



**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, April 2, 2018**

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

Mr. Baker called the meeting to order at 7:05 p.m.

The Board reviewed the meeting minutes of March 5, 2018. Ms. Naseem motioned to approve and Mr. Manter seconded; all voted in favor.

**75 Main Street-Site Plan/Change of Use**-Jenn Ward of Tiny Explorers Childcare was present to discuss site plan review for the proposed change of use at 75 Main Street. The initial comments from Mike Andrade of Graves Engineering were reviewed. The Board will require a new site plan showing parking, location of the proposed playground, and building entrances. Graves indicates that the parking lot needs to be striped and wheel stops placed near the playground area. There are 9 employees, two of whom do not drive. It was suggested that employees who arrive first park in front of the playground. Ms. Ward stated there are presently 40 children, and there is flexibility of drop off/pick up times. One-way in and out was discussed, but Mike Andrade did not feel it was necessary. They need to show a screen for the dumpster on the plan. They will be using the same sign. They may put a sign on the building and will refer to the sign bylaw. Ms. Ward will have a new site plan prepared and submit it to Mike Andrade for comments. The applicant will return on May 8<sup>th</sup>.

**Barnard Hill Bond Reduction**-Richard Chegade and Mike Fam were present to discuss a bond reduction based on the new estimate prepared by Mike Andrade. They are seeking a reduction on the Phase I Bond. Graves' estimate is a reduction of \$63,498 from the existing total of \$441,000. Mr. Manter motioned to approve a reduction of surety in the amount of \$63,498. Ms. Ames seconded; all voted in favor.

**85 Sewall Street**-Mr. Baker opened the Public Hearing at 7:30 p.m. James Tetreault was present on behalf of the applicant who seeks to build two apartment buildings. Mr. Baker informed the Board that he contacted Mr. Tetreault to express concern about procedural issues arising from the delays in finalizing the plan and the lack of a traffic study. Due to the fact that a new board will be seated after the May election, the public hearing may have to continue without five voting members. He suggested to Mr. Tetreault that he withdraw the application and resubmit after the election. Mr. Tetreault informed the Board that under the circumstances, his client requests the Board allow him to withdraw the application without prejudice with his intention to resubmit. He requested that the Board waive additional application fees. Ms. Naseem motioned to allow the applicant to withdraw the application without prejudice, and to waive the application fee but not the costs to re-advertise the hearing. Mr. Manter seconded; all voted in favor.

**280 Shrewsbury Street**-James Tetreault of Thompson-Liston submitted a revised site plan showing the building being moved 16 feet towards Rt. 140. The design of the building was discussed, and the Board found it to be improved. Mr. Manter motioned to approve the Site Plan as presented and find that the changes are minimal and consistent with the intent of the special permit. Ms. White seconded; all voted in favor.

There was a brief discussion regarding 270 Shrewsbury St. and the change to the retaining wall. In the past, special permits were issued with a condition requiring strict conformance with the Site Plan. In the case of 270 Shrewsbury St., Town Counsel felt that the retaining wall change required amending the special permit, requiring a public hearing and new decision. Counsel recommended more flexibility in future decisions to avoid such proceedings when changes were minimal. The Board incorporated the new language in the 280 Shrewsbury St. decision.

Mr. Baker discussed following matters with the Board:

- Public hearings to be held on April 30<sup>th</sup> for warrant articles. There will be 4 articles:
  1. to prohibit recreational marijuana uses
  2. to zone for recreational marijuana uses
  3. moratorium on recreational marijuana uses until December 31# 2 and #3 to be passed over if #1 passes
- 4. Definition of two-family dwellings
- Fed Ex hopes to have their road finished to be accepted at Town Meeting. If the article comes to the floor, the Planning Board has to make a recommendation.
- Compass Pointe – detention basin A was moved during subdivision construction. The plan was approved by the Conservation Commission, but the subdivision plan was not amended to show the new location. Town Counsel states the need to amend and record a new subdivision plan.
- SBA Communications is seeking to renew its permit for 221 Main Street.
- The present state of Flagg Street construction and surety.
- Selectmen's meeting at 6:30, April 9, – Mr. Baker will attend to inform the Board about the Housing Choice initiative and request the Town apply for the designation. CMRPC will help with the application.
- Affordable and senior housing – There are substantial reporting obligations required to maintain affordable units on the inventory. Mr. Baker will inform the Board of Selectmen and ask for direction.

Mr. Manter motioned to adjourn at 8:28 p.m. Ms. White seconded; all voted in favor.

**Meeting Materials:**

Site Plan 75 Main Street-(on file in PB Office)

Barnard Hill Bond Reduction/Graves letter (on file in PB Office)

280 Shrewsbury-Site Plan (on file in PB Office)