



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

### **Monday, August 2, 2021**

<b>CHAIRWOMAN:</b>	<b>Kim Ames</b>
<b>MEMBERS PRESENT:</b>	<b>Richard Baker, Assoc. Member, Peter Caruso, Corinna Javier, Homaira Naseem, Mark Johnson</b>
<b>OTHER ATTENDEES:</b>	<b>Paul Dell'Aquila, Town Planner</b>
<b>MEMBERS ABSENT:</b>	<b>None</b>
<b>RECORDER:</b>	<b>Nina Gardner</b>

Ms. Ames called the meeting to order 6:30 p.m.

#### **Barnard Hill Update**

Mr. Chegade did not have any updates, but applied for the release of Covenant for 16 Lots. The Board can sign conditionally and once all paperwork required by Town Counsel is received the Covenant can be released.

#### **Pine Hill Drive/Public Hearing Continued**

Larry Beals was present and recapped the project for the Board. He discussed wetland issues and Graves review for ConCom. Kevin Solli, traffic engineer stated they would piggyback off the extensive traffic report done by Fed Ex. There was discussion regarding the efficiency of the traffic light to handle all of the traffic. Mr. Solli stated they have studied it and it is sufficient. All traffic goes to and from Route 290. Mr. Dell'Aquila stated all concerns have been addressed by peer review. The applicant would have requested the hearing close and the Board work on a Decision at the next meeting. They are seeking a waiver for the dumpster and parking in front just as Fed Ex did. Mark Antilla, 46B Compass raised concern about the positioning of the traffic light and Mr. Solli stated the State requirements have a range, but he will look at the lineup. Greg Cussimani, 222 Shrewsbury Street, raised concern regarding blasting, which was addressed at the previous meeting. Matthew Costa, of Beals, stated it will be mostly chipping, but they will do a pre-blast survey with abutters and will work with abutters to a blasting schedule. Mr. Dell'Aquila noted that advance notification of blasting can be a condition of the Decision, which was acceptable to the applicant. The Fire Department issues permits and oversees any blasting that takes place.

Mr. Johnson motioned to close the public hearing for Pine Hill Drive and Mr. Caruso seconded; all voted in favor by roll call vote:

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

Ms. Ames-yes

There was a discussion regarding writing a draft of the decision for the next meeting and the applicant providing a timeline and wording for a draft decision.

Waivers for this project were discussed and the dumpster screen should not be necessary as the dumpster are out of sight in the back and the parking is in front of the building.

Mr. Johnson motioned to accept the waivers requested as discussed. Mr. Caruso seconded; all voted in favor by roll call vote:

Mr. Johnson-yes

Ms. Javier-yes

Mr. Caruso-yes

Ms. Naseem-yes

Ms. Ames-yes

### **Summer Star Wildlife/211 Mile Hill Road**

Jeffrey Youngquist from Outback Engineering was present and informed the Board that all issues have been addressed for the Site Plan to be approved for parking. Snow storage and culverts on Mile Hill were briefly mentioned. Ms. Javier motioned to approve the Site Plan and Mr. Caruso seconded; all voted in favor by roll call vote:

Mr. Johnson-yes

Ms. Javier-yes

Mr. Caruso-yes

Ms. Naseem-yes

Ms. Ames-yes

Mr. Dell'Aquila will prepare a draft decision for Ms. Ames to sign.

### **160 Shrewsbury Street/Public Hearing Continued**

Brittany Gesner of VHB was present along with Vinod Kalikiri and Ted Fire of Route 140 LLC. Also present was Nick Smith of Rand Whitney. There will be two access points to and from the property. Graves Review of July 30<sup>th</sup> four comments can be addressed by adding a note to the plan in preparing final response.

The dumpster and screening were discussed, and the applicant stated they have two for Building 1 and two for Building 2. They are not visible from the street. Graves has deferred the decision to waiver this to the Planning Board. All other comments have been addressed and should be closed out.

The applicant will meet with ConCom on August 16<sup>th</sup>. The Board of Health at minor comments and they are revising the Septic Plan. The Earth Removal Board has issued a permit dated

September 1, 2021 to commence gravel removal. The applicant would like to occupy the building by December, 2022.

Vinode Kalikuri of VHB discussed the traffic review and stated they reviewed the Pine Hill drive study from WSP and are using that for 160 Shrewsbury Street also. A brief mention of signage for the access road took place. The applicant will discuss signage at Pine Hill Drive with Fed Ex.

Seth Ridinger, 106 Shrewsbury Street, asked if a Sound Engineer would be consulted and have a report before the September meeting. There are approximately 100 employees split over two shifts.

Mr. Johnson motioned to continue the public hearing until September 13, 2021 at 6:30 p.m. Mr. Caruso seconded; all voted in favor by roll call vote:

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

### **500 Main Street**

Patrick Healy was present on behalf of the applicants with an application for a Preliminary 2 lot Subdivision Plan. They had previously come before the Board to discuss this project. They are seeking waivers for the following subdivision regulations:

**Section 5.22:**

Waive request on tree location more than 3 feet from the right of way and

**Section 6 & 7:**

Waive physical roadway improvements.

The Board could vote on the preliminary plan noting the waivers. This project is similar to Lucas Lane. They are creating a new lot out of the original, but the existing lot will still be conforming. This will be a paper street and will be kept private. The driveway will be a single car width. The Board has three options: approve with modifications, approve within 60 days and disapprove. The proposed name of the Street is Honey Bee Lane.

