



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

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## MEETING MINUTES

Tuesday, June 9, 2020

**CHAIRMAN:** William Manter,  
**MEMBERS PRESENT:** Richard Baker, Assoc. Member, Peter Caruso,  
Corinna Javier, Homaira Naseem, Judith White  
**MEMBERS ABSENT:** None  
**RECORDER:** Nina Gardner

Mr. Manter called the meeting to order at 6:30 p.m. The Board reviewed the meeting minutes of March 2, 2020. Mr. Caruso motioned to approve the minutes as amended. Ms. White seconded; all voted in favor by roll call vote:

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

The Board reviewed minutes from April 1, 2020. Mr. Caruso motioned to approve and Ms. Javier seconded; all voted in favor by roll call vote.

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

The Board reviewed minutes from April 8 and Mr. Caruso motioned to approve and Ms. Javier seconded; all voted in favor unanimously by roll call vote:

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

The Board reviewed minutes of May 19, 2020. Mr. Caruso motioned to approve. Ms. Naseem seconded; all voted in favor unanimously by roll call vote:

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

Mr. Caruso motioned the Board request the Selectmen reappoint Dr. Baker as an Associate Member. Ms. Naseem seconded; A roll call vote was taken as follows:

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

Mr. Caruso motioned the Board to hold the next meeting on Tuesday, July 7, 2020 via zoom at 6:30 p.m. and hosted by Ms. Blaney-Anderson. Ms. Naseem seconded; roll call vote was taken:

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

**Tower Hill-Site Plan**-Grace Elton of Tower Hill was present along with Tower Hill Attorney, Joshua Lee Smith. Attorney Smith reviewed the project respect to the project He told the Board that they were planning to create 517 parking spots and modify the walkway as part of the Stoddard Connection project. They will add crosswalks and enhance the parking area with various plantings. Attorney Smith briefly mentioned Night Lights which takes place during the holiday season. It attracts a lot of people and the extra parking will alleviate issues that arose in the past. The gatehouse at the entrance will be removed. This will allow for a better flow of traffic. Peer review #4 from Graves Engineering was reviewed. Attorney Smith referred to Graves letter dated May 14, 2020. The Stormwater approval has been issued by ConCom. Mr. Baker asked for confirmation from Graves that ConCom waived the fence under the Stormwater approval. The drive aisle will be 23 feet in width consistent with the existing parking areas. As part of the Site Plan, requirement for architectural plans will be waived since there are no changes proposed to the existing building.

Ms. White motioned to approve the Site Plan with acceptance of the draft decision provided by Attorney Smith. Ms. Javier seconded and all voted in favor by roll call vote:

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

**Barnard Hill**-Richard Chehade was present to give an update on the project. A site visit was done last week. A Cape Cod berm was installed, sidewalks paved from center point to finish section. Loam and seeding is not being done until Fall. There are two buildable lots on abutting property owned by Mike May. Construction of the road will extend to the egress at Jacobson Road this summer. Mr. Chehade discussed working on the road to

give access to emergency vehicles. The berm at the front entrance of Perry road needs to be finished and rocks will be removed. A hot top base coat will cover pot holes on binder, but the salamander grates are not potholes. Mr. Chehade stated they will not use Jacobson Road for heavy equipment. Trucks will access the project from Cross Street, therefore, they will not apply topcoat until project is completed and before acceptance by the Town. There are a total of 42 buildable lots. The sidewalks will have crosswalks at wetlands and the front entrance. The Highway Department will put sign at the mailboxes noting crosswalk ramp.

The Bond extension was discussed with the board. Confirmation needed as to whether it is 2020 or 2021.

**Woodland Drive Public Hearing Continued**-Mr. Manter reopened the Public Hearing at 7:30 p.m. Ron Aspero, the applicant, has asked for an extension until July so that he and his Engineer can view the drainage situation. They are anticipating an apron to correct the drainage. Mr. Caruso motioned to continue the public hearing until Tuesday, July 7, 2020 at 7:00 p.m. 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

Mr. Baker mentioned the Board has 135 days from initial application date to file a decision. Ms. Gardner stated that the date of receipt was established as April 7<sup>th</sup> with Mr. Aspero's approval by email. No action was taken in March when the application was initially received due to the Covid-19 virus. The Board is still within the time frame.

Board members thanked Mr. Manter for his many years of service on the Board.

Ms. White motioned to adjourn at 7:46 p.m. Mr. Caruso seconded; all voted in favor by roll call vote:

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

**Meeting Materials:**

Tower Hill Site Plan and documents (on file in PB Office)