



# Town of Boylston Planning Board [planning@boylston-ma.gov](mailto:planning@boylston-ma.gov)

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## MEETING MINUTES Monday, January 6, 2020

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

Mr. Manter called the meeting to order at 6:30 p.m. The Board reviewed the meeting minutes of December 10, 2019. Mr. Caruso motioned to approve. Ms. Javier seconded; all voted in favor.

Mr. Manter reviewed correspondence. He discussed the Selectmen's December 5<sup>th</sup> meeting. A preliminary proposal of the DMG property of 18 acres across from Butler Dearden was discussed. Steven Venincasa is proposing to build a 72-unit friendly 40B on that parcel. The process of 40B would still come under State housing authority and each unit would count as affordable. Thirty units are listed as affordable of the 18,000 in town. This building would get the town almost to 5%. Selectmen would like feedback from community and to form a 40B committee to gather more information. It could go to the State as a regular 40B or Developer may choose not to go that way. Environmental engineering needs to be done because of Sewall Brook. Traffic is a big factor and will impact the South Sewall intersection. Mr. Manter indicated to Mr. Venincasa if this project was to move forward, major traffic mitigation would be needed with monetary contribution from him. Construction costs should be discussed at Annual Town Meeting regarding mitigation. He asked for volunteers to serve on the Affordable Housing Committee. Mr. Baker explained that Local Initiative Development (LID) falls under Chapter 40B development. Therefore, it is exempt from local zoning. He discussed what regulations a friendly 40B may be exempt from. He also discussed South Sewall traffic issue, perhaps shifting South Sewall so there is no left turn conflict. The cost now for mitigation is approximately \$140,000. The cost would increase to move South Sewall. The Town would benefit from some affordable units. It would exempt the Town from any future 40B projects and there wouldn't be much of an impact on the schools. The Developer would like to build a one-car garage for each unit and build a pet-friendly development with a dog park.

There is roughly a \$10,000 balance of grant funds from the State. The biggest priority would be to mitigate North Sewall. The Town should ask the Engineer if we should go ahead with North Sewall and what recommendation would be for South Sewall and traffic light at North Sewall. The Board discussed asking WSP for recommendations on moving forward with a possible 72-unit development across from Butler Dearden but not spend more than the balance of housing grant. Additional funds may be needed to be approved for bid documents. Mr. Caruso motioned to authorize Mr. Baker to approach WSP for additional design to take to the Town for North Sewall Street and charges not to exceed the balance of the grant money. Ms. Javier seconded; all voted in favor. Traffic lights were discussed.

**Barnard Hill Correspondence**-Mr. Manter addressed two letters from Thompson Liston regarding Barnard Hill dated December 19, 2019. The first letter was a request to approve high density (HDPE) instead of concrete pipes for drainage as a di minimus change. Mr. Manter stated this is common and not

a problem as the HDPE is a better material. The second letter dated December 19, 2019 requesting a change to constructing Barnard Hill Road and the extension of Jacobson Drive both with one sidewalk instead of two also as a di minimus change. Mr. Manter does not feel this is a di minimus change and Compass just did a public hearing on this same subject. The 1500 feet on Perry Road was part of the plan to reduce the impact. Mr. Manter would like the neighborhood to get built and have the neighbors decide if they want sidewalks on both sides.

Mr. Baker stated they are actually requesting a waiver because the sidewalk is part of the subdivision law. If they request an amendment to the Plan, a public hearing would have to be held. The Board will not take any action on the sidewalk request and ask them to withdraw the request at this time. Mr. Caruso motioned to approve change to use HDPE pipe for drainage lines in place of reinforced concrete pipe shown on the approved Definitive Subdivision Plan. Ms. White motioned to table the request to change the construction of Barnard Hill Road and extension of Jacobsen Road. Mr. Caruso seconded; all voted in favor.

**Compass Pointe Bond Reduction**-Graves Engineering Bond Estimate dated December 12, 2019 shows two Bonds A & C are still active. A total net reduction of \$208,305 is recommended. The Board reviewed the documents from Graves. Mr. Caruso motioned to approve bond reduction of 208,305 as recommended by Graves dated December 12, 2019. Ms. Javier seconded. Bond B has been released. Board is holding 106,000. Mr. Baker discussed the 18,000 that was promised for mitigation and what guarantee is there that Mr. Haynes will pay the 18,000. It is an Order of Condition. Mr. Baker is just cautioning the Board to not reduce the Bond too low. The Board needs to have the Town's best interest in their actions. Mr. Caruso amended his previous motion after discussion of stipulation of payments promised to the Town. Mr. Caruso motioned to approve the bond reduction of \$208,305 as recommended by Graves Engineering dated December 12, 2019 with the condition that no further bond reduction will be provided until such time the developer provides two payments in the amount of \$18,000 and \$12,000 as stipulated in the Order of Conditions. Ms. White seconded; all voted in favor.

