



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

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

## MEETING MINUTES Thursday, April 28, 2022

<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** – Rich Chehade was present and gave an update on the project. Now that the weather is good, they will be putting caps on and cleaning up Perry Road. They will be putting in grass strips by June for the rest of Perry Road.

Mr. Chehade has requested release of Lots 44 & 45. He stated that it was an oversight that they were not requested for release when the other lots were recently released. Ms. Ames discussed retention pond and Mr. Chehade informed the Board that he is on a waiting list from Cultec.

James Tetreault, of Azimuth, on behalf of Barnard Hill, was present to discuss a proposed “Phase 3” of this development. He requested that the Developer should be able to apply for a Definitive Plan and skip the preliminary plan process. They are planning to go from Lot 25 on the south and connect northward to Cobblestone Way. There are no wetlands. They will be adding an additional 14 lots. Originally, adding these lots was an issue for MEPA because of the increase to the traffic at the intersection. That is no longer an issue since Fed Ex installed the traffic light.

After a brief discussion, Mr. Dell'Aquila agreed with Mr. Tetreault's assessment of the situation regarding skipping a preliminary plan. He feels not much would be gained by doing Preliminary. There are no red flags, so he feels it is ok to proceed with Definitive Plan. Mr. Chehade will keep Mr. Dell'Aquila up to date with anything from MEPA. Graves Engineering will be looking at drainage on Hunt Circle. Mr. Chehade would like to have infrastructure completed; i.e., sidewalks, berm, and trees by summer., and he will ask for a Bond Reduction.

Farooq Ansari, Developer of Longley Hill, was present and stated he was an abutter to the Barnard Hill Phase 3 property. He claimed that if Mr. Chehade gets approval, it will land lock his abutting parcel and he is entitled to access to his property. Mr. Chehade and Mr. Ansari will meet to discuss this matter.

The Board continued to discuss the lot releases. Town Counsel rewrote the language on the release. Mr. Johnson motioned to approve the release of Lots 44 and 45 for Barnard Hill Estates. Mr. Caruso seconded; all voted in favor.

**321 Cross Street** – Patrick Healy was present on behalf of the applicant. They are working on the path for the golfers from the parking lot. There is a 24' x 16' paved space also. They made slight change to the existing Site Plan. Mr. Healy requested the Board approve this change as a de minimis change without a public hearing.

Ms. Javier motioned to approve the Site Plan dated 1/21/22 as a de minimis change. Mr. Caruso seconded; all voted in favor.

Mr. Dell'Aquila will send a letter to the Building Inspector informing him of this change to the Plan.

**Longley Hill Road Acceptance** – Farooq Ansari was present to discuss road acceptance of Longley Hill at the upcoming Town Meeting. Mr. Ansari stated the road is 100% done from an acceptance standpoint. There are a few items for ConCom that need to be completed. Mr. Dell'Aquila stated that there was a placeholder on the warrant for this article. The Planning Board has not received any correspondence from Graves Engineering stating that there are no outstanding issues. The Selectmen have stated they will not support the layout if Planning Board and ConCom did not agree that items were taken care of. Mr. Ansari may come back for a Bond Reduction and will keep the process ongoing with Graves Engineering.

The Board informed Mr. Ansari they would not be able to present this article and support at Town Meeting due to the lack of information from Graves. Mr. Ansari briefly discussed boulders and trees are ok where they are placed. He cannot move the boulders.

**Public Hearing-Accessory Apartment Bylaw** – Mr. Dell'Aquila presented a draft of a new definition of the Accessory Apartment bylaw based on conversations with the Building Inspector. The current Bylaw only provides for detached structures to be built as an accessory apartment. The change would allow either attached or detached structures to be built. It would give the Building Inspector a chance to review either option. The Board discussed the draft briefly and felt it was unclear and needed more time to review. They will pass over this article at Town meeting.

Mr. Johnson motioned to close the public hearing and Mr. Caruso seconded; all voted in favor.

Mr. Caruso motioned to pass over the warrant article amendment at town meeting regarding accessory apartments. Ms. Naseem seconded; all voted in favor.

