



Town of Boylston Planning Board planning@boylston-ma.gov
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MEETING MINUTES
Monday, April 1, 2019

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

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

Mr. Caruso motioned to approve the minutes of March 4, 2019. Mr. Baker seconded; all voted in favor and Ms. Naseem abstained.

Mr. Manter read a letter from Town Counsel regarding the Compass Point Decision. The parcels Mr. Haynes will be conveying to the Town are not yet ready to be conveyed. When they are, the deeds must be recorded at Registry. Mr. Haynes is waiting for the Board of Health to approve building permits. Items from the decision discussed. Item #25 of the Decision must be completed before parcels are conveyed.

Sue Slezowski, 2A Northeast Way expressed concern about number of homes that have been built and that it differs from the Plan.

Mr. Baker motioned to notify ConCom and the Water District that condition #25 of the Decision has not been satisfied and until it is, the Planning Board recommends not to accept ownership of the parcels. Mr. Caruso seconded; all voted in favor.

The sidewalk to the school were discussed (condition #28). Previously, the Superintendent and Chief of Police objected a path to the school for safety reasons. Jim Spencer, 139 School Street, Chair of the School Committee spoke to that issue. He would like to have conversations with the developer in regards to a possible alternative to the path.

Mr. Baker informed the Board that the Sewall Streets intersection study from WSP is completed and the Board must decide which option to recommend. The developer Compass Pointe may argue he could not complete the S. Sewall intersection improvements because the Town did not take action to take right-of-way. The Town may seek for a monetary contribution as an alternative.

Mr. Manter will send a letter to ConCom and Water District regarding the open space parcel conveyance at Compass Pointe. He will also arrange for the developer to meet with the School Committee regarding the path.

Public Hearing-Keith's Music-Keith Lewis was present with an application for a special permit for an electronic sign. His business is located in the Heritage District. He utilizes the sign to inform parents and students of events taking place, which help his business to thrive. He presented a picture of the sign with

measurements. David Humphrey, 742 Main Street, spoke and asked about the lighting and felt it is offensive and disturbing. There was discussion regarding the angle and lighting of the sign. Several residents spoke in favor of Mr. Lewis receiving approval for the sign. He is very supportive of the schools and Town. Political signs have been placed on that same stretch of road, and residents felt you cannot pick and choose what can be there. Mr. Lewis also intends to improve the parking situation at his business. The Board discussed the timing of the sign changes. It is a relatively small sign, so Mr. Lewis asked that he have a longer timing interval. Mr. Caruso motioned to close the public hearing. Mr. Baker seconded; all voted in favor.

The Board reviewed conditions applied to previous approvals of electronic signs.

CONDITIONS:

1. No video imagery shall be displayed on the display.
2. There shall be no streaming or flashing of messages.
3. Images and/or messages shall change at intervals greater than eight (8) seconds.
4. Sign will be limited to one bulb color.
5. Hours lit will be 7:00 a.m. – 8:00 p.m. - Monday-Sunday.
6. No streaming, flashing or video allowed.

Mr. Baker motioned the Board approve the special permit and issue a decision with conditions consistent with the deliberations.

Sewall St./Rt. 140 Intersection Improvements -- Mr. Baker reviewed the North and South Sewall/Route 140 intersection study and recommended improvements. There are three improvement concepts. He recommends the Board choose the option for the developer to make a \$25,000 cash payment to the Town.

The Board reviewed the three options put forward by WSP. The Board agreed taking the cash contribution from the developer is the best alternative, as the full cost will not be known until the final scope of improvements is decided. The Board will hold a meeting to inform the public and receive comment.

Mr. Baker motioned to inform the 85 Sewall Street developer that the Board's decision is for the developer to make a \$25,000 cash contribution to the Town for traffic improvements, such payment to be made to the Treasurer prior to any occupancy permits being issued. Mr. Caruso seconded; all voted in favor.

After additional discussion of the 3 options from WSP, Mr. Caruso motioned that the Board recommend Option C for improvements to Route 140 and North and South Sewall Streets to the Selectmen. Mr. Baker seconded; all voted in favor.

Mr. Caruso motioned to adjourn at 8:40 p.m. and Ms. White seconded; all voted in favor.

Meeting Materials:

Compass Pointe Decision (on file in PB Office)
WSP report on Traffic Improvements (on file in PB Office)
Special Permit Keith's Music (on file in PB Office)