**Tower Hill Site Plan**-The Board reviewed letter dated January 6<sup>th</sup> from Graves. Grace Elton of Tower Hill was present. Joshua Lee Smith, Counsel for Worcester. Horticultural presented Site Plan of the project. Aerial depiction shows streets and corner lot which is rural residential. There are variety of different types of gardens on the site. Attorney Smith spoke about the parking lot expansion which has 240 spots and they are planning to reconfigure spaces up to additional 319 spaces for a total 508 spaces. Stoddard Connection is the other project. The Pavilion connects from the parking lot to the building. The Stoddard Connection project will have an enhanced walkway from the parking area to the existing Stoddard center. Mr. Smith pointed out highlighted areas that are part of the master plan to include new gardens. They are anticipating future growth for the site. He referred to the program night lights approx. 44,000 people visit the site. In the past, there were some issues along overflow on French drive. The parking will help mitigate some of the traffic on French Drive. Tower Hill is planning on removing the entry gate along French Drive to help mitigate traffic flow. Tower Hill did have an open house and invited all neighbors to talk about project.

Mr. Manter just confirmed the site plan they have brought tonight is just the top of hill. When they are ready, the entry way will also require site plan review including signage, lighting, site line and changes to French Drive.

Mr. Manter stated that he reviewed Graves report of parking lot that cannot get full approval this evening until areas have been addressed by ConCom. He suggested the meeting be continued once the punch list from graves has been addressed. Attorney Smith stated there were a few items he wished to discuss with Mike Andrade. Ms. White asked if Tower Hill was planning to connect to Main Street and Ms. Elton told

her they are not changing any connections. Mr. Manter stated when ready for Site Plan on entry area, the board will ask local residents and send mailings to neighbors along Main and French so they have formal notification. The ramble will be a children and family garden. The top of the hill was reviewed again. Stoddard Connection is a series of pathways from the gardens to the building. Ticketing will be inside the visitor's center. That is under construction now. The punch list from graves was reviewed. Item #39 they are going to ask not to place fences as it will be a teaching area for stormwater and wetlands. A guardrail will be placed in the front of the larger area. So, they would ask not to have a fence there also because there is really not much access to it. Item #57 was addressed regarding aisle width. Item #56 wheel stops have been tripped over in the past so they are going to ask to waive those. There is walking space on the other side of them.

Mr. Baker pointed out that the fencing would fall under ConCom. The Planning Board could make a recommendation about it, but Hydrology and Stormwater is under the authority of ConCom.

Additional items discussed by Attorney Smith were Item #15 and #7. The Board will ask Department Heads to review the plan and request comments. Ms. Elton stated that the Fire Chief was ok with the plan. The fence on the retention ponds was discussed again briefly. The Board is not ready at this point to approve the Site Plan due to the many punch list items that need to be resolved with ConCom. With the exception of items number 39, 56 and 57, under general comments, Tower Hill has no issues with the comments by Mike Andrade.

The Board could vote, but it would be subject to all of the open conditions. The plan would have to be modified if ConCom requests changes. Mr. Baker advised to submit a revised plan if the applicant does not want to wait for an approval. The Board does like the plan and they would like Tower Hill to finish up with ConCom then come back February 3<sup>rd</sup>. Attorney Smith advised they will not have met with ConCom before February 3<sup>rd</sup>. They will address Graves issues. Approval can be issued but with the condition if plan changes, action would have to be taken to correct issues. The Board would prefer to wait until all issues are resolved with ConCom. Attorney Smith asked again if the Board would approve with the condition of approval from ConCom. He is anticipating they will still not have decision from ConCom by next meeting. Mr. Baker stated the Board could approve with the condition of a di minimus change. Items 1-7, #43 under general comments to 62 were mentioned. Mr. Manter reminded everyone they still have to come back for site plan review and approval with a public hearing for French drive.

**Cross Street Extension**-Mylar needs to be signed by Board members. There are no lines on the mylar. Ms. Gardner will call Thompson Liston regarding this. Three signatures are required.

Mr. Caruso motioned to adjourn. Ms. White seconded; all voted in favor.

### **Meeting Materials:**

Letters from Thompson-Liston regarding Barnard Hill (on file in PB Office)  
Tower Hill Site Plan (on file in PB Office)  
Graves Engineering Bond Estimate Compass Pointe (on file in PB Office)