



Town of Boylston Planning Board planning@boylston-ma.gov

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MEETING MINUTES Monday, September 9, 2019

CHAIRMAN: William Manter,
MEMBERS PRESENT: Peter Caruso, Corinna Javier, Homaira Naseem,
Richard Baker-Assoc. member
MEMBERS ABSENT: Judith White
RECORDER: Nina Gardner

Mr. Manter called the meeting to order at 6:30 p.m.

The Board reviewed the minutes from August 12, 2019. Mr. Caruso motioned to approve as amended. Ms. Naseem seconded; all voted in favor.

ANR Cottonwood Place- Mr. and Mrs. Prince were present. They reviewed the plan with the Board. They have shifted the original property line which veered off to now run along the stone wall. It has no effect on the frontage. Mr. Caruso motioned to approve the ANR of Cottonwood Place dated August 21, 2019 which has sufficient frontage, square footage and setback requirements. It is a minor change to accommodate the original stone wall on the property.

Barnard Hill-Surety-Richard Chehade was present and asked the Board to approve a new form of surety. Barnard Hill placed a cash bond for surety this past summer. They would like to replace the cash bond with a secured tri party bond from an insurance company that has approved the entire bond of \$861,190. They would like the Cash Bond returned when the new bond is in place. This new agreement required three board signatures. Mr. Caruso motioned to change the current Cash Bond to Form H Surety subject to Town Counsel's review and approval. Ms. Naseem seconded; all voted in favor.

At 6:55, the Board took a recess. At 7:00 p.m. Mr. Caruso motioned to reconvene and Ms. Naseem seconded; all voted in favor.

Tower Hill-Grace Elton and Mark Richardson were present. This is an informal meeting to present a new plan for renovations to the parking lot, entry garden and gatehouse and new children's garden. They had previously come to the Town with a larger footprint. After input from Boards, the applicant is now presenting a smaller footprint. They discussed removal of the gatehouse and entry at the parking lot. They are making an accessible entry path. The Designer, Tom Ryan reviewed specific details about the new plan and existing woods. There will be more stacking of cars without the gate house at the entrance. Sight lines and new signage will be on French Drive with the removal of the gate house.

The next step for Tower Hill is to present their Plan to the Selectmen. There will be an Order of Conditions from ConCom. There was a brief discussion regarding ConCom and Planning Board

Peer Review done by Graves. Graves will address any zoning issues for Planning and Storm water for ConCom. A Site Plan will be required from the Planning Board. The use is allowed on the property. They are just modifying it so a Special Permit may not be necessary, but Mr. Baker suggested getting a formal opinion from the Building Inspector. If there are application requirements that are unnecessary, the Board has the authority to waive conditions. The applicant would file an application asking for waivers. Their intent is to maximize pedestrian/vehicle traffic and make it safer for everyone.

Mr. Caruso motioned to adjourn at 7:31 p.m. Ms. Javier seconded; all voted in favor.

Meeting Materials:

ANR Cottonwood Place (on file in PB Office)

Barnard Hill surety Form (on file in PB Office)

Tower Hill Plans (on file in PB Office)