



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

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

MEETING MINUTES Monday, August 3, 2020

CHAIRWOMAN: Kim Ames
MEMBERS PRESENT: Richard Baker, Assoc. Member, Peter Caruso, Corinna Javier, Homaira Naseem, Judith White
MEMBERS ABSENT: None
RECORDER: Nina Gardner

Ms. Ames called the meeting to order at 6:32 p.m. Ms. Ames stated due to Covid-19 and Governor's Order, the meeting was being held remotely and access to the meeting could be viewed on the agenda posted on the town website.

Mr. Caruso motioned to approve the minutes of July 7, 2020. Ms. Javier seconded; all voted in favor by roll call vote:

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

Tower Hill-53G Account- Ms. Gardner asked the Board to close the 53G account as the work has been completed. The balance in the account is \$1,710.00. Mr. Caruso motioned to close the 53G account with the balance of \$1,710.00 to be returned to Tower Hill. Ms. Javier seconded; all voted in favor by roll call vote:

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

Master Plan-Mr. Baker discussed the Town's Master Plan with the Board. The last plan was done in 1999. There is a steering committee being formed to write a new plan. CMRPC will be the consultant to the committee. Mr. Baker has volunteered to be on the Committee. Ms. Gardner will locate the old Plan and make copies available to the Board. Ms. Javier, Ms. White and Ms. Naseem expressed interest in possibly being part of the Committee. The Planning Board will be responsible for the Land Use portion of the plan and will seek public input. Having a report given on a monthly basis from the consultant was discussed. Mr. Baker will speak to CMRPC regarding receiving reports.

Woodland Drive Public Hearing Continued-Vito Colonna of Connorstone Engineering reviewed modifications to the Plan based on Graves Engineering Review #3 dated July 17, 2020. He addressed comments on the review. He reviewed requested waivers with the board. Items 1-6 have been requested on other developments. Item 7 is to waive a Street Sign needed for "Lucas Lane", which is proposed as a paper street. The houses would have Woodland Drive addresses. Suzanne Stanton, 21 Woodland Dr., would like her address to remain the same. If Lucas Lane becomes an accepted street, her address would change. Mr. Colonna stated that in a previous case that was similar, the Fire Department did not want the addresses changed. The catch basins will be maintained by the property owners. The Developer still has to go before the ConCom for a stormwater permit.

There was further discussion as to why Lucas Lane has to be created. Mr. Baker explained that a street layout was needed to create frontage for the new lot, but it was not in the Town's best interest to have it constructed to full subdivision standards. The Board would waive strict conformance to the rules to all a low impact development (LID) design and to maintain the rural character of the neighborhood. A maintenance agreement will be required to guarantee maintenance of the stormwater infrastructure and street maintenance. Matt Rice, 20 Woodland Drive, has concerns as to why the subdivision street should not be named Lucas Way, and he would like it to be approved as new street. This issue can be listed as a condition to be determined by public safety officials. The Developer will seek opinions from both.

Phil Anderson, 25 Woodland Drive, asked about lights on the driveway. Mr. Colonna stated they will not interfere with his property, and they would be located subject to his approval. Mr. Caruso motioned to close the public hearing with the exception of receiving recommendations from public safety officials regarding naming of the subdivision street. Ms. White seconded. All voted in favor by roll call vote:

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

The Board deliberated and discussed the waivers, referring to construction standards in the Subdivision Rules. Mr. Caruso motioned to approve the requested waivers as listed on the application. The new street shall be named Lucas Lane upon recommendation of public safety officials. Ms. Javier seconded; all voted in favor by roll call vote:

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

Mr. Caruso motioned to approve the Subdivision Plan with standard conditions in addition to the condition that the developer shall take care not to damage Woodland Drive when unloading and loading heavy equipment and shall be responsible for repairing damage to Woodland Drive that may result. Further, a street sign indicating "Lucas Lane" shall be installed if required by Fire and Police officials. Ms. Naseem seconded; all voted in favor by roll call vote:

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

Mr. Caruso motioned to adjourn at 7:57 p.m. Ms. Naseem seconded; all voted in favor by roll call vote:

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

Meeting Materials

Woodland Drive Plan and Graves Review (on file in PB Office)