



# Town of Boylston Planning Board [planning@boylston-ma.gov](mailto:planning@boylston-ma.gov)

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## MEETING MINUTES Monday, May 24, 2021

<b>CHAIRWOMAN:</b>	<b>Kim Ames</b>
<b>MEMBERS PRESENT:</b>	<b>Richard Baker, Assoc. Member, Peter Caruso, Corinna Javier, Homaira Naseem</b>
<b>OTHER ATTENDEES:</b>	<b>Paul Dell'Aquila, Town Planner</b>
<b>MEMBERS ABSENT:</b>	<b>Mark Johnson</b>
<b>RECORDER:</b>	<b>Nina Gardner</b>

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

**Pond View on Main-Public Hearing**-John Grenier of JM Grenier was present on behalf of the applicant, Mike May, who was also present. They are seeking a Special Permit for property located at 313 Main Street to construct a 94,000 square foot warehouse/storage building. The property is 15.53 acres located in the Industrial Park Zoning District.

Mr. Dell'Aquila informed the Board that Mike Andrade thought the Planning Board meeting for this hearing was at the regular meeting, June 7<sup>th</sup>, so he did not have a Peer Review of the Plan ready for this meeting.

Mr. Grenier reviewed the plan with the Board. He described the site which is located to the North of Frito Lay and it has had approvals on the site before for different applications that have come before the Board. Access to the site is gained from the driveway used to gain access to Frito Lay. The only traffic will be tractor trailers loading and unloading. There will be no need for parking, but they are proposing 20 spaces on the southerly side. The rear portion of the property is going to be developed. The proposed plan will be using 2.28 acres and they are using one big pad and in order to do this plan, they will elevate portions of the building.

Mr. Grenier addressed water retention and detention basins. They will bring water in and install sprinklers. The septic will be in the range of a single-family home. They have gone to ConCom for Notice of Intent. They are addressing some of their comments.

Mike May addressed the Board and stated there has been some interest in warehouse space, with some small office space 7000-8000 square feet. The structure will be steel like Frito Lay. They have created a generic use and once those people that have expressed interest and when the applicant has more feedback, they will provide any necessary changes. This is in alignment with what has been approved in the past. Mr. May stated they will wait for comments from Graves. and because they do not have a specific tenant right now, the use will conform to what the Board approves.

Mr. Caruso asked for clarification of a few mislabeled items on the plans and Mr. Grenier confirmed it was just an error. Mr. Baker spoke about prohibited uses. There was a brief discussion regarding that issue and Mr. May ultimately stated they are applying for a conforming use as he did when he first applied and then came back with a changed plan. He had previously permitted this site for office use. They do not have a specific tenant right now, but the use will conform to what the Board approves.

Mr. Dell'Aquila explained they would not be imposing any additional regulations on the permit. No comments have been received from other departments yet. One issue that has been discussed regarding other projects is the communications system used by the Fire and Police. Both Chiefs have concerns with respect to their communication devices. Mr. May will address any issues that may arise. He spoke with Chief Flanagan and they are aware of the zoning regulations. They will do whatever the Chief would like. Mr. Baker would like Mr. Grenier to provide more details on 7.08.B regarding groundwater findings. Mr. Grenier will explain in more detail at the next hearing.

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

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

**Town Planner Update-**Mr. Dell'Aquila informed the Board we had received two applications for Accessory Apartments. These are for garages that are attached to the home, not detached as in the bylaw. Mr. Dell'Aquila is seeking the Board's input as to whether the applicants need to seek a variance from the ZBA or under the provisions of the Bylaw, the Board has the ability to waive certain requirements. He asked if they would be willing to do that. Mr. Dell'Aquila will discuss with the Building Inspector and there may not be a need for a Special Permit.

Mr. Dell'Aquila informed the Board of a program MVP (Municipality Vulnerability Preparedness) Program. He has already secured this for Spencer and is working on it in Upton. He would like to apply for this cycle of grants for Boylston. It is related to climate related issues and the impact they have on the town such as roads. The town may be eligible for additional grants down the road once they are designated by CMRPC. There is an application process which requires letters of support from different departments. Mr. Dell'Aquila will draft a letter for departments to sign in support if the Board agrees. He stated it is a good program for the town to undertake. He will apply and get bonus points for the Board from CMRPC. The letters are due June 1<sup>st</sup>. Ms. Ames will sign for the Planning Board.

Lastly, he mentioned that we will meet via zoom for June 15<sup>th</sup> meeting and there will be more information going forward regarding remote and in person meetings.

Mr. Caruso motioned to adjourn at 7:10. Ms. Naseem seconded; all voted in favor.

**Meeting Materials:**

**Pond View on Main Plan (on file in PB Office)**