



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

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MEETING MINUTES Monday, September 11, 2017

CHAIRMAN: Richard Baker
MEMBERS PRESENT: Kim Ames, William Manter, Homaira Naseem
MEMBERS ABSENT: Judith White
ASSOCIATE MEMBER: Peter Caruso
RECORDER: Nina Gardner

Mr. Baker called the meeting to order at 7:03 p.m. The meeting minutes of August 7, 2017 were reviewed and Mr. Manter motioned to approve as amended. Ms. Naseem seconded; all voted in favor.

Flagg Street Extension-Mark Coakley of the ConCom requested that Graves Engineering inspect the property located at 29 Flagg Street. Graves stated several concerns in their report dated 9/7/17. A copy of the report was sent to John Grenier. Mr. Baker is specifically concerned with bullet items 2 and 3 of the report. GEI has concerns that there are things buried under the right of way and that could lead to destabilization of the right of way over time. It would not be in the best interest of the Town to accept the road unless these issues are corrected. The road is being maintained by the homeowner and if not accepted by the Town, they will be responsible for maintenance and plowing going forward. There was a brief discussion regarding buried construction materials. Mr. Baker drafted a letter to the homeowner with a copy of the report from Graves alerting him to the issues. Mr. Baker requested that the letter be from the Board. Mr. Manter motioned to authorize Mr. Baker to send the letter to Mr. Katz on behalf of the Board. Ms. Ames seconded; all voted in favor.

Tower Hill Discussion-Larry Green from Waterman Design presented changes to the master plan of Tower Hill. They are changing the traffic circulation, increasing parking, and relocating the gatehouse. They are considering a children's garden and are soliciting comments from the Board.

Mr. Manter stated that he and Ms. White and Ms. Naseem attended the open house held at Tower Hill, and the neighbors who attended expressed concerns about increased traffic. A Site Plan Review will be required, and perhaps abutters can be notified. The Building Inspector has not been consulted regarding any plan. Mr. Baker asked about a traffic study and stated the Town would hire a traffic engineer to review the plan.

Mill Road Subdivision-Ron Aspero was present as the applicant with Vito Cologne of Connorstone Engineering. They seek to divide the property into two lots. The power company has an easement, and there are two paper streets. The cul-de-sac has been reduced in size and the pavement width. The driveway enters into the cul-de-sac. Mr. Aspero described the property. There is water service to a hydrant. It will be a private road and is smaller than Redwood Circle. There was discussion regarding the cul-de-sac island and what the Highway Superintendent would prefer. Mr. Aspero will seek the Fire Chief's opinion also. He believes the homeowners would maintain the road. Mr. Baker would prefer to

see an island to a paved cul-de-sac. The Shanahans, who are neighbors, have expressed their concern for privacy, and Mr. Aspero will allow the Shanahans to review the plan before he proceeds. The Board feels the requested waivers are reasonable. An existing hydrant is within 500 feet, and they do not believe another should be required on the short subdivision street. The Fire Chief will be consulted. An 8-inch main could be extended from the existing hydrant. No street lights are proposed. A Public Hearing will be held on October 2nd. There was a discussion regarding fees. Ms. Ames motioned to reduce the project review fee from \$6,000 to \$2,000. Mr. Manter seconded; all voted in favor.

Mile Hill Road-The Weirs were present with Connorstone Engineering to present a plan for their 23 acres of land on Mile Hill Rd. They would like to create an additional lot for Bill Weir's son to build behind his existing home. There is 240 feet of frontage, and they would possibly be considering asking for waivers to use existing driveway as a common driveway and creating a subdivision street. They do not intend to further subdivide. One house would be on 17 acres so it is potentially a hardship. They would seek a waiver of cul-de-sac length. Mr. Weir stated he will not sell property to Sudbury Valley Trustees, but he will keep it as conservation land. His neighbors are in favor of his plan. Mr. Baker would support the waiver if the applicant would allow a condition guaranteeing that the remainder of the land would remain in its natural state, and it would not be further subdivided.

