



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

MEETING MINUTES
Monday, February 5, 2018

CHAIRMAN: Richard Baker
MEMBERS PRESENT: Kim Ames, William Manter, Judith White
MEMBERS ABSENT: Homaira Naseem
ASSOCIATE MEMBER: Peter Caruso
RECORDER: Nina Gardner

Mr. Baker called the meeting to order at 7:06 p.m.

The Board reviewed the meeting minutes of January 8, 2018 and Mr. Manter motioned to approve them as amended. Ms. Ames seconded; all voted in favor.

ANR Perry Road-James Tetreault of Thompson-Liston was present on behalf of Barnard Hill Estates with an ANR to move lot lines on Lot 15 to comply with new Board of Health area requirements. No new lots are being created. The lots involved are 15, 17, 19, 21, 22, and 47. The Board examined the plan and found that all lots meet frontage and lot area requirements. Frontage is on Perry Road. Mr. Manter motioned to approve the ANR showing lots with adequate frontage and area in excess of that required and to authorize the Clerk to endorse. Ms. White seconded; all voted in favor.

ANR Sewall Street-Jim Haynes was present with an ANR for 299 Sewall Street. He is creating 5 ANR lots from property he purchased from the Town. Mr. Haynes has an agreement to purchase an additional 2 acres to meet the 10-acres requirement for senior residential development. He plans to build 30 units, 3 of which will be affordable. The lots shown on the ANR plan all meet the 150 foot of frontage and 30,000 square feet lot size required by zoning. Mr. Manter motioned to approve the ANR and to authorize the Clerk to sign. Ms. White seconded; all voted in favor.

ANR Elmwood Place-Mr. Tetreault represented an ANR plan on behalf of the applicant, Bradshaw Trucking. The ANR will correct a previous one on which the lot lines were drawn incorrectly. The property is located in the Industrial Park Zone. Mr. Manter motioned to approve the ANR as the lots shown conform to zoning for IP and to authorize the Clerk to sign. Ms. White seconded; all voted in favor.

Public Hearing-85 Sewall Street, LLC-Mr. Baker informed the audience and the Board of Ms. Naseem's absence, due to her father's death. The Board discussed possibilities for opening the hearing in her absence. The consensus was to continue the hearing to a future date when all five members would be present. It was also decided to appoint Mr. Caruso an alternate in case of an absence in future sessions. Mr. Manter motioned that Mr. Caruso serve as an alternative member for the 85 Sewall Street, LLC public hearing. Ms. White seconded; all voted in favor.

Mr. Baker addressed the audience and explained the process of special permit approval. He related the publicly available information from the application and the general history of the property. The property,

the former Lane Property, is owned by the Bethlehem Bible Church, and the applicant is 85 Sewall Street LLC. The applicant is proposing two buildings on the Route 140 side of the parcel. The plan calls for two apartment buildings of 30 units, 15 one-bedroom and 15 two-bedrooms each. One access will be off Route 140, next to FSI, and will be an entrance only. There will be an entrance/exit on North Sewall Street. He then announced that the hearing will be postponed until Monday, March 5th at 7:30. He apologized for the inconvenience and thanked those in attendance. James Tetreault, the design engineer was in attendance, and agreed to meet with residents in the hall to answer any questions about the project.

Sewall Street Preliminary Site Plan-Jim Haynes presented a preliminary plan for a senior residential development on the parcel of town-owned land known as the "gravel pit". Initially, the parcel did not meet the requirements for senior residential development so Mr. Haynes acquired an option for an additional 2 acres of abutting property. Mr. Hayes intends to build a 26-unit condominium development. There will be thirty dwellings total, 3 of which will be affordable to meet the 10% requirement of inclusionary zoning. Open space was discussed, and Mr. Baker reviewed the requirements of the bylaw. Mr. Haynes plans to create common areas and walking trails to meet the requirements. He stated there will be no removal of gravel, and he will install walkways and picnic tables. The entrance road will be one-way in and one-way out, and there will be access from Abbey Road. The condos will be 20 feet apart, and the maintenance of the road will be responsibility of the condo association. There was discussion of sidewalks on Sewall St., and the matter will be discussed at the public hearing.

Mr. Baker related that there is a new program instituted by the Governor called Housing Choice to address the housing shortage in Massachusetts. Communities are entitled to apply for grants for infrastructure projects if they meet the requirements. Boylston has approximately 1800 dwellings. That would mean 180 affordable units under Chapter 40B, which will never be achieved. To be a Housing Choice community, towns must increase housing units by 5% new dwellings over the past five years. Boylston would need 90. The Town should pursue this with the help of CMRPC.

Discussion returned to the project on Sewall Street. The condos will be priced at \$205,000 for affordable units and \$289,900 for others. They will all be two bedrooms. Mr. Haynes will be on the March 5th agenda to discuss the Special Permit/Site Plan. The Board has 65 days from the application submittal to open the public hearing. The Town still owns the land and Mr. Haynes is working with John Grenier on the plans.

Bond Reduction Compass Pointe-The Board reviewed the surety held for the Compass Pointe subdivision. Mr. Haynes stated the combined total is \$586,000. He summarized work that has been completed. Mike Andrade of Graves Engineering is recommending that the Planning Board retain \$56,000 in Bond B. Initially, Cheryl's Way was not included in the Bond B. Mr. Haynes would like the entire amount of the Bond B be released so it could be used for surety required by the ConCom, as they are requesting additional funds. Mr. Haynes will not request reduction of the other two letters of credit. After discussion, Ms. Ames motioned to release Bond B in its entirety and to notify Rockland Trust that the Board is satisfied. Mr. Manter seconded; all voted in favor.

Medical Marijuana Zoning Discussion-Mr. Manter presented an overview of a report "Safe Access to Marijuana" written by Attorney Katherine D. Laughman outlining the role of municipalities in licensing recreational marijuana. The Planning Board has been asked to sponsor two articles at Town Meeting. The Town can vote for a ban and if that fails, a moratorium. The moratorium can be imposed through December 31, 2018. The Board discussed if the bylaw should be under general or zoning bylaws. Mr. Baker feels the Selectmen should sponsor the articles because the ban is a town-side issue, not a simple zoning matter. At the recent special town meeting, the selectmen did not speak regarding zoning articles they had asked the Board to put forward. Mr. Manter is in favor of zoning articles and would like an

article to ban recreational marijuana in all zones and a second article for a moratorium. If the first article passes, the second would be passed over. He suggested that if there was strong public sentiment to allow recreational marijuana, those proponents could use the time allowed by the moratorium to draft appropriate zoning bylaws for subsequent adoption.

Jack Groccia, 116 School Street, stated that anyone growing marijuana would have to do it indoors due to climate, and it would require a lot of water. The Board discussed revenue that could come from a growing or retail business. Attorney Brian Falk will draft the two zoning articles as previously discussed: 1. An outright ban; and 2. A moratorium through December 18, 2018. The Planning Board will hold a public hearing and will present the articles by request of the Selectmen. The Board does not have a strong position regarding the articles and awaits public comment.

Ms. White motioned to adjourn at 8:45 p.m. and Mr. Manter seconded; all voted in favor.

Meeting Materials:

ANR Perry Road (on file in PB office)

ANR Sewall Street (on file in PB office)

ANR Elmwood Place (on file in PB office)

Graves Engineering letter Compass pointe dated 1/30/18 (on file in PB Office)

Medical Marijuana Law (on file in PB Office)