



# 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-

## MEETING MINUTES Monday, January 4, 2021

<b>CHAIRWOMAN:</b>	<b>Kim Ames</b>
<b>MEMBERS PRESENT:</b>	<b>Richard Baker, Assoc. Member, Peter Caruso, Corinna Javier, Homaira Naseem, Judith White</b>
<b>OTHER ATTENDEES:</b>	<b>Paul Dell'Aquila, Town Planner</b>
<b>MEMBERS ABSENT:</b>	<b>None</b>
<b>RECORDER:</b>	<b>Nina Gardner</b>

Ms. Ames called the meeting to order 6:30 p.m. Per the Governor's March 12<sup>th</sup> order this meeting was held remotely.

The Board reviewed meeting minutes of December 7, 2020. Mr. Caruso motioned to approve and Ms. Naseem seconded; all voted in favor by roll call vote:

Mr. Caruso-yes  
Ms. Javier-abstain  
Ms. Naseem-yes  
Ms. Ames-yes  
Ms. White – not present for vote

**Barnard Hill**-Rich Chehade was present to give an update of the progress on the Barnard Hill project. The Board reviewed the items presented. There was discussion regarding streetlights and residents of Perry Road that were present stated their concern for safety of the neighborhood if more lights were not installed. The number of lights installed are based on the subdivision approval per the subdivision bylaw. Ms. Ames will speak with Mark Barakian regarding number of lights that can be installed. Mr. Chehade will return to the Planning Board in February.

**280 Cross Street/Public Hearing-Accessory Apartment**-Kevin Allen was present on behalf of the applicant, Marcia Nelson. She is seeking to construct a new detached garage with a finished second floor to use as an art studio with one bedroom. She stated she will be renting it to a young female. Ken Lombardi, 270 Cross Street and Janet Lombardi, 250 Cross Street questioned if the person who was going to live there was Ms. Nelson's son and she stated it was not. They both expressed their concerns for the amount of possible truck traffic for deliveries for Ms. Nelson's intended online business and the poor road visibility. They discussed location of the driveway and using a second driveway. There will be no on-site classes or customers. The Board reviewed the plan with Mr. Allen and he stated the septic was all set. A driveway permit could be applied for to use a second rock driveway. Three cars would be parked in the driveway. There was mention if an online art business is allowed by use. The main use for the

new construction is for the tenant. Mr. Caruso motioned to close the public hearing. Ms. Javier 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 approve the application for Special Permit for an Accessory Apartment at 280 Cross Street and Ms. White seconded. Mr. Baker suggested the Board review conditions of the permit before voting. Mr. Allen reviewed the conditions and stated they had met all the requirements of the bylaw. After the requirements and conditions were reviewed, the board discussed perhaps paving or improving the second driveway to use for deliveries. Mr. Allen stated the construction will improve the property and will not be detrimental. After brief discussion of applying condition to the bylaw, the board voted by roll call vote on the Special permit;

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

**Avery Way-Public Hearing-** Vito Colonna was present on behalf of the applicant, Shrewsbury Homes. The applicant is proposing to amend a previous approval of a plan of two lots. They were going to demolish and rebuild an existing home. The applicant would now like to split a lot and have a third lot with access from Avery Road and add a 4<sup>th</sup> lot with access from Mill Road. The developer would widen the width of the first driveway access from the previously approved 18 feet to 20 feet. They would leave the rear lot at 18 feet. Mike Andrade of Graves peer review dated December 22<sup>nd</sup> was reviewed and responded to by the Developer. Paul Dell'Aquila stated that Chief Sahagian requested a stop sign for traffic and possibly a roundabout at the cul de sac. The Developer discussed the road with Steve Mero of the Highway Department and he stated the road was going to remain private. Mark Barakian of the light department did not propose any additional lighting. There was additional discussion regarding lights. Joe McGrath of ConCom informed Mr. Dell Aquilla there may be wetlands near Lot 2. The Developer has an Order of Conditions on Lot 2 already. Mr. Caruso motioned to continue the public hearing until February 1, 2021 at 7:00 p.m. Ms. Naseem seconded; all voted in favor by roll call vote:

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

**500 Main Street-ANR Discussion-** James Tetreault of Thompson-Liston was present on behalf of the property owner, Mike Mascione. Mr. Mascione would like to split his lot into two lots and

build a house for his daughter. They would create a short subdivision road. They appear to meet the requirements for a 2-lot subdivision on two acres of land. The Board would consider waiving some street requirements if a future subdivision application were filed.

**85 Sewall Street-ANR**-James Tetreault of Thompson Liston presented a new ANR for property located off of School and Sewall Street. The Board previously approved an ANR for this property. The Town requested a new ANR adding additional square footage to Lot C on the plan that was not shown on the original plan. After review of the new plan, Mr. Caruso motioned to approve the ANR plan for 85 Sewall Street. Ms. Javier questioned the original plan and was informed by Mr. Tetreault that the original plan was not recorded and this plan will supersede the original plan. Mr. Caruso amended his motion stating this plan supersedes the original and authorized the Clerk to sign. 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

**Compass Pointe Amendment**-At a previous Planning Board Meeting, the Board voted to amend the Compass Pointe Subdivision plan. The decision requires signatures and recording at registry of deeds. The Board reviewed the document and the new conditions which are: removal of a sidewalk to the elementary school, \$12,000 for a fence at the school and a Route 140 road mitigation contribution of \$18,000. Mr. Caruso motioned to approve the Decision as previously voted by the Board. Ms. Javier seconded.

Mark Antilla, 46B Compass Circle, questioned status of a previous discussion of adding crosswalks in the development. Ms. Ames will speak to Steve Mero of the Highway Department regarding this matter. The Board approved the Decision by roll call vote:

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

The Board will sign and send to the Town Clerk and there will be a 20-day appeal period. Mr. Haynes will be notified and sent a copy of the approval and appeal period.

Mr. Caruso motioned to adjourn at 8:15 p.m. Ms. White seconded; all voted in favor.

**Meeting Materials:**

Barnard Hill progress update (on file in PB Office)  
Avery Way Plan (on file in PB Office)  
Compass Circle Amendment of Subdivision (on file in PB Office)  
ANR Plan 85 Sewall Street (on file in PB Office)  
210 Cross Street Acc Apt Plan (on file in PB Office)