



**Town of Boylston Planning Board** [planning@boylston-ma.gov](mailto:planning@boylston-ma.gov)  
221 Main Street, Boylston MA 01505 \*\* Telephone (508) 869-6019 \*\* Fax (508) 869-6210

**MEETING MINUTES**  
**Monday, July 9, 2018**

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

Mr. Manter called the meeting to order at 7:00 p.m. Mr. Manter recognized Mr. Baker for the Housing Choice Designation given by the Governor. It is a grant program based on the number of new housing units added in the past 5 years. There is a deadline for the receiving the funds from the program. Mr. Baker thought the town could ask for the funds to be used in the Fed Ex area of Route 140. He will confirm with CMRCP and speak to the Town Administrator about applying for the grant.

The Board reviewed the minutes of June 4, 2018. Mr. Caruso motioned to approve the minutes as amended. Mr. Baker seconded; all voted in favor.

**84 Main Street**-Dan Hazen of Guereree & Halnon was present on behalf of the applicant, Ron Wagner. He reviewed revisions that Graves Engineering recommended in their letter dated July 6, 2018. He added zone line across the back of the property where it is residential and village business. The new vehicle storage area will continue to be on the rear slope of the lot. The dumpster has been shown and 20 spots are now shown on the plan. Wheel stops have been added. Mr. Wagner will delineate parking lines. They have done everything that was requested to comply. Mr. Baker stated there was no comment from Police and Fire. Mr. Manter stated the Church will be meetings a few times a week. Any additional regulations and any codes would be under the jurisdiction of the Building Inspector. He has stated they do not have to bring anything up to code. Also, the occupancy load is determined by the Building Inspector. There is an existing ramp made of corrugated metal next to handicapped parking. Ms. White motioned to approve the Site Plan for 84 Main Street. Ms. Naseem seconded. Mr. Baker requested a letter be sent to the Fire and Police Chiefs to confirm there are no issues. All voted in favor.

**Nature's View**-Jim Goulet was present to discuss the punch list of Graves engineering dated July 6, 2018 in order to get the road accepted by the Town. He is seeking to have his bond returned as well. He reviewed each item on the list with the Board and will do whatever has been requested. The amount of the Bond is \$21, 850. The street has been top-coated. There was discussion regarding if all the deeds are done. Mr. Goulet will confirm that. Mr. Manter will ask Chief of Police to check to see if lighting is sufficient. Mr. Baker motioned to authorize the release of 90% of the bond upon receipt of the as built plan and return the remaining 10% when street is accepted. Mr. Caruso seconded and all voted in favor.

**299 Sewall Street**-The public hearing was continued regarding the Senior Residential Development. John Grenier was present on behalf of the applicant, Jim Haynes who was also present. His attorney, Brian Beaton was also present to address legal aspects of the project. Mr. Grenier stated that at the last public hearing, the abutters and the Board expressed concerns. The applicant has made modifications; he removed the walking path and is putting a sidewalk along the inner loop of the driveway with a continuous walking

loop. There will be a picnic area and a victory garden behind the Northerly loop. He has addressed Mike Andrade's letter dated July 6, 2018. Each unit has 2 garage parking spots and 2 in front. There are at least 80 spaces for homeowners and visitors as needed. There will be white pines along the top of the slope for screening. There will be 40 trees of different types. Ms. White asked about lowering the density of the loop road part of the development from 26 to 20. Mr. Haynes meets the requirement of density per the bylaw and will keep the 26 units. The picnic area will have access from the parking area, not from behind homes. Several residents were concerned about the density and having it lowered. It was pointed out that some board members were in support of that as well. The biggest concern for residents is the safety factor and they feel lowering the density will help that. The applicant is abiding by the zoning bylaw for senior residential. Mr. Baker stated he was concerned with amenities, a little more open space, less building and dedicated walking area would be better, but it meets the bylaw. Attorney Beaton stated that the engineer does the peer review and looks at access, site distance and density calculations. There was further discussion regarding safety being a factor by several residents. Residents of Compass Circle and Cheryl's Way stated that they were very happy with their homes purchased from Mr. Haynes and that he is an honorable man and does what he says he is going to do. There was discussion regarding there be no sidewalk on Sewall and the bridge needing repair. The developer will not be remediating either of those. There was a brief discussion regarding over 55 communities and the advantages of having them in the town. The Homeowner's Association will maintain the grounds. Eversource will run a gas line from Southeast Way to Pine Street to the development. Residents on Abby should be able to access Eversource if they wish.

