



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

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## MEETING MINUTES Monday, June 5, 2017

**CHAIRMAN:** Richard Baker  
**MEMBERS PRESENT:** Kim Ames, William Manter, Homaira Naseem  
**MEMBERS ABSENT:** Judith White  
**RECORDER:** Nina Gardner

Mr. Baker called the meeting to order at 7:10 p.m. The Board reviewed the meeting minutes of May 9, 2017. Mr. Manter motioned to approve the minutes as amended. Ms. Ames seconded; all voted in favor.

The Board discussed Barnard Hill. Mr. Manter and Ms. Ames both stated that the development looks good and the roadway is grubbed out to Jacobsen Drive. They plan to pave binder to Jacobsen. Mr. Baker stated his concern about miscommunication. He wants the record to be clear that the plan to pave binder to Jacobsen is the choice of the developer, not the order of the Planning Board, as the developer has stated in the past. Mr. Manter spoke with the Selectmen regarding the "H" intersection. They do not want anything done at this time. The Developer can either make the improvements at a later time or contribute cash to a Rt. 140 improvement fund.

**Board Reorganization** – Mr. Baker stated he is willing to remain as Chairman and that and Mr. Manter has indicated his agreement to continue as Vice Chairman. Ms. Naseem motioned that Mr. Baker be named Chairman, Mr. Manter Vice Chairman, and Ms. Ames Clerk. Mr. Manter seconded; all voted in favor.

**Associate Member**-Peter Caruso would like to be appointed an Associate Member. Mr. Baker stated Mr. Caruso is well-qualified and motivated. Mr. Manter motioned to take the steps needed for Mr. Caruso to become an associate member. Ms. Naseem seconded; all voted in favor. Ms. Gardner will contact Ms. Steward and request the Planning Board meet with the Selectmen as soon as possible to appoint Mr. Caruso.

**ANR Linden Street**-Attorney Michael Meloche presented a plan of land for the Lucia family. The plan shows one house lot previously joined with Lot 1. The applicant has a buyer for both lots. The Board reviewed the plan, and the house lot has required frontage, access, and square footage. The rear parcel will be conveyed to the Worcester County Horticultural Society. Mr. Manter motioned to approve the ANR of land on Linden Street showing that the lot has the required frontage and square footage for the Heritage District. Ms. Naseem seconded; all voted in favor.

**Fed Ex Utilities**-Patrick Healy informed the Board that Fed Ex will not seek to amend the Pine Hill Drive subdivision plan to install the utilities above ground, as Town Counsel indicated a public hearing would be required.

**Fed Ex Site Plan Amendment**-Patrick Healy of Thompson Liston presented an amendment to the Fed Ex Site Plan to construct a driveway stub road from the Fed Ex drive to the property line of Rand Whitney. The stub is being constructed as part of the settlement agreement between Scannell Properties and Rand Whitney to resolve Rand Whitney's appeal of the Special Permit and Subdivision. The Board discussed approval conditioned on the outcome of Graves Engineering review. The settlement agreement expires June 30, 2017.

Board discussed potential ConCom issues. Mr. Manter motioned to approve the amended Site Plan and issue a decision upon receiving acknowledgment of any outstanding engineering issues from Graves Engineering. Ms. Ames seconded, and all voted in favor. Mr. Healy reported that ledge removal is going smoothly on the site.

**313 Main Street** – Graves Engineering review letter of May 26<sup>th</sup> was reviewed. Mark Barakian of the Light Department emailed his concerns, and the Board discussed placement of the transformer. John Grenier stated they will agree on the location for the transformer. The telecommunications utilities will be worked out with Charter and Verizon. Mr. Baker asked if construction of the driveway will interfere with Frito Lay operations. Also, they will have to coordinate with neighbors regarding installation of the power line.

The Board reviewed report from Graves Engineering dated May 26<sup>th</sup>:

#5 – waiver of architectural plans – Mr. Grenier will submit plans for the Building Permit and Mr. Manter stated he had no objection.

#6 – foundation plantings – Mr. Manter stated he was in favor of granting the waiver of the requirement for a landscape plan

#11 – signage for building. Applicant will do whatever is required by the sign bylaw. They are not seeking any waiver regarding signage.

The Board discussed standard conditions: work hours per Town Bylaw; site is to be developed as specified on the plan any changes require approval. Mr. Manter motioned to approve the waivers for architectural landscaping plans and to approve the Site Plan. Ms. Ames seconded; all voted in favor. The Fire Department will require a number on the building.

The Town Clerk will have the Certificate of Approval in a few days.

A new zoning map for online use was discussed. Mr. Baker will ask CMRCP how much it would cost to update the zoning map with changes approved at 2016 Town Meeting.

Mr. Baker suggested a meeting with the Barnard Hill developers to discuss plans for moving forward with road construction and lot releases. Ms. Ames and Mr. Baker will meet with Nick Sivieri to discuss the project.

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

**Meeting Materials:**

Graves Letter dated 6/18/17 Site Plan Review (on file in PB Office)

Graves Letter dated 6/7/17 retaining wall Fed Ex (on file in PB Office)

Thompson-Liston Letter dated 6/12/17 Def Subd., Site Plan, Special Permit (on file in PB Office)

Graves letter dated 6/26/17 313 Main Street (on file in PB Office)

ANR Lucia Linden Street (on file in PB Office)