



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
February 4, 2019

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

Mr. Manter called the meeting to order at 7:20 p.m. He discussed the letter from NGI regarding Compass Point. In response, a letter was sent to Mr. Haynes reminding him of the obligation to convey the land. Mr. Haynes also needs to address sidewalks, traffic mitigation, and for the Senior Development, finalize affordable housing. He will probably make an initial payment before 10 units are built, a second payment after 10 units, and a final payment upon completion. Mr. Baker asked if Mr. Haynes will hire a consultant to make the complicated calculations required by the bylaw. A discussion took place of how sales prices of affordable units are calculated as based on family.

Burkhardt Farm—The Board approved an extension of the Special Permit for Burkhardt Farm. The Covenant and Decision were not recorded as required and need to be recorded at the Registry of Deeds before the Extension is recorded.

59 Warren Street—Vito Colonna was present on behalf of the applicant, Ron Aspero. No comment was received from the Board of Health. The street name was discussed, and they will keep the address as 59A Warren St. and not ask for a new street name. Mr. Colonna will confirm with public safety officials. Mr. Baker asked if there were any way an additional ANR lot could be configured with frontage on the new subdivision street. Mr. Colonna stated that the street layout limited the subdivision to a single new lot. To create an additional lot, a new subdivision plan would have to be submitted and approved.

Mr. Baker motioned to close the public hearing. Mr. Caruso seconded; all voted in favor. Ms. Naseem abstained.

The Board discussed justification for the blanket waiver of street construction standards for the new subdivision street. After further deliberation and review of the draft decision, Mr. Baker motioned that the Board approve the subdivision and accept the draft decision as final. Mr. Caruso seconded; all voted in favor with Ms. Naseem abstaining.

Mr. Caruso motioned to adjourn at 7:50 p.m. Mr. Baker seconded; all voted in favor.

Meeting Materials:

Graves Peer Review #2 dated January 28, 2019 (on file in PB Office)
Memo regarding Blackstone Water Shed (on file in PB Office)
Burkhardt Farm Extension Letter (on file in PB Office)
Draft decision for 59 Warren Street (on file in PB Office)