Mr. Caruso motioned to approve the Preliminary Subdivision Plan as submitted and grant the waivers as requested. Ms. Naseem seconded; all voted in favor by roll call vote:

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

They will return in either September or October with the Definitive Plans.

### **8 Gulf Street Public Hearing Continued**

John Grenier was present on behalf of the applicant, Boylston CP, LLC. Mr. Grenier referred to Graves Review dated July 19, 2021. He responded to the comments in his letter, dated July 19, 2021. He reviewed with the Board. The size of the units were mentioned, some will finish basements. This project is subject to the Inclusionary Housing bylaw and the Developer will adhere to that bylaw. Two units will be affordable. This development will be an over 55 and will have a common septic. The Board is awaiting information from WSP regarding traffic and comments from Graves. Mr. Baker asked about any amenities that the developer was planning on providing that are not shown on the plan. Mr. and Mrs. DeCastro, 21 Gulf Street asked about the density of the property. Mr. Grenier talked about parking and stated there will be 10 visitor parking spaces. He stated the site cannot really be seen from the Street.

Joe McGrath, 5 Rachel Road, mentioned stabilization of the lots and getting detailed requirements post construction.

Mr. Baker mentioned perhaps asking Graves for Bonding to include site restoration.

Mr. Caruso motioned to continue the public hearing until Monday, September 13, 2021 at 6:30 p.m. Ms. Javier seconded; all voted in favor.

### **313 Main Street Public Hearing Continued**

The applicant is proposing a 94,000 square foot commercial warehouse building with a small office area. They are seeking a waiver request from Section 10.03.5.5 of the Zoning Bylaw requiring submittal of architectural plans a letter stating that the applicant would be fully complete within 12 months of breaking ground. It will be primarily shipping. Mike May, the applicant, was present and spoke to the Board regarding the original proposal for the site and now the new refiling. Once Mr. May knows who the tenant will be, he will inform the Board and if there any conditions imposed due to the nature of the business, that would be agreeable. Chief Flanagan had no new comments. Mark Barakian, Light Department discussed the existing light transformer and recommended leaving it in place. Mr. May agreed. Graves review dated June 9, 2021 had 28 items. J M Grenier, on behalf of the applicant submitted updated plans on July 21<sup>st</sup>. The Board is awaiting a review from Graves of that response, but thus far, there are no red flags.

Mr. Baker requested the following items be addressed for the Wellhead Protection Special Permit:

1. Downgradient Groundwater Quality
2. Minimal Soil Disturbance
3. Stormwater Treatment
4. Groundwater recharge

Mr. Grenier will provide a list per Mr. Baker's request.

Mr. Johnson motioned to continue the public hearing until Monday, September 13, 2021 at 6:30 p.m. Ms. Naseem seconded; all voted in favor by roll call vote:

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

### **ANR – Cross Street/Cyprian Keyes**

The applicant is seeking to create two new lots. The plan complies with standards for submittal and there are no deficiencies. After review, Mr. Johnson motioned to approve the ANR for Cyprian Keys as presented and Ms. Naseem seconded; all voted in favor by roll call vote:

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

### **Town Planner's Report**

Joe McGrath, of the ConCom Board is very concerned about Compass Pointe and has requested a joint meeting with the Planning Board to discuss Bonds and steps they want to take with this project. There was a brief discussion regarding the HOA with Mark Antilla, 46 Compass Circle, and Joe McGrath. Mr. Baker stated the maintenance trust is recorded, but would like a letter telling the residents to set up HOA from the Developer. Mr. Dell'Aquila will consult with Town Counsel regarding a joint meeting with ConCom and what authority the Boards may have. There was mention of Order of Conditions. Joe McGrath mentioned the stormwater bylaw will be sent once it is received from state since revision and they will send a copy to the Planning Board.

**Mr. Caruso motioned to adjourn at 9:23 p.m. and Mr. Johnson seconded; all voted in favor.**

### **Meeting Materials**

ANR Cyprian dated July 26, 2021 (on file in PB Office)  
Town Planner Report (on file in PB Office)  
Barnard Hill Covenant Release Application (on file in PB Office)  
313 Main Street letter JM Grenier dated July 14, 2021 (on file in PB Office)  
8 Gulf Street letter JM Grenier dated July 19, 2021 & letter from Mr. & Mrs. DeCastro (on file in PB Office)  
500 Main Street Preliminary Subdivision Plan Thompson-Liston dated July 14, 2021 (on file in PB Office)  
211 Mile Hill letter Outback Engineering dated July 27, 2021 (on file in PB Office)  
WSP letter dated July 22, 2021 160 Shrewsbury Street (on file in PB Office)  
Graves review #2 dated July 30, 2021 160 Shrewsbury Street (on file in PB Office)

Letter Seth & Emile Ridinger dated August 2, 2021 (on file in PB Office)  
Letter Beverly Fletcher dated August 2, 2021 (on file in PB Office)  
VHB letter dated July 22, 2021 160 Shrewsbury Street (on file in PB Office)  
Solli Engineering letter dated July 22, 2021 Pine Hill (on file in PB Office)  
Beals letters dated July 6, 26, 28 2021 Pine Hill (on file in PB Office)  
Graves review #3 & 4 Pine Hill dated July 26 & 30, 2021 (on file in PB Office)  
WSP letter dated August 2, 2021 Pine Hill (on file in PB Office)