



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

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MEETING MINUTES Monday, March 2, 2020

CHAIRMAN: William Manter,
MEMBERS PRESENT: Richard Baker, Assoc. Member, Peter Caruso,
Corinna Javier, Homaira Naseem
MEMBERS ABSENT: Judith White
RECORDER: Recorded **DRAFT**

Mr. Manter called the meeting to order at 6:30 p.m. The Board reviewed the meeting minutes of February 3, 2020. Mr. Caruso motioned to approve the minutes as amended. Ms. Naseem seconded; all voted in favor.

WSP Discussion- Mr. Baker received scope of traffic study today. He contacted Town Administrator to ask what Selectmen have done regarding intersection. The reply was a bit dissatisfying. The Selectmen have had preliminary discussion with a developer of land across from Butler Dearden to build a friendly 40B. With regards to procedure, the Town submitted the plans for the intersections to the developer with the idea that the Developer would either make the improvements or negotiate an amount to pay towards the improvements.

There was a brief discussion regarding conversation with Town Administrator. She would like grant money to be used to prepare bid documents for the current traffic study in anticipation of work being done. The intersection improvements will not be on the Town Warrant. Mr. Baker stated that WSP will take 72-unit apartments into consideration in their report and what those additional units will trigger. The developer will have to do their own traffic study and peer review. We may meet the requirements again for a new grant. Mr. Baker would prefer not to use the funds for a new traffic design in anticipation of the new 72 units. WSP can do a new scope within a week for North and South Sewall for \$3,500. The Board discussed not approving funds to be spent until Town Counsel is consulted and Board of Selectmen make their decision on what they are recommending. Approval can be made at a later meeting by the Board for request to WSP. No action will be taken at this meeting regarding future scope plans. Mr. Manter will contact Town Counsel tomorrow. A friendly 40B will need to go to the ZBA. There was further discussion regarding what the developer will have to do and contacting Town Counsel. Mr. Baker is concerned that the developer may accept what the Town has already proposed and not do his own impact traffic study.

313 Main Street-Jim Ricciardi was present to discuss conceptual plans for this property. This property was previously approved for Turf Links and Phoenix Communications. Mr. Ricciardi would like to put his business at this location. This would include offices. His business is construction. This site would be used for and garaging vehicles and he would grade site to use for storage. He currently leases space on 140 and would like to bring those vehicles to the site. He would also move from property in Worcester downtown area to this site as well. This is Industrial zoned land. The Building Inspector stated that Site Plan review was required, but he was not ready in time. Well head zone will require a Special Permit as well and both would be with Planning Board. Stormwater Control would have to be approved by ConCom. The entrance to the property is at Frito Lay. There was a discussion regarding the process if a Special Permit is required. Right now, the Building Inspector has stated that just a Site Plan is required. Once application is received, the Planning Board will notify other departments. Mr. Ricciardi will contact ConCom at the same time. He will confirm with the Inspector and contact Ms. Gardner to apply for Site Plan.

Heywood Street-Residents have contacted Mr. Manter regarding property on Heywood Street. There is property for sale and zoned residential. There are two parcels of land listed for sale. Letter from resident Haniyay concerning this listing would be interfering in her front yard. There is no access to the listed property and would not meet requirements for ANR. There is no fill to this property – it just drops off between Katz and Phillips residence. Chris Katz, Flagg Street, stated they put in a cul de sac because they were told they could not connect Heywood to Flagg Street to get rid of two dead end roads. The neighbors paid to pave the road and that was done on their own. Frontage has to be real not illusionary for ANR. The last lot barely meets those requirements. The Board cannot prohibit someone from building on a lot if it is already a lot. Chris Katz pointed out why he could not use his portion of Heywood could not be used and these lots could be used. There was a brief discussion regarding the Katz plan when they came before the board. The first plan was to connect Heywood to Flagg Street and the Board would not allow that. Improvements would have to have been met to subdivision standards to make it a public street to connect to Flagg. Also, because it is a private road, the Katz would not have been able to widen to bring up to Subdivision standards. The Board has not been asked to approve or make any judgement on this property. No action is being taken by the Board.

There was a brief discussion regarding Worcester Sand and Earth Removal Board permit requirements. Mr. Manter asked the Board to just take a look at the property to be aware of it at the last house. There was a brief discussion regarding the approval of the one lot subdivision on Flagg Street.

Mr. Caruso motioned to adjourn at 7:30 p.m. Ms. Javier seconded; all voted in favor.

Meeting Materials

Email from Heywood Street (on file in PB Office)