



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

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## MEETING MINUTES Monday, April 3, 2017

**CHAIRMAN:** Richard Baker  
**MEMBERS PRESENT:** Kim Ames, Laurie Levy, William Manter, Judith White  
**MEMBERS ABSENT:** None  
**RECORDER:** Nina Gardner

Mr. Baker called the meeting to order at 7:04 p.m. The Board reviewed the meeting minutes of March 6, 2017. Ms. Levy motioned to accept and Mr. Manter seconded; all voted in favor. Mr. Baker abstained. The Board reviewed the meeting minutes of March 2, 2017. Mr. Manter motioned to approve the minutes and Ms. White seconded; all voted in favor. Ms. Levy abstained. Mr. Manter requested a few grammatical changes to the March 6<sup>th</sup> minutes. They were corrected.

**Scannell Properties-Performance Bond and Covenant Release**-The Board reviewed the Graves Engineering Bond Estimate dated March 17, 2017. The estimate for Pine Hill Drive is \$1,556,644. Attorney Donohue received a copy of the estimate and stated he would not be attending the meeting. The Board briefly discussed some of the lines in the estimate. Mr. Manter motioned to approve the bond estimate from Graves for the Pine Hill Drive Subdivision roadway. Ms. Levy seconded. All voted in favor. The Bond estimate and performance agreement will be forwarded to Town Counsel for review.

**ANR Compass Point-Lot 2B**-The Board reviewed the ANR for Lot 2B. The lot is 37,250 sq. feet and has 150 feet of frontage. Lot A & B are noted on the plan as not buildable. Mr. Manter motioned to approve the ANR of lot 2B of "Plan of Land of Sewall and Compass in Boylston, MA" and authorize the Clerk to endorse. Ms. Levy seconded; all voted in favor with Ms. Ames abstaining.

**Pine Street Extension Public Hearing**-Mr. Baker opened the hearing by reading the public hearing notice. The subject is the application by Boylston Realty LLC for approval of a definitive subdivision plan for "Pine Street Extension". John Grenier was present on behalf of the applicant. Proposed is a 4-lot subdivision on the west end of Pine Street. Mike May and Jim Ricciardi are also present as principals of Boylston Realty LLC. The applicants are proposing to extend Pine Street to serve three new residential lots. They plan build duplexes. The existing Pine Street will be improved, and the total length including extension will be 737 feet. There will be a turnaround at the end with a sidewalk on one side of the street. Drainage was discussed. The applicant proposes a 20-foot-wide pavement with Cape Cod berm and 4-foot sidewalk. Graves Engineering review letter of March 24<sup>h</sup> was discussed.

The applicants spoke about what they were planning for the portion of property where Camp Harrington was located. It will be used for recreational purposes. They plan to improve the beach and some existing structures. Other structures on the property are hazardous and will be demolished. They are seeking a waiver for the total number of lots allowed on a dead-end street. There will eventually be 8 lots. There was discussion regarding a guarantee that the remainder of land will not be developed and will be used solely for recreational purposes. Mr. May stated it is deed restricted. The applicant's intent is to preserve the property for the Town. It will either be donated to the Town or taken over by a non-profit

organization. Mr. Baker would like to have Town Counsel review the deed. Ms. Ames suggested noting on the plan and all related documents that the applicant will not build any additional houses.

Pine Street is a private way, but is plowed by the Town. John Grenier stated they will be extending the water main and installing hydrants and a gas main. Ms. White asked about access to the former YMCA property. The right of way is owned by the Town so abutting landowner approval is not required to improve the street. They are in discussions with Park and Recreation, Sudbury Valley Trustees, and the School Department for uses of the property. There was brief discussion regarding trees and slope of land.

Mr. Baker invited comments from the audience. Mike Capozza, 11 Abbey Road, asked for clarification of who was financing the project and the total number of homes planned. Mr. May and Mr. Ricciardi clarified they are funding the project and after improving the former YMCA portion of the property, it will be given to the Town or a non-profit agency. Mr. Capozza asked about an access road from Abbey Road. That resulted from a private agreement with a neighbor, and Park and Recreation may want to use that to access the beach house.

Kevin Schiavone, 15 Abbey Road, asked for clarification of the number of homes. There are 3 ANR lots, and 3 subdivision lots – 6 duplexes (12 units total).

Steven McCarthy, 14 Abbey Road, asked about the length of the deed restriction and whether the grade will be changed. There is a 20' grade at the back of Abbey Road to the wetland that will be reduced slightly to flatten the area.

Mr. May reiterated that they will be improving the entire property along with the existing septic system at an estimated cost of \$3M. As far as the restriction on non-recreational development, Mr. Baker would like it to run with the land in perpetuity, and the applicants agreed to that.

Karen Kalinowski, 132 Nicholas Ave., asked about the drainage. It will go to the lawn and to the pond.

Gerry Quam, 3 Smallwood Circle, asked about the size of the duplexes. They will be 2 bedroom units at 1850 square feet. They will not be over-55 restricted. Mr. Baker explained that in order for an over-55 development under zoning approved two years ago, the property has to be at least 10 acres.

Mr. Baker explained that three lots were approved previously through ANR because they met the lot frontage and area requirements. They did not require subdivision approval. The remaining three lots require approval because they presently lack access. Bonnie Johnson, Pine Street, asked about snow removal and how it will change. There will be a location for snow, and it will be plowed like any other street. The plow can push the snow to the shoulder and two cars will be able to pass. The Highway Department will make their recommendations. Mailboxes will be at the end of the road while the road is private. When it becomes a public way, the mail may be delivered to the home. The Post Office will determine that. Lisa Call, Compass Circle, stated she liked the idea of the intergenerational concept for the Y property and asked if trails would go from the school through Compass Pointe to Camp Harrington. Mr. Ricciardi stated that details for possible trails from the school to Camp Harrington need to be worked out with Jim Haynes and the School Department. They will address privacy issues with regard to trails. The proposed retention basin will be 25 feet away from wetlands and adjacent to the Compass Pointe basin. A Homeowner's Association will be responsible for cleaning of the stormwater basins, although this will be monitored by the Town.

The Board discussed continuing the hearing. There are technical changes that have to be made to the plan. Specifically, the pavement width and sidewalks need to be finalized. There will be 22 feet of pavement, three feet grass, and then the sidewalk. The Board reviewed the waivers and other points of concern –

paved island, sidewalks on one side, parking restricted to one side, septic systems in front yards, Cape Cod berm. There was brief discussion regarding bonding. Mr. Baker stated he would like to receive comments from Water, Fire, Highway, Board of Health, and Police. Chief Sahagian will want street lights. Mr. May stated they will be on lamp posts. The Board is satisfied with recommendations from the Light Department. Mr. Baker discussed easements for utilities. Mr. Grenier stated that locations have not been determined yet, but they will be in the deeds. The water line is on the south side. The applicant will require Earth Removal and Demolition permits. A Stormwater Permit application has been filed with the Conservation Commission.

Mr. Manter motioned to continue the hearing on Monday April 24, 2017 at 6:00. Ms. Levy seconded; all voted in favor.

Mr. Manter motioned to adjourn the meeting at 8:55 p.m. and Ms. Levy seconded; all voted in favor.

**Meeting Materials:**

Scannell Properties-Perf. Bond and Covenant Release (on file in PB Office)

ANR-Compass Point (on file in PB Office)

Def. Subd. Plan Pine Street (on file in PB Office)

Graves Engineering Bond Estimate dated March 17, 2017 Scannell Properties (on file in PB Office)