



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

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MEETING MINUTES

Monday, July 11, 2022

CHAIR:	Kim Ames
MEMBERS PRESENT:	Richard Baker, Associate Member, Peter Caruso, Corinna Javier, Homaira Naseem
OTHER ATTENDEES:	Paul Dell'Aquila, Town Planner David McCay, Town Counsel
MEMBERS ABSENT:	Mark Johnson
RECORDER:	Nina Gardner

Ms. Ames called the meeting to order 6:36 p.m.

Barnard Hill – Rich Chehade was present to give an update. They are putting up fencing in proper places and cleaning up property. He will speak with Developer of Parcel K to get status on installation of a berm. Mr. Chehade stated they will complete Barnard Hill Road in about two weeks. The sidewalks will not be done beyond station 1500.

Mr. Chehade discussed lot releases with the Board. He is seeking to have Lots 31 & 32 released. They were inadvertently omitted from the last lot release request. A paved binder was put down without observation by Graves Engineering. They have since completed Destructive Testing. Graves Engineering gave a few options for the developer as to what could be done with the Bond. Lots 31 and 32 are not bonded. The intent was to include Lots 31 and 32 in the last Bond. First Bond is \$800,000, and Phase 3 Bond is \$1,170,000 per Graves' estimates for Bonds 1 and 2. New bonding is needed to account for a difference of \$46,000. Town Counsel has advised that you cannot take from one bond and apply to a different bond. Bond for Phase 3 can either get revised to include Lots 31 and 32 or do a separate bond for those two lots. Mr. Chehade will discuss with his Bond Company. The Board briefly discussed Phase 4 bonding. If Bond company can change language to include lots 31 and 32 that would be okay. If not, Mr. Chehade will get a new bond.

The Board will authorize the release and request Town Counsel to provide paperwork. Once the Bond is in place, a Board member can sign the release. Ms. Naseem motioned to proceed and approve the release of lots 31 and 32 contingent upon binding per Town Counsel review. Mr. Caruso seconded; all voted in favor. Ms. Javier motioned to authorize the Chair or Clerk to sign the release. Ms. Naseem seconded; all voted in favor.

Town Planner Report – Master Plan process with CMRPC is winding down in a few months. The Master Plan may include some zoning changes. Hopefully, the Board can discuss zoning change recommendations in the Master Plan such as Accessory Apartments and Low Impact Design (LID) in the Fall.

The meeting minutes of June 6, 2022 were reviewed. Executive Session minutes must be reviewed in Executive Session. Mr. Caruso motioned to approve the minutes of June 6, 2022 and Ms. Naseem seconded; all voted in favor.

There was a discussion regarding recording of the meeting. The cable company will edit the executive session from the recording and Ms. Gardner will confirm that with them.

Ms. Ames read notification pertaining to entering Executive Session. Motion by Mr. Caruso to adjourn regular meeting and enter Executive Session and not return to public meeting. Ms. Naseem seconded. A roll call vote was taken:

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

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