



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, April 5, 2021

CHAIRWOMAN: Kim Ames
MEMBERS PRESENT: Richard Baker, Assoc. Member, Peter Caruso,
Corinna Javier, Homaira Naseem, Judith White
OTHER ATTENDEES: Paul Dell 'Aquila, Town Planner
MEMBERS ABSENT: None
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 meeting minutes of March 1, 2020. Mr. Caruso motioned to approve and Ms. Javier seconded; all voted in favor by roll call vote:

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

Mr. Dell'Aquila informed the Board due to the upcoming election, the Board needed to reschedule the May 3, 2021 meeting so that the newly elected Board member could hear the entire public hearing for Pine Hill Drive and be able to vote. The Board agreed upon Monday, May 17th at 7:00 p.m.

Gulf Street Public Hearing Continued-At the request of the applicant, Ms. Ames opened the public hearing and Mr. Caruso motioned to continue it until Monday, May 17, 2021 at 7:00 p.m. Ms. Javier seconded; all voted in favor by roll call vote:

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

Pine Hill Drive Public Hearing- At the request of the applicant, Ms. Ames opened the public hearing and Mr. Caruso motioned to continue it until Monday, May 17, 2021 at 7:00 p.m. Ms. Javier seconded; all voted in favor by roll call vote:

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

Barnard Hill-Rich Chehade was present to give an update of the progress on the Barnard Hill project. The Board reviewed the items listed on the update. Mr. Chehade gave dates of completion. The culverts will be completed by May 31st. Mr. Chehade stated loam will be brought in and hydroseeding will be done. Nadine Ekstrom, 18 Perry Road, requested a copy of the new updated punch list when Mr. Chehade has it. Mike Andrade has been on site and at that time walked the development with Mr. Chehade.

80 Shrewsbury Street-Matt Mecum was unable to attend but Mr. Dell 'Aquila reported that the use of the Butler Dearden building for Mr. Mecum's business as the new tenant will not be more detrimental to the location. Ms. Javier motioned that to approve the change of use for 80 Shrewsbury Street and that the new tenancy is not ore detrimental than the current use. Mr. Caruso seconded; all voted in favor by roll call vote.

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

178 Main-ANR-Bill Manter was present for an ANR for his property. Patrick Healy, Thompson Liston was also present. The applicant is dividing one lot into two. They are planning to demolish the current barn on the property and construct a two-family unit. Patrick Healy, Thompson Liston reviewed the plan with the Board and stated a new septic will be located on the north side of the driveway and the driveway will be a shared one. Mr. Caruso motioned to approve the ANR for 178 Main Street in Boylston Mass and authorize the Clerk to sign on behalf of the Board. Ms. Naseem seconded; all voted in favor by roll call vote:

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

313 Main Street-Mike May was present with John Grenier of JM Grenier, to discuss his plan for this property and get feedback from the Board. He is planning to construct a warehouse 200 x 400 feet. If the building is to be a warehouse it is an allowed use by right in the IP Zone. Paul Dell'Aquila has reviewed the conceptual plan. Mr. May will have to apply to the Planning Board for Site Plan and depending upon the tenant, a Special Permit may be required as well. Ms. White asked about access from Frito Lay driveway and Mr. May stated he has that as a right-of-way. Mr. Baker stated that a Site Plan has been previously approved and the conceptual plan presented is not an increase in size from the original approved site plan. Mr. May will return with a definitive plan and appropriate applications.

Tower Hill-Michelle Samiotis was present on behalf of the applicant for a modification to the previously approved Site Plan. They are proposing to pave area shown as gravel around the barn for maintenance reasons. They are putting a compost area on pavement. She discussed stormwater with a rainwater swale. They have slightly expanded it from the original size. The meadow area has an evenly sloped hill and now they are adding small hills and paths for guests. Stormwater basin has been raised slightly due to rainwater but in same location. Adding a rainwater garden for overflow going to the wooded area. They received peer review comments from Graves and working on responses, but all comments are stormwater related and they are going to ConCom at the end of month. Tonight, they are seeking approval on modifications on Site Plan with condition of ConCom approval. Mr. Dell Aquila suggested approval with condition of ConCom approval, but based on graves report and Ms. Samiotis, he does not anticipate any radical change. Mr. Baker agreed with Mr. Dell Aquila, but to use language recommend by Town Counsel used in previous conditional approvals which would allow the Planning Board to determine any additional change as minor. Mr. Caruso motioned to approve the modifications for the Plans to Tower Hill parking lot dated March 9th and March 12th, with the condition that the ConCom approves it conditionally and should include the typical language Board as used in the past for such applications. Ms. Naseem seconded. All voted in favor by roll call vote:

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

Mr. Dell'Aquila discussed future business with the Board at this time. There are some changes that have been suggested by Town Counsel to the Zoning Bylaw. The final language needs to be submitted to the Selectmen May 3rd for the finalization of the Warrant. Three potential zoning changes are:

- Inclusionary Zoning bylaw language
- Transpose driveway language in general bylaw to zoning bylaw
- Outdoor Dining as an allowed use to the use table

There are placeholders on the Warrant for these changes. The Board should have a meeting last week of April and hold a public hearing on these changes. Language would be finalized before the public hearing. The Board agreed to meet on Tuesday, April 27th at 6:30 p.m. for public hearing to address Zoning Bylaw Amendments.

Mr. Caruso motioned to adjourn at 7:34. Ms. Javier seconded; all voted in favor.

Mark Johnson introduced himself to the Board. He is running for the seat that will become vacant by Judith White who is not seeking reelection. He reviewed his background with the Board.

Meeting Materials:

Barnard Hill progress update (on file in PB Office), 313 Main Street Conceptual Plan (on file in PB Office)
Tower Hill (on file in PB Office)