



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

221 Main Street, Boylston MA 01505 ** Telephone (508) 869-6019 ** Fax (508) 869-

MEETING MINUTES Wednesday, April 8, 2020

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

Mr. Manter called the meeting to order at 6:30 p.m. Mr. Manter read the rules governing meetings via zoom.

WSP Traffic Report Status – Mr. Baker stated that the possible 72-unit multi-family apartments could possibly slow down the process with improvements on South Sewall. As far as North Sewall, he contacted WSP and asked for guidance on extent to which the apartment on South Sewall might affect the traffic improvements on North Sewall. They have prepared a scope in which they used existing engineering for new apartments in order to calculate traffic patterns. The study took into consideration if a traffic light will be required at South Sewall. If so, that would affect north Sewall improvements. The town could make improvements at North Sewall if there will be no affect from south Sewall.

WSP will charge \$3,500 to run numbers for trip generation and could issue a report in a week or so. We have \$15,000 balance. Mr. Baker recommended that the study be done. He attended Selectmen's meeting and they are in favor of having the update performed. Ms. Naseem motioned to authorize Mr. Baker to hire WSP to include the 72 units in the traffic study. Mr. Caruso seconded; all in favor by roll call vote: Mr. Caruso -yes, Ms. Javier-yes, Ms. Naseem-yes, Mr. Manter-yes.

Discussion of other uses for the remaining funds were discussed. Mr. Baker stated the Town Administrator would like to have construction book and bid docs prepared in advance for North Sewall or ask what the recommendation might be for how apartments would affect South Sewall. Perhaps a concept design for South Sewall could be done. A third possibility is left turn conflicts people turning into bank shopping center coming from south and people coming north turning left onto Sewall. Also discussed was to put a triangle at shopping center that restricts turning. That would have to be done on landowner's property and take easement from parking lot. Traffic would have to exit at the back and that is not in good condition. Another possibility for resolving traffic conflict is to shift South Sewall intersection slightly southward and that would relieve conflict. That would involve additional paving at \$100,000-\$150,000 to South Sewall.

It may cost additional funds from the town to ask for easement from landowner. It would be a good idea to get more information for how South Sewall can get improved. There will be roughly \$11,000 left after \$3500.00 is spent on the study. There was discussion regarding new grant and we are getting predesignated this year for grant. Grant applications will be announced probably by fall. Mr. Baker will try to find out how long it would take for WSP to do a concept plan. The Board should discuss at May meeting. If necessary, the board can meet sooner.

79 Main-ANR-Attorney Joel Greene was present on behalf of the applicant/owner, Ronald Wagner. Attorney Greene presented their plan to divide the property that runs from 67 Main through 85 Main. Each lot must have frontage on a public way which these do. There are different frontage required for different uses. Each lot has the required frontage. Mr. Manter stated that the plan presented states That the endorsement does not state the lots are in compliance with current zoning. Depending on next use they have adequate lot size for some uses in Village Business. There was discussion about driveway and barrier. Everything will stay as is and no cutting through daycare lot. Mr. Manter stated there is adequate frontage and square footage. Mr. Manter did not endorse the ANR but it does meet the requirements. Ms. White motioned to approve the ANR as is and authorize the Clerk to sign. Mr. Caruso seconded; all voted in favor by roll call vote:

Ms. Javier – yes
Mr. Caruso-yes
Ms. Naseem-yes
Ms. White-yes
Mr. Manter-yes

70 Reservoir-ANR-This property is in rural residential and meets the requirements of 40,000 square feet on 3 acres. There is adequate frontage and the present home is on a 50,000 square foot lot. There is access from the driveway. Ms. White motioned to approve the ANR as presented and authorize the Clerk to sign. Ms. Naseem seconded; all voted in favor by roll call vote:

Ms. Javier-yes
Mr. Caruso-yes
Ms. Naseem-yes
Ms. White-yes
Mr. Manter-yes

Ms. Naseem motioned to adjourn at 7:23 p.m. and Ms. Javier seconded; all voted in favor by roll call vote:

Ms. Javier-yes
Mr. Caruso-yes
Ms. Naseem-yes
Ms. White-yes
Mr. Manter-yes

Meeting Materials:

ANR 70 Reservoir (on file in PB Office)

ANR 79 Main Street (on file in PB Office)