Mr. Baker stated that a Special Permit is required for the Wellhead Zone 2. The septic was reviewed by Graves and meets all the requirements. There will be catch basins and infiltration and some recharge chambers at the northern part of the septic system. More information is needed regarding wellhead protection to make sufficient findings and issue a Special Permit. Mr. Baker stated there will be an appeal period and he would like evidence for a decision that would justify approval. Section 7 of the Zoning Bylaw was discussed with Attorney Beaton and Mr. Baker asked that he do a draft of the language for approval of the senior residential development. Mr. Manter asked for a motion to close the public hearing. There being no motion, residents resumed discussed of their concerns regarding density. Ms. White stated that the developer did say he would look at the density, but his attorney stated he feels it is an appropriate number of homes for this type of development. The abutters discussed safety with speeding vehicles and sight distance. That has been addressed by Graves Engineering when they reviewed the plan. Mr. Baker suggested perhaps a warning sign could be put on Sewall as part of the conditions of approval. Mr. Grenier and Attorney Beaton stated that if the police Chief wants signs, they will comply.

Mr. Manter briefly suspended the hearing to inform the audience that the applicants of 85 Sewall Street, LLC asked for a continuation of the hearing at the last minute. The Board will open the hearing but continue until August meeting. He told abutters if anyone was unable to make the next meeting, they could submit any comments and concerns via email.

The 299 Sewall S. hearing resumed. Ms. White motioned to close the public hearing of 299 Sewall Street. Ms. Naseem seconded. Mr. Baker stated the wellhead information still needs to be discussed point-by-point and **felt** that closing the hearing could be dangerous, and suggested continuing until the August meeting. Attorney Beaton suggested that the Board vote separately on each Special Permit. He asked that they vote on the primary development and continue the Special Permit hearing on the Wellhead. Ms. White withdrew her motion to close the public hearing. Mr. Baker motioned to close the hearing on the Senior Residential Development application for Special Permit and continue the hearing on the Wellhead Special Permit under Section 7 of the Zoning Bylaws. Ms. White seconded; all voted in favor.

Joseph Gilmartin, 4 Abbey Road expressed concern that traffic safety was not addressed and a study was not done. Mr. Baker stated that it was done and reviewed by Graves Engineering. Mr. Baker stated that

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the hearing was closed, but he answered that a traffic impact report was prepared and reviewed by Graves Engineering and that it is included in the public record.

The Board deliberated. Mr. Baker stated that less density with more open space and a wider sidewalk would be his preference, but to deny the permit would be arbitrary and risk an appeal. Further discussion regarding safety and density ensued. The developer chose not to satisfy the request for less density, but other changes were made per residents' request. The sight distance is sufficient per the Board's engineering consultant. The density does not really relate to safety. This development will not burden the schools/taxes. Mr. Caruso felt perhaps removing 1 unit from each end of unit could be a way to lower the density. The developer is obligated to have 3 affordable units as part of the inclusionary zoning. The units are shown on the plan.

Mr. Baker motioned to approve the Special Permit for the Senior Residential Development with conditions that evergreen screening be a mix of species and that the applicant pay for the Town to install two standard warning signs for traffic on Sewall Street, type and location to be determined by the Police Chief and Highway Superintendent. Mr. Baker amended the motion to include an additional condition for stop signs on the westbound legs of each driveway. Mr. Caruso seconded. A roll call vote was taken:

Ms. Naseem-yes

Ms. White-yes

Mr. Baker-yes

Mr. Caruso-yes

Mr. Manter-yes

Motion passes 5-0. The public hearing for the wellhead special permit is continued until August 6, 2018.

**85 Sewall Street, LLC**-Mr. Manter reopened the 85 Sewall Street public hearing at 9:10 p.m., took no testimony and as requested by the applicant, motioned to continue the public hearing until August 6, 2018 at 8:15 p.m. Mr. Baker seconded; all vote in favor.

Mr. Caruso motioned to adjourn at 9:11 p.m. Ms. White seconded; all voted in favor.

**Meeting Materials:**

84 Main Street Site Plan (on file in PB Office)

Graves Review dated July 6 Nature's View (on file in PB Office)

Bank Statement Nature's View (on file in PB Office)

Letter from Thompson Liston 85 Sewall Street, LLC (on file in PB Office)

299 Sewall Street plan (on file in PB Office)

Graves Letter dated July 6 299 Sewall Street (on file in PB Office)