

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

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**MEETING MINUTES**

**Monday, September 10, 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. Caruso motioned to approve the minutes of August 6, 2018. Mr. Baker seconded; all voted in favor.

**ANR Cottonwood** -Mr. and Mrs. Prince were present with an ANR plan for their property. They have 14 acres of land and would like to create another lot next to their current house lot. The back acres are bounded by Woodland Rd. and Scarhill Rd. and will be placed into conservation restriction under DCR. The house plan will need to be reviewed by the Historic Commission because part of the home will be in Heritage District. After review of the plan, Mr. Baker motioned to find that the frontage, lot area, and access for the lots shown on the plan are sufficient and to approve the ANR and authorize the Clerk to sign. Ms. White seconded; all voted in favor.

**Avery Way**-Ron Aspero was present to have the Definitive Plan endorsed by the Board. Mr. Baker motioned that the Board endorse the Form F Covenant and the Plan for Avery Way with the Plan to be held until Mr. Aspero presents an executed Form F. Ms. Naseem seconded; all voted in favor. The Board endorsed the “Form F” signature page, and Mr. Aspero will have the rest of the form filled out and signed.

**Warren Street Preliminary Discussion**-Ron Aspero presented a preliminary plan for property he wishes to develop on Warren Street. The design will be similar to the Weir property on Mile Hill Rd. There will be a single driveway. Mr. Manter noted that the layout is similar to “flag lots” common in other towns. Mr. Aspero will be asking for a waiver on the width of the driveway and will check with the Fire Chief regarding a turn-around. Mr. Aspero requested to be on the agenda for the next meeting.

**Secured Financial**-The Board reviewed the Covenant and Subdivision Plan for Secured Financial. Mr. Baker motioned to endorse the Plan and Covenant. Mr. Caruso seconded; all voted in favor.

**85 Sewall Street, LLC Public Hearing Continued**-James Tetreault of Thompson Liston presented an updated plan on behalf of the applicant. He specifically addressed Items 17 and 31 of Graves Engineering review dated August 6, 2018. Item 17 refers to a lighting issue, and he explained to the Board that he addressed Mr. Andrade’s concerns. Item 31 refers to drainage, an issue being addressed by the ConCom.

Bill Scully, of Green International Affiliates, discussed mitigation for the N. Sewall Street/Route 140 intersection. The estimate from Bob Clark of Clark and Mott was $10,000 for the improvements. They would add a right turn lane, a left turn lane and a lane for traffic to turn onto Sewall from Route 140. They will also move the pole that is extending over the catch basin to provide more road width. There was brief discussion regarding the septic system. Public comments were taken, and the center island at the School Street intersection with N. Sewall was discussed. That will be included in the next phase of the project.

Ms. White motioned to close the public hearing on Shrewsbury and Sewall Street; Mr. Caruso seconded. The vote was taken: all voted in favor, except Mr. Baker who voted no. Motion passes.

The Board deliberated possible findings. Mr. Baker stated his opinion that a few signs and $10,000 from the developer is not enough for traffic mitigation. Mr. Manter suggested that the Board can determine an appropriate amount and make it a condition of approval. Mr. Manter reminded the Board of the possibility of a development under Chapter 40B. He stated that this plan gives the Town some control. The Board can craft a condition that is fair to both Town and developer. Mr. Caruso stated his opinion that the Plan is fine, but the Board needs to address the traffic and include conditions to protect the Town.

Mr. Caruso felt the Board should outline possible mitigation as it applies to this phase of the project. The suggestion was made that the Town receive a set sum of money as an option to the developer completing the improvements shown on the concept plan. The sum of $25,000 was suggested.

Mr. Caruso motioned to accept the Plan with the condition that the applicant will provide $25,000 that will be used to address the intersection at North Sewall and Route 140 at the Town’s discretion or that the applicant construct the proposed improvements. Mr. Baker seconded and added there should be signs warning of a new exit road. A roll call vote was taken:

Ms. Naseem-yes

Ms. White-yes

Mr. Baker-yes

Mr. Caruso-yes

Mr. Manter-yes

**Referral of Ways for Road Acceptance-**The Selectmen have indicated their intention to layout Pine Hill Drive and Nature’s View Way for public acceptance at the November Town Meeting. The Board discussed street lights on Nature’s View Way with Mr. Goulet, and Mr. Baker motioned that the Board find no need for a street light as mentioned in Graves Engineering letter dated August 29th. Mr. Caruso seconded; all voted in favor.

Mr. Healy of Thompson Liston representing Scannell properties stated that Mike Andrade found no issues with the As-Built Plan. Mr. Baker motioned to recommend approval of Pine Hill Drive and Nature’s View Way so long as all outstanding issues are resolved. Mr. Caruso seconded; all voted in favor.

**299 Sewall Lilymere Conditions**-Mr. Baker presented a draft decision for 299 Sewall. Findings for the Wellhead permit incorporated language from the applicant's engineer. The Decision will be forwarded to the Clerk with a 20-day appeal period. The conditions were reviewed by the Board. Condition #2 on page 6 was amended. Mr. Baker motioned to accept the draft decision as amended and to file it with the Town Clerk. Ms. White seconded; all voted in favor.

Mr. Caruso motioned to adjourn at 8:35 p.m. and Ms. White seconded; all voted in favor.

**Meeting Materials:**

ANR Cottonwood (on file in PB Office)

Secured Financial Covenant and Plan (on file in PB Office)

Selectmen Referral of Ways of Road Acceptance Nature’s View and Pine Hill (on file in PB office)

Draft decision Lilymere Estates (on file in PB Office)