



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

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MEETING MINUTES Monday, March 1, 2021

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

Ms. Ames called the meeting to order 6:30 p.m. Per the Governor's March 12, 2020 order this meeting was held remotely.

The Board reviewed meeting minutes of February 1, 2021. Mr. Caruso motioned to approve as amended and Ms. Javier seconded; all voted in favor by roll call vote:

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

Barnard Hill-Mr. Chehade did not have an update for this meeting and will attend the April 5th meeting.

Gulf Street-Public Hearing Continued-Ms. Ames opened the continued public hearing for Gulf Street and the applicant had formerly requested the hearing be continued until April 5, 2021. Mr. Caruso motioned to continue the public hearing for Gulf Street over 55 until Monday, April 5, 2021 at 6:30 p.m. and Ms. Javier seconded; all voted in favor by roll call vote:

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

80 Shrewsbury Street-Matt Mecum was present to discuss leasing 80 Shrewsbury Street. He is relocating his business, Crest Technologies to the Butler Dearden building in September. He was informed by the Building Commissioner he needed to go before the Planning Board for a Site Plan review. Mr. Dell'Aquila stated this is something he would have handled administratively at his former job, but the Boylston bylaw states that even though the building is already being used as warehouse and Mr. Mecum is going to use it as a warehouse, he is still

required to present the Site Plan to the Board for approval. He stated there will be less cars and traffic than the building currently has. There was a lengthy discussion regarding the need for the Site Plan review, waiving of fees, and requirements. Mr. Mecum will return to the April 5th meeting with a cover letter stating his intent for use of the building and waivers he is seeking. The Board will determine the reduced fee. Mr. Dell 'Aquila stated the bylaw should be reviewed by the board for future applicants.

Tower Hill-Michelle Samiotis was present on behalf of the applicant, along with several staff from Tower Hill. She presented a Site Plan Amendment for the parking lot. She reviewed the plan with the Board and stated they would be widening a trail that already exists in the meadow, but it is not required to be ADA compliant. They will be doing regrading of the meadow. They are required to go to ConCom and there are items they have addressed with ConCom. The Board agreed that Graves should do a review of the new Site Plan. Tower Hill will request a review of plans by Graves and they will return to the Board on April 5th. They will be submitting a revised plan to the Board and to Graves.

Mr. Dell' Aquila informed the Board that, unrelated to this issue, Tower Hill is currently placing a fence around certain property as a deer deterrent. They did obtain a building permit, but Mr. Dell'Aquila wanted to make the Board aware of the fence. They do not need to take any action on this matter. They will be paving the parking lot.

Significant Impact Projects-Mr. Dell'Aquila informed the Board that the Building Commissioner has proposed a new fee schedule for the Selectmen to approve, and one of the proposed fees is for "Significant Impact Projects" which would be large projects such as Fed Ex or Brookside apartments that have an impact on the Inspectors to perform additional inspections over and above the initial ones included in the original permit. Tony Zahariadis, Building Commissioner, as part of the proposed fees, is asking for the Planning Board to determine what would be significant impact projects. The Board discussed what would be the factors to determine what is significant and how would they determine that. The Town of Wellesley was referenced as a Town that defines their thresholds so determination can be made by guidelines. The draft is not ready for the Board to review, but will be forwarded when ready. More clarity will be provided at the next meeting regarding this issue.

Zoning By-Laws-Mr. Dell'Aquila informed the Board that due to the ongoing issue with affordable units at Morgan Circle and the upcoming proposed over-55 development at Gulf Street, Town Counsel has recommended to make modifications to the language of the inclusionary zoning bylaw and procedures. Hearings may take place at the April and May meetings regarding zoning bylaw changes.

Mr. Caruso motioned to adjourn the meeting at 7:20 p.m. and Ms. Javier seconded; all voted in favor.

Meeting Materials:

80 Shrewsbury Street layout (on file in PB Office)
Tower Hill Site Plan amendment (on file in PB Office)