



**Town of Boylston Planning Board** [planning@boylston-ma.gov](mailto:planning@boylston-ma.gov)  
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**MEETING MINUTES**  
**Monday, October 1, 2018**

**CHAIRMAN:** William Manter,  
**MEMBERS PRESENT:** Richard Baker, Peter Caruso, Homaira Naseem, Judith White  
**MEMBERS ABSENT:** None  
**RECORDER:** WBAC

Mr. Manter called the meeting to order at 7:00 p.m.

Mr. Caruso motioned to approve the minutes of September 10, 2018 as amended. Mr. Baker seconded; all voted in favor.

**53 G Accounts**- Mr. Manter briefly explained the purpose of the 53G Account for engineering and peer review costs. There are a number of open accounts to projects that have been closed. The Board agreed to wait for Ms. Gardner, who was not in attendance, to review at the next meeting. Mr. Baker discussed the revolving fund which presently exceeds its established limit. It should be utilized for allowed uses or transferred to the town's general account. Mr. Baker would like to see the funds used for needed projects such as a new master plan.

**Tower Hill**-Grace Elton, CEO at Tower Hill and Jim Noonan of CSL Consulting were present. There are two grass and gravel parking areas, and they would like to pave them for overflow parking for the winter programs. Stormwater will drain into the existing basin. It would create 57 parking spaces. This is pre-phase I of their 6-phase plan and only binder would be put down. The new site plan is almost ready to be presented. They do not require approval for this paving, but are communicating their intentions to the Board as a courtesy. They will notify the Board when they are ready to submit the Site Plan.

**Nature's View**-James Goulet was present to review Graves' punch list dated October 1, 2018. He hopes for acceptance of the road at the special town meeting. Items #6 and #8 of the Graves report noted inconsistencies with the As Built plan. There was a brief discussion regarding the acceptance plan submission to the Selectmen for their vote on the layout of the road and submission to the Town Clerk 7 days prior to Town Meeting. This process was confirmed by Mr. Healy of Thompson Liston, who was present. Mr. Goulet will confirm with Ms. Gardner in the morning. Mr. Manter will verify correction of the remaining issues in the morning.

Mr. Baker motioned to recommend the Town accept Nature's View provided that Chairman Manter confirm the correction of items #6 and #8 of the Graves' report. Mr. Caruso seconded; all voted in favor.

**Bond Release Pine Hill Drive**-Mr. Healy was present on behalf of Scannell. The bond was issued by Lexon Insurance dated April 3, 2017. Construction comments from Graves Engineering were reviewed.

All outstanding items have been corrected and acknowledged by Graves. Mr. Healy stated that the current As Built plans are being revised per Graves' review. Comments from WSP regarding Route 140 improvements were reviewed. Mr. Baker motioned that the Board accept the As Built Plan for Pine Hill Drive. Mr. Caruso seconded; all voted in favor.

The Board discussed release of the bond which also includes the improvements to Route 140. Mr. Baker motioned that Board release surety in effect to guarantee Pine Hill Drive and retain the portion of surety allocated for Route 140 and the traffic signal. Mr. Caruso seconded; all voted in favor.

Mr. Healy informed the Board that they will be filing the Subdivision Plan for Cross Street hopefully in time to advertise for the November meeting which will be Wednesday, November 7<sup>th</sup>. The review fees will be paid by the Town.

**SBA Corporation-Public Hearing-** Mr. Manter read the public hearing notice on the application of SBA Corporation for extension of the Special Permit for use of the telecommunications tower located at 221 Main Street. There appear to be no issues with the existing tower. Their lease with the Town ends in 6 years, so they will require lease renewal from the Selectmen. After discussion, Mr. Caruso motioned to close the public hearing. Ms. Naseem seconded; all voted in favor.

Mr. Baker motioned to accept as its findings the representations in SBA's memorandum of June 1, 2018 and to approve extension of the Special Permit for a term of 10 years or a shorter date if such is recommended by Town Counsel. Mr. Caruso seconded; all voted in favor. Mr. Baker asked that Ms. Graydon of SBA be notified that the Board voted to extend the permit and that the Decision will be filed in approximately a week.

**85 Sewall Street Decision-** Mr. Baker reviewed the criteria for Special Permits and stressed members must be in agreement that the findings set forth in the Decision be consistent with the record of the hearing and the Board's deliberations. Members should be comfortable with the final wording. Mr. Manter recommended that the Board vote to approve the draft Decision with the minor changes made by Town Counsel. Mr. Caruso questioned what Town Counsel's comments were and was told that the changes were technical. Ms. White questioned wording regarding the stream. She feels there is going to be more water on the land than people are expecting. Mr. Baker reminded the Board that the special permit is to allow a Senior Residential Development; wetlands and septic requirements must be met and are under the jurisdiction of other Boards. Mr. Caruso motioned to approve the Decision as amended by Town Counsel. Mr. Baker seconded. All voted in favor. The Decision will be filed with the Town Clerk.

**Tower Hill Parking-**Larry Green of Waterman Design was present to answer any remaining questions regarding the parking lot paving at Tower Hill. He confirmed that they are looking for an interim parking solution. Mr. Green stated that the existing basin has sufficient capacity for the additional paved lots.

Mr. Caruso motioned to adjourn at 8:12 p.m. Ms. White seconded; all voted in favor.

#### **Meeting Materials**

53 G Accounts (on file in PB Office)

Tower Hill Plan (on file in PB Office)

Nature's View road acceptance (on file in PB Office)

Scannell Bond (on file in PB Office)

85 Sewall Street Decision and Findings (on file in PB Office)

SBA Communications Special Permit (on file in PB Office)