



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

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MEETING MINUTES Monday, August 7, 2017

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

Mr. Baker called the meeting to order at 7:02 p.m. The meeting minutes of July 10, 2017 were reviewed and Mr. Manter motioned to approve. Ms. Naseem seconded; all voted in favor.

Mr. Baker discussed a new zoning map with CMRCP, and it is not a major project. The Town may have enough credit to cover the cost. He has not scheduled a meeting with public safety officials in Town yet regarding Barnard Hill and the number of lots to be released in the next phase of construction, but he will do that soon.

Public Hearing Flagg Street Extension-Christopher Katz was present as the applicant and John Grenier of JM Grenier. He is seeking to modify the previously approved Definitive Subdivision Plan solely to relocate the detention basin from the back yard further to the east. The Board reviewed the plan. Graves letter dated July 28, 2017 reviewed and approved the change. Gary Jennings, 20 Flagg Street, asked for clarification of the location and was told it will provide the applicant more back yard and will be on the same side as presently approved. Sonia Bigelow, 23 Flagg Street, asked if construction traffic was going to continue. Mr. Katz stated that fill materials were now being trucked through the Trotto property. She then inquired about noise from Worcester Sand and Gravel in the middle of the night. Mr. Katz replied that it is due to milling of paving and has nothing to do with him.

Mr. Katz will maintain the detention basin and the Town will have access by easement. The deed will be changed accordingly. Mr. Grenier will look at the language of the easement since the location of the easement has changed. The easement is sufficient for maintenance of the relocated basin.

Mr. Manter motioned to close the public hearing, and Ms. Naseem seconded; all voted in favor. After short deliberation, Mr. Manter motioned to approve the amended plan as amended with the stipulation that the easement bounds be confirmed as adequate for accessibility to the detention basin. Ms. Ames seconded; all voted in favor.

ANR 199 Linden Street - The Board reviewed the plan from Mr. Stowe showing a relocated lot line. Mr. Manter motioned to approve the plan showing Parcel A as an unbuildable lot and the existing building lot becoming less non-conforming and to authorize the Clerk to endorse. Ms. Ames seconded; all voted in favor.

ANR Pine Street-Jim Ricciardi was present with a plan which reconfigures lot 1 to allow a shared septic system on the lot outside the 100' buffer zone. Mr. Manter motioned to approve the ANR on Pine Street which has sufficient frontage and additional square footage added from Parcel A and to authorize the Clerk to endorse. Ms. Ames seconded; all voted in favor.

Dunkin Donuts-James Tetreault presented a modification to the site plan. The approved plan showed a retaining wall. JM Batista purchased the abutting Borgatti land, and they are conducting site work. They have an Order of Conditions. The wall will not remain, and grading will be changed accordingly. Drainage calculations are not affected. Mr. Baker noted that the change will not affect operation of the businesses. Mr. Manter motioned to approve the amended Site Plan finding no dimensional change, no change to the drainage calculations and no change of use. Ms. Ames seconded; all voted in favor. Town Counsel will be consulted regarding the need to amend the Special Permit. Mr. Tetreault will be notified of Town Counsel's ruling.

Sewall Street (land known as the "gravel pit")-Jim Haynes was present for preliminary discussion regarding 8.9 acres on Sewall Street which is under a purchase and sales agreement from the Town. The property abuts Pine Street and Abby Road. He is considering building an over-55 Community with duplexes on single parcels of land. There will be access across from Abbey Road and exits north on Sewall Street. He proposes to build 50 units; 25 duplexes. To the south is Smallwood Circle, and to the East is Worcester Sand and Gravel. He would require two zoning changes; for density and parcel size. There would be a condo association. There will be no effect on plowing and no impact on the schools. Mr. Baker explained why zoning changes rather than waivers were required. It would have to go to a vote at Town Meeting.

The Board agreed they are willing to look at the Senior Residential zoning provision and consider changes to incorporate more flexibility. On the Assessors maps, the land is 11.8 acres, but a Thompson Liston survey found it to be 8.9 acres. Mr. Haynes stated this is a great opportunity for the Town. The soils are good. Four-plexes were discussed. Mr. Haynes stated they are less marketable. The bylaw was written by planners at CMRCP based on Berlin's bylaw. Mr. Baker stated that it was clearly the intent of the Board to include this parcel as one available for development under the Senior Residential Bylaw. The Building Inspector needs to determine if the plan falls under inclusionary zoning and that it is 10%. Mr. Baker read sections of the inclusionary zoning bylaw and stated his opinion that it would apply. The Board discussed open space with Mr. Haynes and informed him the Board does have some discretion of waiving conditions and frontage. Density is the biggest factor.

Selectmen May was present and stated there will be a Fall Town Meeting being, so the zoning changes could be voted upon at that time. Mr. Haynes has a P & S pending. Mr. Manter will write a draft amendment to the bylaw regarding parcel size and density. Mr. Haynes thanked the Board for their input and time.

Ms. Ames motioned to adjourn at 8:44 p.m. and Mr. Manter seconded; all voted in favor.

Meeting Materials:

Modification to Flagg Street Extension (on file in PB Office)
ANR Linden Street (on file in PB Office)
Modification to Site Plan Dunkin (on file in PB Office)
ANR Pine Street (on file in PB Office)