seconded; all voted in favor.

Meeting Materials: ANR Cross and Perry (on file in PB Office)