



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, May 17, 2021

CHAIRWOMAN:	Kim Ames
MEMBERS PRESENT:	Richard Baker, Assoc. Member, Peter Caruso, Corinna Javier, Homaira Naseem, Mark Johnson
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 12, 2020 order this meeting was held remotely.

The Board reviewed meeting minutes of April 5, 2021. 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

The Board reviewed meeting minutes of April 27, 2021. 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

Barnard Hill-Mr. Chehade reviewed his progress on the project with the Board. He answered questions from residents regarding various issues. Mr. Chehade stated that Mike Andrade is on site all the time and advised that Mr. Chehade could use concrete for fencing and it will be completed by June 1st. Mr. Chehade discussed street sweeping with residents of Perry Road. He informed the Board that Mike May sold two parcels at the beginning of Perry Road and He didn't know who was going to take care of the sidewalk there, but he would take care of the sidewalks on the rest of Perry Road. He will seek Mike Andrade's advice regarding street sweeping frequency.

Mr. Chehade discussed lights with the Board and stated it was up to the Light Department if they wanted to install more lights at this point. There was concern from residents that heavy trucks were using the road. That is the only access to the construction site and to the next section being constructed. Paul Dell'Aquila briefly discussed drainage and silt sacks noted in Graves report.

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 the June meeting. Mr. Caruso motioned to continue the public hearing for Gulf Street over 55 until Tuesday, June 15, 2021 at 6:00 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
Mr. Johnson-yes

Compass Pointe Update-Paul Dell'Aquila informed the Board that the Developer intends to submit plans for the road acceptance pending review by Graves. There is an HOA that has been organized by the Developer for the over 55 which is private and the Town had nothing to do with the formation of it. Mark Antilla, 46B Compass Circle, expressed concern regarding several issues. Mr. Baker advised they could have the property lines surveyed. Mr. Antilla stated there had never been an election of officers for the HOA and it is not recorded at the Registry. Mr. Antilla informed the Board there is no HOA for the other part of Compass Pointe. He asked the Board when is the end date of approval for the development and the ConCom Order of Conditions. The history of the Development was briefly discussed regarding original approval dates and 4-year extension. The original 30 Conditions of approval stay with the property. Once everything has been completed, the Planning Board will review the items. The Developer intends to ask for the road to be approved by the Town when everything is completed. Mr. Antilla also expressed concern for liability of the homeowner once property is transferred if items are not completed.

Mr. Dell'Aquila will send a letter to Mr. Haynes to review conditions of approval. The road cannot be accepted until all conditions have been met. Mark Antilla requested a list of the items that Mr. Dell'Aquila is addressing. There was discussion about the lack of property markers. Mr. Antilla stated that homeowners do not know where their boundary lines are.

Mr. Dell'Aquila confirmed there are two bounds noted by Graves and he will check into the markers with Graves Engineering. There was a discussion regarding ANR's on the Compass Pointe Subdivision. Residents expressed concern that their property could have been divided without their knowledge. Mr. Baker explained the purpose of the Subdivision Approval is for the purpose of placing conditions on street and ways and installation of utilities. The Board explained that no ANR was approved for any property owned by residents after they purchased their homes. The developer did do several ANR's for purposes of creating lots on Cheryl's Way and Compass Circle.

Pine Hill Drive-Larry Beals, Northbridge Partners, was present and presented a power point presentation to the Board of the plans for the Pine Hill Drive warehouse. The Parcel of land is

55.5 acres. It is ideal location because of the proximity to Route 290. The zoning for distribution warehouse is allowed by use with a Special Permit in the FBD. A 396,375 square foot building is being proposed right in the center of the site. Pavement is grey and building is brown. Striping is indicated. There are bordering vegetation wetlands. There is a vernal pool to the left. Utility infrastructure entered by existing cul de sac. The utilities will be located underground. He discussed low impact design and soil/drainage with the Board. The design of the road will be similar to the Fed Ex open design. He stated they will balance the Earth works based on the bylaws. He discussed parking and Site Plan with the Board. He pointed out fire and emergency safety. Mr. Beals addressed lighting of traffic during construction will not affect neighbors and there will be dark sky lighting. They are in full compliance with zoning so no variances or waivers are being requested. There is a landscaping plan that was submitted with the required amount of open space of 16 acres and the requirement is a little more than 12 acres. Mr. Beals stated they have addressed pedestrian safety and the sidewalks will be ADA compliant. There will be speed limit posted and 20 bicycle slots will be provided. Traffic should be minimum impact because they are on the edge of Boylston. Trip impact was discussed also.

Mr. Dell'Aquila discussed Graves's review with Mr. Beals dated 3/19. He specifically asked about the snow storage relative to the parking plan. Mr. Costa stated the revised plans indicate locations of snow storage. The tenant and Northbridge Partners will remove the snow offsite if it has any impact.

Mr. Dell'Aquila discussed parking in front of the building as mentioned in the Graves memo. Mr. Costa stated the revised design now compliant with the Graves memo. It is the same amount of parking which is slightly over in front versus the back. Parking is so far back from the Route 140, so hopefully, Board will accept. Mr. Dell'Aquila also discussed communication devices for the Fire and Police Departments. Chief Sahagian expressed concern that the frequency did not allow for communicating inside the buildings. Mr. Beals stated they would address that issue in the building permit and they will discuss it with the Fire and Police Chiefs. Mr. Caruso asked if they would see a ConCom response. No other Department Heads have reviewed the plans thus far, but Mr. Dell'Aquila will reach out to them.

Beals should give any feedback by June 8, 2021 so Graves can review again. The traffic plan was mentioned earlier and Mr. Costa stated he will send it out.

Mr. Caruso motioned to continue the public hearing for Pine Hill Drive to Tuesday, June 15, 2021 at 6:00 p.m. Ms. Naseem seconded; all voted in favor by roll call vote:

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

Town Planner Report-Mr. Dell'Aquila discussed the following issues with the Board.

Pine Street Extension – Records reviewed tell the timeline. He is drafting a letter to Developers regarding earth Removal and conveyed property. There is a 3-to-1 slope and there are piles of debris and dirt. Mr. Dell'Aquila discussed the Worcester Land Trust taking over the property.

Mr. Baker asked about progress of Longley Hill and stated it is long overdue point of finishing. Mr. Dell'Aquila will follow up with the Developer.

Mr. Caruso motioned to adjourn the meeting at 8:03 p.m. and Ms. Naseem seconded; all voted in favor.

Meeting Materials:

Barnard Hill Update dated May (on file in PB Office)

Pine Hill Drive (on file in PB Office)