**Public Hearing-100 Pine Hill/ Fed Ex Sign** – Marie Mercier of Sign Design was present on behalf of the applicant. They are seeking to install a 12'x 7' electronic reader board sign located on the corner of 100 Pine Hill Drive and Shrewsbury Street. The Board discussed some restrictions and conditions that may be placed in the approval. The Board reviewed conditions such as brightness and used the Decisions from LEI and Clinton Savings Bank to review the criteria with Ms. Mercier.

Mr. Johnson motioned to close the public hearing and Mr. Caruso seconded; all voted in favor

Mr. Johnson motioned to approve the application for the Fed Ex sign and that it be concurrent with the conditions noted in the Decision for LEI and Clinton Savings Bank. Mr. Caruso seconded; all voted in favor. The distance from the street for sign placement is 20 feet. The Board is comfortable with that setback.

**160 Shrewsbury Street** – Kyle Merkosky was present on behalf of the Kraft Group to discuss a 6-foot fence. The sound wall is under review at this time with the Building Inspector. This 6-foot fence would be a slight deviation from the Board's prior approval. It would help buffer the abutting property. Mr. Merkosky has discussed the fence with Mr. Ridinger, 106 Shrewsbury Street.

Mr. Johnson motioned to accept the submitted change at 160 Shrewsbury Street for the fence plan and sound barrier. Mr. Caruso seconded; all voted in favor.

**Trailside Apartments** – Steven Venincasa, the Developer, was present to give the Board an overview of the project, which is before the Zoning Board of Appeals. It is a 40B/LIP project that will have 67 units. There will be separate garage units for rent by tenants. The ZBA has been reviewing traffic issues and the waivers that have been requested. After this is built, the Town will receive 100 percent credit for all the units towards the subsidized housing inventory (SHI). There is also a parcel of land that will be separated via ANR to be used for commercial uses in the future.

There was brief discussion about the landscaping and garages. The traffic is a concern. The Developer has an agreement with the Town to contribute an amount of funds to be used at the discretion of the town pertaining to this project. Mr. Dell'Aquila will share the Planning Board's discussion with the ZBA. Mr. Dell'Aquila noted that the town has applied for a grant from MassDOT which would be used for road and pedestrian improvements in the project area. Mr. Venincasa informed the Board that Millbury received a million-dollar MassWorks grant for his recent project in that Town. The ZBA would like comments from the Planning Board. Seth Ridinger, 106 Shrewsbury Street, present as a resident, not Selectmen, stated he wants to be sure the Board is sensitive to the abutters and buffering his property with earth berm is his preference. Mr. Venincasa is looking into that.

**Town Planner Report** – Mr. Dell'Aquila noted he is still working with the Master Plan Steering Committee on the Master Plan, which is entering a draft phase.

He reported that ConCom is not pleased with the progress at Compass Pointe, and they may send a letter to Developer with a due date to respond to Town Counsel and they may explore bond issues. One of the issues is Order of Conditions and conveyance of open space lots. Plowing of private developments was discussed briefly.

Mr. Dell'Aquila informed the Board that 8 Gulf had an appeal hearing and the Board may need to hold an Executive Session to discuss the status.

Mr. Baker spoke briefly about the Town Meeting and a few warrant articles.

Mr. Dell'Aquila informed the Board he attended the groundbreaking of Rand Whitney project.

The Board reviewed minutes of February 7, 2022. Mr. Caruso motioned to approve, and Ms. Javier seconded; all voted in favor. Ms. Naseem and Mr. Johnson abstained.

Mr. Johnson motioned to adjourn at 8:55 p.m. and Ms. Javier seconded; all voted in favor.

**Meeting Materials:**

Barnard Hill Lot release (on file in PB Office)

321 Cross Plan (on file in PB Office)

Trailside Apartments Plan (on file in PB Office)

100 Pine Hill sign application (on file in PB Office)

Longley Hill Plan (on file in PB Office)

160 Shrewsbury Street fence plans (on file in PB Office)