



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

221 Main Street, Boylston MA 01505 ** Telephone (508) 869-6019 ** Fax (508) 869-

MEETING MINUTES Monday, December 7, 2020

CHAIRWOMAN: Kim Ames
MEMBERS PRESENT: Richard Baker, Assoc. Member, Peter Caruso,
Homaira Naseem, Judith White
ALSO PRESENT: Paul Dell'Aquila, Town Planner, Stephen Madaus,
Town Counsel
MEMBERS ABSENT: Corinna Javier
RECORDER: Nina Gardner

Ms. Ames called the meeting to order 6:30 p.m. Per the Governor's March 12th order this meeting was held remotely.

The Board reviewed minutes of October 26, 2020. Mr. Caruso motioned to approve and Ms. Naseem seconded; all voted in favor by roll call vote:

Mr. Caruso-yes
Ms. Naseem-yes
Ms. Ames-yes
Ms. White-not present for this motion

The Board reviewed minutes of November 2, 2020. Mr. Caruso motioned to approve and Ms. Naseem seconded; all voted in favor by roll call vote:

Mr. Caruso-yes
Ms. Naseem-yes
Ms. White-yes
Ms. Ames-yes

Barnard Hill-Richard Chegade was present to give an update of progress on the project at Perry Road. The residents would like more street lights placed and Mr. Chegade is working with Mark Barakian of the Light Department to see what can be done. The Board discussed caps with Mr. Chegade and he stated they have not been delivered yet, but they are looking at a completion date of first week of January. There was brief mention of sod placed by a resident on their property.

ANR-313 Main Street-Mike May was present to apply for ANR for Lot 2 of this property. He reviewed the plan with the Board and stated his access would be from the road to Frito Lay which he has an easement and they would have a common driveway. Mr. May stated he met the requirements for frontage to divide one lot into 2. Mr. Baker, along with Town Counsel, Stephen Madaus noted that the lots lack access from Main Street and recommended Mr. May submit a Subdivision Plan for this property rather than an ANR. He will return with a modified plan showing entry to Lot 1 from Frito Lay. The property is zoned Industrial Park and therefore, allows two buildings on one lot.

ANR Perry Road-Mr. May presented an ANR for Parcel K on Perry Road. The Board reviewed the plan and found it meets the requirements for frontage, access and square footage. Mr. Caruso motioned to approved the drawing of Lot 2, **(1, 143)** Perry Road and authorize the Clerk to sign. Ms. Naseem seconded; all voted in favor by roll call vote:

Mr. Caruso-yes
Ms. Naseem-yes
Ms. White-yes
Ms. Ames-yes

Mr. Del Aquilla stated that moving forward the Planning Board is going to have a policy regarding submissions of applications for meetings. Mr. Del Aquilla, Ms. Gardner and Ms. Ames will discuss the issue another time and a new policy will be issued so that there is enough time for review and processing.

Mr. May confirmed he will withdraw his ANR application for 313 Main Street and per Town Counsel's request, he will put that in writing.

Gulf Street-Over 55-John Grenier and Attorney Wadsky were present on behalf of the developer. They presented a preliminary Land Use plan of an over-55 development for the property located at the corner of Sewall and Gulf Streets. Frontage would be on Gulf Street. There would be 3 units at the front with another roadway. There is 11.3 acres of land, which meets the 10-acre requirement for a senior residential development. The plan calls for 20 units. A full set of plans will be submitted for formal review. There was discussion regarding the condition of Gulf Street and possible remediation by the developer. Some of the concerns expressed by residents were road width, safety and open space. Mr. Baker questioned the sufficiency of the open space, specifically the amount of wetlands included. The engineer will look at this. There will be one sidewalk in the development. They will work with the board to address inclusionary zoning.

ANR-85 Sewall Street-James Tetreault of Thompson Liston was present on behalf of the applicant. They would like to split one lot of 44-plus acres into two lots, one lot is approx. 15 acres and the other is approximately 27 acres which is Lot C. The purpose of this ANR is to define Lot C in preparation for potential purchase by the Town. There is 500 feet of frontage next to the Libby property. There was discussion regarding frontage of the remaining lot. The Town Planner requested a locus plan be shown. Town Counsel questioned the difference in acreage of the total that was originally shown. Mr. Tetreault will add a notation providing the Plan book and page number for the previous plan showing frontage for the remaining Lot B.

Mr. Caruso motioned to approve the ANR plan for 85 Sewall Street, with the change of proper notation of book and page noted on the plan. Ms. Naseem seconded; all voted in favor by roll call vote:

Mr. Caruso-yes
Ms. Naseem-yes
Ms. White-abstain
Ms. Ames-yes

Pine Street-Jim Ricciardi was present to discuss the project. Many residents were present to discuss when the road would be accepted by the Town. Mr. Ricciardi needs to plant trees and he sent the Board a letter from the neighbors agreeing to a plan of placement of trees other than what the plan originally called for. The landscaping will not be completed until spring and Mr. Ricciardi intends to come to the annual Town Meeting to seek acceptance of the road by the Town. There is a difference of opinion between the developer and the residents as to whom is responsible for the plowing of the cul de sac. Mr. Ricciardi stated the homeowners are responsible per their HOA. They strongly disagreed. The Board agreed that normally, the developer plows until the road is accepted by the Town. The parties need to come to an agreement. Chuck Marden, 20 Pine Street, stated there is nothing in the homeowners document that states the homeowners are responsible for plowing. Other residents were present and stated their concern for the lack of plowing by the developer. Mr. Ricciardi stated he would look into the situation.

Ralph Viscomi, 10 Ridgefield, a former member of the Planning Board, was present and stated this situation was similar to when his development had not been accepted yet. The developer was responsible for plowing until the Town accepted it. The possibility of having the Town plow and bill the residents was discussed. Ms. Ames will call Steve Mero, Highway Superintendent, to discuss. Town Counsel stated as part of the subdivision rules and regulations, the developer is responsible until the Town accepts the road. Mr. Ricciardi will contact his attorney regarding the situation.

Camp Harrington-Mr. Ricciardi stated that he has been discussing the possibility of selling Camp Harrington to Greater Worcester Land Trust and Boylston Park and Rec Dept. Mr. Del Aquilla stated that an offer was supposedly delivered today, but Mr. Ricciardi has not received that yet. The restriction of the "No Build" was mentioned. Town Counsel, Stephen Madaus, stated that the Board granted waivers in exchange for the "No Build" restriction and there were no appeals. Therefore, the restriction is valid and cannot be lifted. Mr. Ricciardi stated the site will be stabilized per the Earth Removal Board conditions in the Spring. Several residents spoke in favor of Mr. Ricciardi selling to Greater Worcester Land Trust. Any decisions by the Town for the use of the land fall under the jurisdiction of the Board of Selectmen. Mr. Ricciardi would not state at this time if he will sell to the Greater Worcester Land Trust or to a Developer considering a 40B.

Mr. Caruso motioned to adjourn at 8:25 p.m. and Ms. Naseem seconded; all voted in favor.

Meeting Materials:

Perry Road ANR (on file in PB Office)
ANR application Pond View (on file in PB Office)
School Street Plan of Land (on file in PB Office)
8 Gulf Test (on file in PB Office)
Graves Engineering report on Gulf Street (on file in PB Office)
Pine Street tree letter (on file in PB Office)
313 Main Street ANR (on file in PB Office)
Barnard Hill progress report (on file in PB Office)