



Town of Boylston Planning Board planning@boylston-ma.gov
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MEETING MINUTES
Monday, November 4, 2019

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

Mr. Manter called the meeting to order at 7:00 p.m. The Board reviewed the meeting minutes of October 7, 2019. Mr. Caruso motioned to approve pending confirmation of ZBA Decision for the PGA. Ms. Javier seconded; all voted in favor.

Woodland Drive-Ron Aspero was present to discuss property owned by Suzanne Stanton. He is proposing a single 2-lot subdivision with a private road such as Warren Street. The property will share a common driveway for the first 75-100 feet then split. Soil testing has been completed and Mr. Aspero will request similar waivers to the Warren Street development. This construction will allow Mr. Aspero to develop without changing the nature of the neighborhood. Mr. Aspero will come back to the Board with a Preliminary Plan. Mrs. Stanton will stay in the existing home until she finds suitable senior housing.

There was brief discussion regarding Zoning By Laws and Master Plan prompted by a question from audience.

164 Main Street-Public Hearing-Mr. Manter recused himself for this agenda item as he is an abutter to the property. Mr. Caruso chaired this portion of the meeting. Mr. Caruso motioned to allow Mr. Baker to vote on this hearing in place of Mr. Manter. Ms. Javier seconded; all voted in favor. Mr. Caruso read the public hearing notice. The applicant, John Healy was represented by tenants, Kerry and Matt LaValle. They are proposing to increase the current 6' high sign to 9'. They will add 4 signs to the current sign. A letter was read from Lyle Foley and Bill Manter, direct abutters. They requested scrub brush be cut back to improve visibility. Ms. White motioned to approve the request for Special Permit for the new sign at 164 Main Street to increase to 9 feet with the condition that scrub brush be cut back as requested by the abutter.

320 Cross Street-Site Plan-James Tetreault of Thompson-Liston was present to review the Site Plan for the PGA which is going to relocate to the Haven Country Club. There are some minor changes requested by Mike Andrade of Graves Engineering, but were not received before the meeting and no overflow parking on Cross and Green was requested by Chief Sahagian. Mr. Tetreault will address the issues as requested. Mr. Caruso motioned to approve the Site Plan pending resolution of the outstanding comments prior to issuance of Building Permit. Ms. Naseem seconded; all voted in favor.

Compass Pointe Public Hearing-Sidewalk Waiver-Mr. Manter read the Public Hearing notice. He gave a brief history of the project and the conditions imposed on the original developer. Mr. Haynes purchased the project at auction in 2015. The conditions being discussed this evening are #15, #28 and #29. At one of the first meetings between Mr. Haynes and the Planning Board, it was discussed that a waiver may want to be requested for one of the sidewalks. Mr. Haynes erected a guardrail and has spent

at least 72,000.00 worth of work after the Bond was used by the Town. Several residents needed drainage and grading to their property which Mr. Haynes did at his expense. He estimates he has spent over 100,000 so he is asking for this waiver in return. The School Committee indicated previously they did not want a sidewalk from the subdivision to the school.

The Superintendent was present along with other staff members and Keith Lewis of the School Committee. They would like 300 feet of fence on school property. They have approved funds of 12,000 for an eight-foot chain link fence with vinyl slats. Mr. Haynes has proposed a 6' chain link fence at a cost of 10,000. Several residents indicated they want access to the school for their children because the bus route is 45 minutes long. Several years ago, the school committee was opposed to having a path from the development to the school. The safety route for the school is a path to Butler Deardon. There is no provision for clearing and lighting on a path from the development. There are two houses located where the proposed path would have been. Ace Thompson, Principal of Boylston Elementary stated they don't have many walkers and if students are not picked up, they would have to wait for busses to leave. Steve Mero of the Highway Department explained if sidewalks were put in on Sewall Street, that would require taking land from the few houses it would affect.

Meaghan Grill, 27 Compass asked the Business Manager for a bus to come into the development. Steve Mero confirmed the road is plowed by the Town for fire and safety reasons even though it is private. The Business Manager will look into getting a bus. Condition #29, widening of the road at route 140 was discussed. The engineering has already been done by WSP along with cost estimates. There will be a dedicated right turn and a left-hand turn lane towards Route 70. Two other developers have given monetary contributions towards this mitigation. Mr. Manter discussed monetary contribution with Mr. Haynes. He offered \$20,000. That would be in addition to the guardrail for \$32,000 and the fence for \$10,000. Mr. Haynes agreed he would give the school the funds directly so they can install the fence as soon as possible. They will return the funds previously approved to the Town. Mr. Manter asked for a motion to continue the hearing until December 2nd. Audience members didn't understand why the Board had to continue. The Board agreed to further discuss the issues. Several residents stated that it is safe to walk in the development and an additional sidewalk is not necessary.

Condition #28 - There was discussion as to why the developer was not giving the school \$12,000.00. Mr. Caruso motioned that the developer give the school \$12,000 to construct fence on school property between Compass Point and Boylston Elementary School. Ms. Naseem seconded; all voted in favor.

Condition #15-Board may amend conditions of the Plan i.e.; Sidewalk Waiver - Mr. Baker expressed concern for ADA requirements for sidewalks. Steve Mero suggested two crosswalks and ADA outer cut requirement. Ms. Javier motioned to approve elimination of the required outer circle sidewalk as stated in the Conditions and to add curb cuts and 2 cross walks to meet ADA requirements. Mr. Caruso seconded; all voted in favor.

Condition #29-Road Mitigation-Mr. Caruso motioned to continue the public hearing until Monday, December 2, 2019 at 7:30 p.m. Ms. White seconded; all voted in favor.

Mr. Manter read a letter from the Board of Selectmen for the record regarding amending plans.

Mr. Caruso motioned to adjourn at 9:09 p.m. Ms. Javier seconded; all voted in favor.

Meeting Materials:

164 Sign (on file in PB Office)

Compass Pointe Order of Conditions, Map of Compass (on file in PB Office)

Site Plan 320 Cross (on file in PB Office)