



**Town of Boylston** Planning Board [planning@boylston-ma.gov](mailto:planning@boylston-ma.gov)  
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**MEETING MINUTES**  
**Monday, October 19, 2020**

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

Ms. Ames called the meeting to order at 7:28 p.m. The Board will review minutes from September at the next regular meeting due to time constraints.

**67 Main Street-Site Plan-Mark Gallant, the Dogfather, LLC** was present for Site Plan approval for his food truck business. He received approval from the Zoning Board of Appeals on October 14, 2020 to operate as a restaurant at 67 Main Street. He and other food truck vendors will prep their food at the location and leave the premises. The ZBA stated they may not do take out, but patrons may eat on site at picnic tables. The Board reviewed the layout of the space being used indoors and reviewed parking, hours of operation. They will not be open after dark so there will not be any noise disturbance. There will be approximately 8 food trucks using the facility to prepare their food and then leave and return at night. Ms. Naseem motioned to approve the Site Plan for the Dogfather, LLC in the Village Business Zone at 67 Main Street. Ms. White seconded; all voted in favor by roll call vote:

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

The Board set the application fee to be \$150.00.

**45 Main Street Site Plan Review-Bob's Barber Shop**-Bob Nguyen is renting a 14 x 16 room at this address to operate his barber shop. He will only use one chair right now with a possible second chair to be added in the future. He requires only 2 parking spaces at this time. The Board suggested he request a total of 4 parking spaces from the landlord so that when his business increases, he can accommodate if a customer is waiting. Mr. Caruso motioned to approve the Site Plan. Ms. Javier seconded; all voted in favor by roll call vote:

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

The Board set the application fee to be \$150.00.

**Public Hearing-Barnard Hill**-Richard Chehade was present requesting an extension of the Subdivision Approval for Barnard Hill which has lapsed. Mr. Chehade has sold 23 of the lots on Perry Road. He is asking to extend the approval for another 4 years. The Bond for the project is current in the amount of approximately \$861,000. Many residents of Perry Road were present and spoke about the lack of progress on the project. They are concerned about many issues including streetlights, sidewalks, and drainage. They are concerned for the safety of children and residents due to a lack of fencing on the retaining walls which are exposed and unfinished. They want the developer to be held accountable by the Town. Mr. Chehade stated the next phase of the road construction is to complete fencing and capping of the retaining walls. The issue of streetlights was raised again, and Mr. Chehade said he would contact Mr. Barakian of the Light Department. Ms. Ames stated no new permits should be issued until things are completed. Ms. Ames will call Mike Andrade of Graves Engineering to discuss the sidewalks. Mr. Baker explained that the subdivision procedure requires the Board to make sure the street and utilities would be accepted by the Town. Mike Andrade inspects the project as it is being constructed and reports any deficiencies.

Mr. Caruso feels the Board should set timelines for Mr. Chehade to address the concerns and progress of the project as part of the extension approval. Attorney Cove, representing the Worcester Sportsmen's Club, spoke and stated they would endorse the extension approval to allow the developer to generate revenue to fix issues. He asked the board to allow Mr. Chehade to proceed rather than force him to default. He requested, as part of the record, to specifically look specifically at Condition #17 which is the buffer between the Club and the Subdivision.

The discussion continued regarding how the Board would hold Mr. Chehade accountable to finish the project in a timely manner. James Tetreault of Thompson Liston was present and stated there were no specific issues relating to the plan itself, which was prepared by Thompson Liston. The Board agreed to continue the public hearing. Ms. Javier motioned to continue the hearing until 6:30 p.m. on Monday, October 26<sup>th</sup> and Mr. Caruso seconded; all voted in favor by roll call vote:

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

**40 Main Street-Site Plan Review**-Attorney Piniero was present with his client, Wando Olivera of Revolution Construction. The Building Inspector issued a stop work on the building permit since a Contractor's Yard is not an allowed use in Village Business. The ZBA approved Mr. Olivera's use at their October 14<sup>th</sup> meeting. He will have 4 vans, plus one truck parked in a newly constructed garage. His wife will work in the office located in the garage. No construction will be done onsite. The vans will load and leave. No materials will be stored outside the garage. Ms. White motioned to approve the Site Plan and Ms. Naseem seconded; all voted in favor by roll call vote:

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

Mr. Olivera agreed to the \$150 application fee and will file a permit application for the new sign in front of his business.

**85 Sewall Street-ANR**-James Tetreault of Thompson Liston was present on behalf of Bethlehem Bible Church, the owner of the property. A 1.44-acre parcel at the southeast corner of the property will be conveyed to Ian Harding of 232 School Street. All lots shown meet frontage and area requirements.

Ms. White motioned to approve the ANR plan dated September 28, 2020 of the parcel being sold to the Hardings and Mr. Caruso seconded; all voted in favor by roll call vote:

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

**2 Rindle Road**-Steve Venincasa was present to discuss a handicap accessible apartment in this building. The Building Inspector requested Mr. Venincasa come to the Board for approval for the changes made to two units in the apartment building. Mr. Venincasa stated there were four handicapped residents moving in and the caregivers would be living in the adjacent unit which is now connected. No additional units or bedrooms are being added. The Board agreed this change was not inconsistent with the Special Permit. Mr. Caruso motioned to approve the change and notify the Building Inspector. Ms. Naseem seconded; all voted in favor by roll call vote:

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

Ms. Naseem motioned to adjourn at 9:50 p.m. Ms. White seconded; all voted in favor.

**Meeting Materials:**

Site Plan-67 Main Street (on file in PB Office)  
Site Plan-45 Main Street (on file in PB Office)  
Site Plan-40 Main Street (on file in PB Office)  
Barnard Hill Public Hearing Documents (on file in PB Office)  
ANR 85 Sewall (on file in PB Office)