



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, April 30, 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 6:35 p.m.

Mr. Baker explained the process of the review of the warrant articles. Zoning effects everyone and can only be approved by a 2/3 majority vote according to Chapter 40A. The Planning Board must deliver recommendations on articles at Town Meeting.

It can be positive or negative or passed over. Mr. Baker reviewed the articles:

Article 31: If approved, it will be prohibited; if it fails by a 2/3 vote, the Board will have to amend zoning to allow recreational marijuana.

Article 32: If Article 31 is approved, it will not be allowed. If it fails, the Board will have to designate zones it is allowed in.

Article 33: allows a moratorium until December 31, 2018.

If Article 31 passes, the Board can recommend to pass over Articles 32 and 33.

Mr. Manter stated if Article 31 does not pass, he will ask for residents to come forward to help locate places that recreational marijuana can be sold.

There was a brief discussion with audience members regarding medical marijuana which is allowed. Licensing is done by the State. The Board deliberated. Mr. Manter motioned that the Planning Board Recommend to approve Article 31 (to prohibit) be approved. Ms. Ames seconded; all voted in favor. None opposed; the Chairman voted yes.

Mr. Manter motioned to recommend to approve Article 32 and Article 33 only if Article 31 fails to pass by a 2/3 vote and to recommend to pass over Article 32 and 33 if Article 31 is approved. Mr. Ames seconded; all voted in favor. The Chairman voted yes.

Article 34: Definition of dwellings: Two-family dwellings are allowed in all zones. The typical two-family dwelling is over/under or side-by-side connected by a roof. The Town does not adequately define and the purpose of this article is to clarify the definition. There was audience

and board discussion regarding square footage allowed on a lot. The Building Inspector clarified that 30% coverage of a lot is allowed. Mr. Baker reviewed the new definitions.

Mr. Manter motioned for the Planning Board to recommend Article 34 as proposed.

Ms. Ames seconded; all voted in favor. Mr. Manter abstained and the Chairman voted yes.

Ms. Ames motioned to close the public hearing and Ms. White seconded; all voted in favor.

Mr. Baker stated Article 37 and 38 Streets Pine Hill Drive and Nature's View Way are not ready for acceptance by the Town. The Board should recommend both articles be passed over. The Town will hold a special town meeting in November. Mr. Manter motioned to recommend to not accept roads in Article 37 and 38 if it should arise at Town Meeting. Ms. Ames seconded; all voted in favor.

Ms. Ames motioned to adjourn at 7:245 p.m. Ms. White seconded; all voted in favor.

Meeting Materials:

Warrant Articles 31,32,33,34 (on file in PB Office)