



Town of Boylston Planning Board planning@boylston-ma.gov
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MEETING MINUTES
Monday, April 24, 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 6:00 p.m.

ANR Compass Pointe-The Board reviewed an ANR of land owned by Boylston CP, LLC. After discussion, Mr. Manter motioned to approve the ANR conveying non-buildable Parcel A, to Bonnie Johnson and to authorize the clerk to endorse the plan. Ms. Levy seconded; all voted in favor.

Pine Street Extension Public Hearing-Mr. Baker reconvened the Public Hearing on the Pine Street Extension Definitive Subdivision Plan at 6:11 p.m. Mr. Baker summarized the proceedings of the previous session, stating that agreement had been reached on most of the requested waivers and that outstanding engineering issues needed to be addressed. John Grenier responded to the most recent Graves Engineering review letter. The Board was satisfied that the engineering issues were addressed satisfactorily.

Mr. Baker raised the issue of the waiver of dead end street length and number of lots. The applicant is willing to leave 80% of the subdivision as open space in return for the dead end street waivers. Mr. Baker expressed concern that the promise of open space is not guaranteed if it is not stated on the Deed. Mr. May stated that Attorney Ricker said the purchase document clearly called out the preservation for the land, but the restriction was not written into the deed. They will provide a commitment and note it on the plan. Mr. Baker stated it could be made a condition of approval. He asked if the applicants intend to ask the Town to accept the road as public way. They do intend to ask for acceptance. A homeowners association (HOA) will be established for maintenance of the detention basins. Locations of the basins were discussed briefly, as well as the lots to be included in the HOA. The two existing homes cannot be forced to be part of the HOA.

Mark Barakian of the Light Department asked for and received confirmation that utilities would be underground and that the Developer will pay for the existing homes to connect to the new utilities. Chief Sahagian's comments were reviewed. He asked for high intensity street lights at the intersection of Pine and Sewall and at the apex of the cul de sac. The Board agreed the street

lighting should be like other streets in Town, although the neighbors want the character of the street to remain as it is. Light placement was discussed between Mr. Grenier and Mr. Barakian.

The Board discussed the requested waivers, taking them individually as set forth on Attachment A of the application:

- #1 — not applicable
- #2 — allow existing 41-foot right of way
- #3 — allow 20-foot pavement width
- #4 — allow 737-foot dead end street with 8 lots
- #5 — island will be paved
- #6 — grass plot may be eliminated
- #7 — waiver request withdrawn

Mr. Baker referred the Board to the draft decision. After a general discussion, specific conditions were discussed in detail:

#11 — The Light Department shall approve the style and location of street lights and placement of easements for the underground utilities.

#14 — Decision shall expire after 36 months.

#19 — The 3 undeveloped ANR lots on the south side of Pine Street currently owned by Boylston Realty, LLC shall be included in the HOA.

#21 — Parking shall be limited to one side of the street and have signage indicating that. A stop sign shall be installed at the intersection with Sewall Street.

Mr. Baker stated that the waivers of the dead-end street length and maximum lot number is justified by of the benefit to the Town of improving the condition of the existing Pine Street and the set-aside of open space. He re-expressed his concern that there be a mechanism to guarantee that the open space not be developed in the future. He suggested a condition #22 limiting the subdivision to three lots. After further discussion, the Board suggested asking Town Counsel for exact wording of a condition restricting development of the open space noted on the plan as lot 4.

Ms. Levy motioned to close the public hearing. Ms. White seconded; all voted in favor.

The public hearing was closed.

After brief deliberation, Ms. Levy motioned to approve the Subdivision Plan and to issue a decision in accord with the Board's discussion, calling on Town Counsel to provide exact wording for draft condition #22. Mr. Manter seconded. A roll call vote was taken:

- Ms. White -yes
- Ms. Levy-yes
- Mr. Baker-yes
- Mr. Manter-yes
- Ms. Ames-yes

The motion passes. "Pine Street Extension Subdivision" is approved. Mr. Baker reminded the applicants that there is a 20-day appeal period once the decision is filed with the Town Clerk. All documents must be recorded with the plan (HOA, Covenant, Decision, Cert. Of Municipals Liens).

Sue Slezowski, Northeast Way, thanked Ms. Levy for her service on the Board.

Mr. Manter informed the Board that comments are due to the state by May 15, 2017 regarding the proposed 40B development at 85 Sewall Street. He would like the proponents to attend the May 9th Planning Board Meeting to discuss the project. It is 58 acres, and the applicant is proposing 92 units of single and duplex homes, 25% to be affordable housing. The ZBA is the permit granting authority.

Ms. Ames motioned to adjourn at 7:00 p.m. Ms. Levy seconded; all voted in favor.

Meeting Materials:

Draft Cert of Approval (on file in PB Office)

Waivers requested (on file in PB Office)

Graves Review dated April 18, 2017 (on file in PB Office)