



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

221 Main Street, Boylston MA 01505 ** Telephone (508) 869-6019 ** Fax (508) 869-

Tuesday, July 6, 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

Other Place Pub Site Plan Review-Debbie Szklarz, the owner of the pub is seeking approval for Outdoor Dining. The Town approved the bylaw at Town Meeting and is awaiting approval from the Attorney General's Office. The pub is operating outdoor dining as part of the Governor's order last year that has been extended to April 2022. Ms. Szklarz just wants to get her approval in place now. The Board reviewed the number of parking spaces and handicapped spots the restaurant now has with the Town Planner. The Board briefly discussed the bylaw and the intended approval from the Attorney General's Office. Mr. Johnson motioned to accept the application for the Site Plan for The Other Place Pub and issue a Decision. Ms. Javier seconded; all voted in favor.

ANR/Avery Way-Ron Aspero, Shrewsbury Homes was present seeking a lot line change. He is requesting to move lot line from Lot 3A to create Parcel A. Mr. Dell'Aquila stated the lot is not combined creating Lot A owned by Lot 4. Right now, two houses will be on these lots. Mr. Aspero may construct a two-family in the future. Mr. Caruso motioned to approve the ANR dated 6/29/21 for Avery Way as presented. Ms. Naseem seconded; all voted in favor.

ANR/85 Sewall Street-Seth Liston, Thompson Liston was present with an ANR for this property. The Plan shows a lot line change creating two new lots. Mr. Johnson motioned to approve the ANR for 85 Sewall Street dated July 1, 2021 as presented. Mr. Caruso seconded; all voted in favor.

Barnard Hill Update-Mr. Chegade discussed the precast cap and informed the board the original is no longer available so that milestone of installation was not reached. They need to find different supplier. They have paved the last portion of Barnard Hill. All of Perry Road is sold and done. The topcoat will not be done until all construction on the other phase is complete as this is the only construction road. Mr. Chegade is seeking to have lots released contingent upon Bond being in place and approved by Town Counsel. He is seeking 16 lots to be released. Mr. Johnson motioned to approve the release of lots requested on the application dated July 6, 2021 contingent upon the prerequisite of all paperwork and approved by Town Counsel. Ms. Naseem seconded; all voted in favor.

Summer Star Site Plan/211 Mile Hill Road- Chris VanDenBerghe, Of Outback Engineering presented an application for Site Plan approval to construct a 6-space gravel parking lot off Mile Hill Road. The area would serve trails to be constructed and maintained by Summer Star Wildlife. ConCom approval is not required. Graves Engineering has reviewed and in letter dated July 2, 2021, commented on #5 regarding soil testing. Mr. VanDenBerghe stated he has no issue with responding to Graves comments.

Mr. Dell' Aquila stated he had reached out to Department Heads for comments on the plan. The Light Department and Fire Department have no comments and Chief Sahagian would like to know if a gate will be installed like at the sanctuary. They will install a gate. Mr. Dell' Aquila will discuss a peer review fee later in the meeting. Mr. Johnson motioned to continue the public hearing until August 2, 2021 at 6:30 p.m. Ms. Naseem seconded; all voted in favor.

Pine Hill Drive Public Hearing Continued-Larry Beals was present on behalf of the applicant along with other members of his team. They believe they have resolved all issues commented in Graves Review dated June 15th. They are waiting for the traffic review from WSP. Mr. Beals informed the Board they would like to receive approval at the August meeting so they can order steel for the project. Comments from Departments were the same as mentioned previously regarding communication within the building for Fire and Police. The applicant will spend time with the Fire Department to review any issues. A representative of Honematic mentioned the nature of their machinery being sensitive to blasting and asked they be informed to schedules of blasting. That will be noted in the approval conditions. This property is currently under Chapter 61A protection and the applicant will have to follow procedure with the Selectmen for removing that designation before the project commence construction. The property will be valued at a different rate. Mr. Beals stated they will have a pre-blast survey and will work with abutters. There was a brief discussion of approving with contingencies. Mr. Caruso motioned to continue the public hearing for the Distribution Center until Monday, August 2 at 6:30 p.m. Ms. Javier seconded; all voted in favor. It was mentioned that the Town, who had first right of refusal to purchase the property in this application, chose not to.

