



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, December 3, 2018

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

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

Mr. Caruso motioned to approve the minutes of November 7, 2018. Mr. Baker seconded; all voted in favor.

Business/Correspondence-Mr. Manter informed the Board that Town Counsel has reached out to the Building Inspector regarding the common driveway on Cheryl's Way at Compass Point. Counsel has requested information regarding approval as it appears to be in violation of the bylaw. He referenced a plan that has been recorded and stated this situation must be rectified. The lots in question are lots 11, 12, 13 and 14. Each lot has two units on it for a total of 8 units. The Building Inspector discussed the issue with the Board and all agreed that the developer will need to come before the Board and apply for a common driveway permit. The units are occupied. The Board reviewed the plan and discussed maintenance of the common driveway, which serves over-55 units and has its own condominium association. The Board feels an application for a common driveway is required. Mr. Manter will email Town Counsel and contact the developer for resolution.

Housing Grant Update-Mr. Baker gave an update to the Board stating that the grant money would be used for design of Rt. 140 roadway improvements at the Sewall Street intersections. The Town has a commitment from the developer of the apartments that they will undertake one of three options for improving the N. Sewall/Rt. 140 intersection. The options are to build the proposed improvements, build improvements designed by the Town plan, or make a \$25,000 cash payment. The Town has 6 months to declare its option.

Mr. Baker met with Jen Conley of WSP, April Steward, and traffic planners from the CMRCP. Ms. Conley was skeptical about the improvements design from the developers, so she will be review it further and make a recommendation. A roundabout and traffic signal were discussed as possibilities. Signalization requires a certain amount of traffic to be allowed by the MassDOT. Ms. Conley previously suggested a designated left turn lane at South Sewall such as the one at the FedEx entrance. Ms. Conley will consult with MassDOT regarding future plans for the Rt. 140/Rt.70 intersection as well.

Public Hearing Continued/Warren Street-Vito Colonna was present with the applicant, Ron Aspero. He reviewed Graves Engineering review letter dated November 19 and his response dated December 3. They will be before the ConCom on December 17th for stormwater bylaw issues. They are considering plan modifications to the subdivision street. Mr. Baker motioned to continue the public hearing until Monday, January 7th at 7:30 p.m. Mr. Caruso seconded; all voted in favor.

Public Hearing Continued/Cross Street Subdivision-Patrick Healy of Thompson Liston discussed the covenant with the Board, and Mr. Manter will endorse when appeal period is over. It will be brought to the Registry of Deeds along with Plan and Decision. He presented a draft decision to the Board, and Mr. Baker will revise as needed. He presented a revised list of waivers to the Board. Review 3 of this project also shows an amended plan for the drainage. All component plans were consolidated as requested by Mike Andrade. All issues have been addressed and resolved. Mr. Healey justified the waivers by arguing that this is not a typical subdivision and there are no house lots, so typical subdivision infrastructure requirements should not apply. Concrete bounds will be used instead of granite in some places, which will be a cost saving for the Town. Mr. Caruso motioned to close the public hearing. Ms. White seconded; all voted in favor.

After brief deliberation, Mr. Baker motioned that the Board accept the applicant's rationale for granting the requested waivers and to approve the subdivision with waivers and issue a decision incorporating the draft presented. Ms. White seconded; all voted in favor.

Mr. Healy will forward a schedule of work. Lynch is prepared to start with erosion control and water line installation.

Affordable Housing Committee-Mr. Manter asked for a member of the Board to serve as a representative for the Committee. Ms. White offered, and Mr. Manter stated he would do it for the next few years. After discussion, it was decided that Mr. Manter would be the Board's representative.

9 Roseberry-Mr. Baker presented a draft decision for the accessory apartment at 9 Roseberry drive that was approved at the November meeting. He motioned that the Board find the decision is consistent with the deliberations and to file it with the Town Clerk. Mr. Caruso seconded; all voted in favor. Mr. Manter will sign, and the Decision will be filed in the morning.

Inclusionary Zoning Regulation-The Decision for 299 Sewall Street refers to an to satisfy Inclusionary Zoning, and the Town Bylaw does not have one at present. The Board will modify Shrewsbury's regulations for use in Boylston. The document must be completed by developers before building permits are issued. The Building Inspector will be responsible for enforcing inclusionary zoning. The developer of 299 Sewall Street is looking into a cash payment in lieu of inclusionary units. The Selectmen would have to approve.

Mr. Caruso motioned to adjourn the meeting at 8:46 p.m. Mr. Baker seconded; all voted in favor.

Meeting Materials:

Plan of Cheryl's Way (on file in PB office)
Warren Street Graves review (on file in PB office)
Connorstone letter dated 12/3/18 (on file in PB office)
Cross Street waivers (on file in PB Office)
Notice of Decision 9 Roseberry (on file in PB Office)
Draft Decision Cross Street (on file in PB Office)