



Town of Boylston Planning Board planning@boylston-ma.gov
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MEETING MINUTES
Monday, July 10, 2017

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

Mr. Baker called the meeting to order at 7:02 p.m. The Board reviewed the meeting minutes of June 5, 2017. Mr. Manter motioned to approve the minutes as amended. Ms. Naseem seconded; all voted in favor.

CMRCP sent their annual request letter for a delegate to be named from the Planning Board. Mr. Baker stated his willingness to continue as the delegate. He will also follow up with a request for a new Zoning Map. The Selectmen also need to name an alternate delegate. In the past, Howard Drobner has served in that capacity. Credits are earned for the Town for planning services when they attend meetings. Mr. Baker will draft a letter to the Selectmen to nominate Mr. Drobner again. Mr. Manter motioned to reappoint Mr. Baker as the CMRCP representative and Ms. Ames seconded; all voted in favor. Ms. Naseem indicated interest in attending the next CMRPC quarterly meeting on September 14th.

Flagg Street Modification – Chris and Lindsay Katz were present with a modification to their subdivision plan. They would like to change the location of the retention basin. They are proposing to relocate the basin away from their back yard to an area closer to the street. Mr. Baker referred to the Graves' review dated June 20, 2017. Mr. Baker asked if the change was due to an unforeseen construction issue, or by choice. It is the choice of the homeowner. The Board discussed Items #2, 3 and 5 of the letter. Most issues are stormwater issues. John Grenier also received the review. Mr. Baker stated a public hearing will be required to amend the subdivision plan. The subject of the hearing will be limited to the retention basin relocation. Mr. Baker stated he has no objection to the amendment if it meets engineering standards. The hearing will be on August 7th, and Ms. Gardner will place the ad and send mailings at the owner's expense. The Katz's will attend the ConCom meeting before the hearing so that stormwater approvals will be in place prior to the subdivision hearing. Mr. Manter stated that Graves will require Item #6 in to be in place.

Mill Road – Ron Aspero of Shrewsbury Homes was present with two different versions of an ANR plan for property located on Mill Road. There is one buildable lot with access from Mill Road. After review, Mr. Manter motioned to approve the ANR plan for property owned by Sun

Valley Realty, Lot 1 having sufficient frontage of 150 feet and square footage in excess of 30,000 square feet, and to authorize the Clerk to endorse the plan. Ms. Naseem seconded; all voted in favor.

The Board reviewed a second ANR plan of the same property. Mr. Manter motioned to approve the second ANR “Plan of Land of Shrewsbury Homes”, Lots 1 and 2 having sufficient frontage and square feet and area with Parcel A indicated as not a building lot, and to authorize the Clerk to sign. Ms. Ames seconded; all voted in favor.

Mr. Aspero discussed a conceptual plan of land on Roy Street and Kipling. It is a private road and he is proposing a 1-lot subdivision. The driveway would be away from the existing home, and he would create a “T” which helps to fulfill the frontage requirement. He would seek waivers for sidewalks and road width. The road would remain private. Mr. Baker stated the Board has been consistent in its encouragement of developers to pursue low impact design. The lot is 2.9-acres in a 30,000-square foot zoning district. Mr. Aspero will come back to the Board with a Preliminary Subdivision Plan.

Mr. Baker gave an update of the meeting he and Ms. Ames had with Nick Sivieri of Barnard Hill. Initially, they did not agree with his plan of paving all the way to Jacobsen and then asking for lots a few at a time. Mr. Sivieri was asked to come up with a comprehensive plan for the next phase of construction that could be presented to the Police and Fire Chiefs for their input. A suggestion of extending the bonded road to access approximately 20 homes was made. Mr. Baker suggested an upgraded access at Jacobsen depending on per police and fire recommendations. Mr. Baker will notify other officials to meet and discuss a plan. Mr. Manter stated that at this time the Selectmen do not know what they want to do regarding the “H” intersection.

Mr. Manter motioned to adjourn at 8:16 p.m. Ms. Ames seconded; all voted in favor.

Meeting Materials:

Graves Engineering Review dated 6/20/17 (on file in PB Office)

ANR Mill Road (on file in PB Office)

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