313 Main Street-Public Hearing Continued-The applicant, nor his engineer were not present for this meeting. The Board discussed how to handle going forward. The applicant could withdraw without prejudice. Mr. Johnson motioned to continue the public hearing until Monday, August 2, 2021 at 6:30 p.m. Mr. Caruso seconded; all voted in favor.

8 Gulf Street-Public Hearing Continued-The applicant has requested a continuation of this hearing. Mr. Johnson motioned to continue the public hearing until Monday, August 2, 2021 at 6:30 p.m.

160 Shrewsbury Street-Public Hearing Continued-Brittany Gesner, VHB, reviewed the project again with the Board, pointing out access roads and location of buildings. As previously explained, the applicant is seeking to build two separate buildings, to be used as warehouse/light manufacturing; one by Rand Whitney to manufacture cardboard and the other building will be rented. Ms. Gesner gave a brief history of the property and the previous attempt to construct buildings. The applicant will make sure the rental building meets all the requirements of the

approval. They would like the Board to approve both buildings totaling 680,400 square feet on the 61-acre site. The majority of the property is located in FBD, with some in Route 140 business. They have an easement through Fuller RV. They will be seeking a few waivers such as use as Distribution Center, Building Height up to 50 feet. Also, on some landscaping requirements. They cannot have open space in the front due to the easement with Fuller.

Vinod Kalikuri, traffic consultant for VHB present traffic plan. All traffic can be accommodated by the traffic signal at Pine Hill Drive. The trucks will be headed to Route 290 and drivers will be directed to the light at Pine Hill Drive. Signage will be discussed with Fed Ex and perhaps a joint sign will be used. They will have a small, monument sign. They will check the sign bylaw, per Mr. Dell' Aquila's suggestion.

Seth and Emile Ridinger, 106 Shrewsbury Street, expressed concern in a letter, regarding disruption to their property and asked for a landscaped earthen berm 15-20 feet high facing any residential property. There is a bylaw requirement for buffering. Nick Smith, CEO/President with Rand-Whitney will work with the Ridingers. Mark Barakian, Light Department requested the applicant add a new pole on the left. The Board briefly discussed slopes and guardrails, which will be along the road. There will be 465 parking spaces and 150 employees. The roofs are being designed for solar panels. Tim Sheasgreen, 203 Sewall, asked about the river and he was informed no work will take place within 100 feet. William Manter, 179 Main Street, asked about the calculation of Earth to be removed from the site. The applicant may need police detail at some point during the earth removal process which they will do. Steve Christie, LEI, 200 Shrewsbury Street, asked about the traffic light being improved and stated vehicles are traveling very fast on that stretch of road.

Mr. Johnson motioned to continue the public hearing until August 2, 2021 at 6:30 p.m. and Ms. Naseem seconded; all voted in favor.

Mr. Caruso motioned to approve the meeting minutes of June 15, 2021 as amended and Ms. Naseem seconded; all voted in favor.

80 Shrewsbury Street-Matt Mecum of Crest Technologies has requested the Board to sign off on his application to change the existing sign and issue special permit. Upon Mr. Baker's advice, Mr. Caruso motioned to approve the change in sign and that it is a pre-existing, non-conforming change and no more detrimental than the original sign and Ms. Naseem seconded; all voted in favor.

Town Planner Report-Mr. Dell'Aquila informed the Board about the Rapid Response to Covid meeting that will be taking place on Thursday virtually hosted by CMRPC. He mentioned there are issues to be discussed with Compass Pointe. Pine Street Extension is going to file for approval of the road by the Town in the Spring and Graves Engineering will be reviewing. There is no bond in place for this project. Greater Worcester Land Trust will work to stabilize Camp Harrington with Mr. Ricciardi. Mr. Dell'Aquila will ask Mr. Ricciardi to come to the September meeting.

Some of the issues with Compass Pointe were discussed and one of them is the approval has expired and the board could potentially rescind the original approval. Both Compass and Pine Street Developers should attend a future meeting to discuss some of the issues.

Mr. Dell' Aquila will send correspondence to Town Counsel for a timeline for Compass and Pine Street.

Mr. Johnson motioned to adjourn at 9:20 p.m. and seconded by Ms. Naseem; all voted in favor.

Meeting Materials:

Other Place Pub application (on file in PB Office)

ANR Avery Way, Sewall Street (on file in PB Office)

Release of Covenant Barnard Hill dated July 6, 2021 (on file in PB Office)

Site Plan Application 211 Mile Hill (on file in PB Office)

Town Planner Report (on file in PB Office)