ANR Stiles Road-Vito Cologne of Connorstone presented an application for ANR on behalf of the Reddy's. The plan shows two lots totaling 60,000 square feet. After review, Mr. Manter motioned to approve the ANR on Stiles Road, finding sufficient frontage and square footage for each lot and Parcel A indicated as non-buildable. Ms. Ames seconded; all voted in favor.

Definitions of Two-Family Dwellings-Discussion regarding definitions of two-families, duplexes and multi-families. Town Counsel suggested the Board clarify the definitions. This will not affect current permits that have been issued. Chris Katz, 29 Flagg Street, asked why this wasn't clarified before the Compass Point duplexes were built. Mr. Baker stated any applications submitted before Town Meeting on November 6th will not be affected. Ms. Ames motioned to petition the Selectmen for a warrant article to clarify the definitions as drafted by Town Counsel. Ms. Naseem seconded; all voted in favor.

Zoning Changes -

Senior Residential Development (SRD) Bylaw – The Board discussed reducing the minimum acreage from 10 acres to 8.9. The original intention of the bylaw was to include the Gravel Pit as a potential developable site. The assessor's map showed the property at over 10 acres, but it is actually 8 ¾ acres. Jim Haynes had it surveyed, and has a purchase and sales agreement with the Town on the property. He suggested the acreage requirement be 8.5 acres. Mr. Manter motioned to petition the Selectmen to place an article on the Special Town Meeting warrant to change the minimum SRD lot size from 10 to 8.5 acres. Ms. Naseem seconded; all voted in favor.

The Board discussed proposals to change the maximum density requirement of the SRD bylaw and also to exempt SRD's from inclusionary zoning. Mr. Manter read his draft of proposed changes. The intent is to give the Board full discretion to determine appropriate density on a case-by-case basis and also to give authority to apply conditions requiring infrastructure improvements as appropriate. Mr. Baker stated he was uncomfortable with the proposed changes, but was in favor of putting them before the Town. If the changes were approved at Town Meeting, they could not take effect until affirmative review by the Attorney General. Mr. Caruso questioned the wording of number 2, and the Board discussed further how Mr. Manter's draft language would be added to the existing bylaw.

John Grenier suggested changing the 75-foot setback requirement. He felt it should be flexible and something to be addressed at the special permit public hearings in order to give a project design

flexibility. Mr. Manter motioned to petition the Selectmen to strike Section B (1) b. requiring a 75-foot setback. Ms. Ames seconded; all voted in favor.

The Board discussed inclusionary zoning, and Ms. Ames motioned to petition the Selectmen to make the following change to Section 16 of the Zoning Bylaw: adding the words "except for Senior Residential Developments created by Special Permit." Ms. Naseem seconded; all voted in favor

The Board returned to discussion of SRD density and the exact wording of the zoning articles to be brought forward. After deliberation, it was agreed to add Mr. Manter's draft language to section 5.04.06 of the bylaws. Mr. Manter motioned to petition the Selectmen to place the changes on the Special Town Meeting warrant. Ms. Ames seconded; all voted in favor.

Mr. Baker stated he would have trouble supporting any of the SRD articles except the first one to change the tract size.

29 Flagg Street – Chris Katz discussed the Graves review dated September 7, 2017 regarding his property. He questioned the need for a site visit. Mr. Baker informed him that he authorized the visit. Mr. Katz stated he should have been notified in advance, and in the future, would like to be informed before a site inspection takes place. Mr. Katz is addressing the issues in the Graves report. Mr. Manter stated the inspections are needed to insure the street is constructed to subdivisions standards so that the Board can recommend that the street be accepted by the Town. Mr. Katz stated they are considering keeping the street private and paying for the street light privately. He also stated they will fix everything that is requested of them. Mr. Baker gave Mr. Katz a letter from the Board regarding the Graves Report.

Mr. Manter motioned to adjourn at 9:30 p.m. Ms. Naseem seconded; all voted in favor.

Meeting Materials:

Graves Report Flagg Street dated 9/7/17 (on file in PB Office)

Letter to Mr. Katz from Board dated 9/11/17 (on file in PB Office)

ANR Stiles Road (on file in PB Office)

Mill Road Plan (on file in PB Office)

Mr. Manter's draft of proposed zoning changes (on file in PB Office)