



Town of Boylston Planning Board planning@boylston-ma.gov
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MEETING MINUTES
Thursday, May 10, 2018

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

Mr. Baker called the meeting to order at 7:02 p.m.

Mr. Manter motioned to approve the minutes of April 30, 2018 as corrected. Ms. Ames seconded; all voted in favor.

The Board will review the April 2, 2018 minutes at the next meeting.

75 Main Street-Site Plan-Dan Hazen was present on behalf of the applicant, Ron Wagner. Mr. Hazen presented the site plan for Tiny Explorers Day Care. He responded to the review by Graves Engineering. The applicant will stripe the parking lot. Mr. Baker noted that the plan usually states the use and this is omitted on the present plan. Mr. Manter felt the applicant was taking the correct steps to change the use. Mr. Baker suggested a condition be added that approval is for daycare use only. Mr. Manter motioned to approve the plan without conditions except that approval is for use of the site for a daycare facility. Ms. Ames seconded; all voted in favor. Mr. Manter motioned to reduce the application fee to \$250. Ms. Ames seconded; all voted in favor.

84 Main Street-Dan Hazen was present representing Ron Wagner. He informed the Board that Mr. Wagner wants to rent the first floor of the building for use by a church on Sundays and possibly a few weekdays at night. The second floor is office space and will continue to be used in that manner by another tenant. The Board discussed some of the requirements to be addressed in a site plan. Mr. Wagner was hoping for a conditional approval so the church can move in June 1st. Mike Andrade will need to review the plan. The Board does not have enough information to issue an approval at this time. Mr. Manter motioned to notify the Building Inspector that the Board lacks sufficient information for a decision at this time but would not object if he were to allow the use on a temporary basis. Ms. Ames seconded; all voted in favor. Mr. Baker stated he would contact Mike Andrade to see what information is needed for site plan review.

ANR Compass Pointe-The applicant is seeking to move one lot line. Mr. Manter motioned to approve the ANR for Boylston CP, LLC, finding the lots have sufficient frontage and square footage, and to authorize the Clerk to sign. Ms. Ames seconded; all voted in favor.

Pine Street Boylston Realty, LLC-Jim Ricciardi and Mike May were present to discuss their project on Sewall Street. The plan was recorded, but there is no surety for the road. Building permits were issued for the three ANR lots. The Board would like Mike Andrade to prepare an estimate for a bond. Town Counsel will review and approve the surety agreement.

The applicants discussed their meeting with the Earth Removal Board. They asked the ERB to waive fees because they agreed to donate the land to the Town either through the Conservation Commission or Parks and Recreation. As of now, the Town is not receptive. The applicants feel they should not have to pay a fee if they are donating the land because it is not economically feasible. They told the Planning Board their initial permit is to remove 10,000 cubic yards of fill, and they are now seeking to remove an additional 15,000 cubic yards. They feel because the Planning Board approved the grading, it is unfair they should have to pay a fee to improve the land. Also, if they are unable to donate the land, they will not receive credit for the value of the land. They are seeking clarification from the Planning Board regarding the no-build condition on Lot 4.

Mr. Baker explained that they are bound by the existing conditions of subdivision approval. Any change would require amending the existing plan. A new plan would have to be submitted for review under the Subdivision Rules. It would require a public hearing and new decision. There was additional discussion regarding ERB fees. Mr. Baker will attend the Earth Removal Board meeting on May 15th to clarify the Planning Board's position in approving the subdivision.

Audience members asked how other towns have open space and parks and why Boylston does not. There was a general discussion about why Parks and Recreation was not interested in acquiring the land for Town use.

Cottonwood Place-Mr. and Mrs. Prince were present seeking the Board's opinion and direction regarding his 16+ acres of land accessed via Cottonwood Place. He has come to an agreement with the DCR to place a conservation restriction on 13 acres. Mr. Prince will retain ownership. They would like to build an additional house on the remaining land. The topography of the land was discussed as well as a letter from Town Counsel regarding the street/driveway. The letter clarifies that the Princes have retained the right of access over a narrow strip of Town property along Main Street. Mr. Baker referred to the ANR Handbook for guidance. The Board agreed that that Lot 1 shown on his plan meets the requirements for ANR. The Princes will have to go before the Historic District Commission.

Ms. Ames motioned to adjourn at 9:00 p.m. Mr. Manter seconded; all voted in favor.

Meeting Materials:

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

ANR Compass (on file in PB Office)

Cottonwood Place (on file in PB Office)