



Town of Boylston Planning Board planning@boylston-ma.gov
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MEETING MINUTES
Monday, October 7, 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 meeting minutes of September 9, 2019. Mr. Caruso motioned to approve the minutes as amended. Ms. Javier seconded; all voted in favor.

Longley Hill-Farooq Ansari was present to ask for a bond reduction based on the fact that work had been completed. Graves Engineering recommended in its review that the Bond be reduced by \$73,738.00. Mr. Caruso motioned to reduce the bond by \$73,738.00 bringing the new total to \$179,102.00. Ms. Javier seconded; all voted in favor. A letter will be sent to Main Street Bank in Marlboro to Chris Berglund by Ms. Gardner informing the Bank that the Board voted to reduce the Bond.

Mr. Ansari discussed other land that he owns in town and the possibilities of developing it. After discussion, the board felt a low impact development such as Nature's View or Redwood Circle would be a good choice.

6 Diamond Hill-Chris Bartlett was present to discuss the possibility of creating a second lot on his property for his son to build a house. In order to create frontage, he would need to do a 2-lot subdivision. He could designate the remainder of the property to conservation which he was in agreement with. He will speak with an Engineer and come back to the Board with a Preliminary plan when ready.

164 Main Street-New sign-*Mr. Manter recused himself from this portion of the meeting as he is a direct abutter to the property. Mr. Caruso chaired the meeting.* Matt and Kerry LaValle were present to discuss increasing the height of the existing sign on this property. The building has been sold and they will be one of four tenants. The proposed sign plan was presented and would be 10 feet high instead of the current 6 feet that is allowed by the Sign Bylaw. The sign would blend in with the neighborhood. They need a public hearing to get a special permit. The Board was in favor of the sign. The applicants will come back in November with new design and formal paperwork and fees. *Mr. Manter resumed as Chairman for the remainder of the meeting.*

53G Accounts-The Board reviewed a list of inactive 53G accounts that must be closed and funds returned to the appropriate party. Ms. Javier motioned to close inactive 53G accounts. Ms. Naseem seconded; all voted in favor.

321 Cross/PGA-James Tetreault of Thompson-Liston was present with a plan showing a new location of a new building for the PGA. The ZBA previously approved a Special Permit, but the PGA revised the plan and location of the new building. The Building Inspector advised that a new variance from the ZBA was not necessary. Therefore, the use requires only site plan approval from the Planning Board. Mr. Tetreault reviewed the new plan with the Board. It is a 3000 square foot building which will house golf and landscape equipment. There are 7 employees who will be using this facility part of the year. Mr. Tetreault stated the septic has been approved and drainage report has been filed. He discussed the parking with the Board and there are really no regulations in regard to golf course use. There are 245 parking spaces. Brian Moffitt of the Haven stated member dining is not allowed on Saturdays if a wedding is taking place so that there are no conflict. They are refile with the Board of Health. Mr. Tetreault discussed some of the criteria of the site plan with the Board.

Mike Higgins of the New England PGA was present and introduced himself to the Board. Mr. Tetreault will review Graves report dated October 7, 2019 and address any issues and return to the November meeting with responses. Brian Moffit stated there was an agreement between Mr. Remillard and the PGA to lease the location.

Handicap access and other particulars were discussed about the building with Sean Reynolds of Woodmeister. The landscape plan has been completed and the building is closed on the weekends.

The Board would like comments from the Police and Fire Chiefs for the November meeting when the applicant returns with the completed punch list from Graves Engineering.

Mr. Caruso motioned to adjourn at 7:53 p.m. Ms. Javier seconded; all voted in favor.

Meeting Materials:

Longley Hill Bond Estimate Graves dated (on file in PB Office)
164 Main Street Sign (on file in PB Office)
53G Account List (on file in PB Office)
321 Cross Street Graves review letter dated 10/7/19 (on file in PB Office)
321 Cross Street Plan (on file in PB Office)