



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

Monday, September 12, 2022

CHAIR: Kim Ames
MEMBERS PRESENT: Peter Caruso, Corinna Javier, Homaira Naseem,
Mark Johnson
MEMBERS ABSENT: Paul Dell'Aquila, town Planner, Richard Baker, Assoc.
Member
RECORDER: Nina Gardner

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

Barnard Hill - Rich Chehade was present to give an update. The sidewalks will be done on the remainder of Perry Road in two weeks. There will be an overall clean up from the top of Perry Road. The detention basin is under construction. The Fire Chief stated for now to raise the fire hydrants up to grade. Mr. Chehade stated he will replenish the 53G account on Tuesday. All utilities are in. The remainder of cable will be installed Friday.

There are three Bonds in place currently. Mr. Chehade is seeking release of two additional lots that were inadvertently left off the last release. Mr. Caruso motioned to release the final two lots, Lots 31 and 32 and authorize the Clerk to sign. Ms. Javier seconded; all voted in favor.

Diamond Hill - Preliminary Plan – Patrick Healy of Thompson Liston was present on behalf of the applicant. He presented a two-lot subdivision plan for 22 Diamond Hill Ave. The property is 29 acres. The road will be a private way. The new portion will be maintained by the homeowners. They are proposing a common driveway. They intend to pave the first 250 feet then each driveway. The Board had some concerns. Mr. Caruso motioned to have the Board further review the plan and continue discussion until October 3, 2022 pending various departments input as well as peer review. Ms. Naseem seconded; all voted in favor.

313 Main Street - Pondview on Main – Mike May was present on his own behalf for this project. The original driveway to Frito Lay had easements granted by the Polito family. Frito Lay was required to provide power to 313 Main and they put the transformer in the middle of the driveway. They have now moved the transformer about 50 feet over and that took several months which resulted in delay of the project. The new plan was designed for safety and will now bring traffic around a loop. The new plan reflects an additional 6,000 feet. Mr. May feels the change is a diminous change. The Board would like Graves to review the new plan and paving. Mr. Caruso expressed concern about having the stormwater management system reviewed again.

Mr. Caruso motioned for Graves to review the new plan and the Board will sign. Ms. Javier seconded; all voted in favor. Ms. Gardner will check the balance of the 53G account and advise Mr. May.

Pine Street Extension – Mr. Ricciardi was present to discuss moving forward with approval of the road at Town Meeting. The Board reviewed letter regarding tree placement. The residents requested trees be placed in their yards, not along the street. Steve Mero stated to Mr. Ricciardi not to place “no parking” signs along the street. The Board requested a letter from Mr. Mero be submitted stating that. The Board also requested a letter be submitted from Mr. Barakian stating only two streetlights are required. There are still housekeeping items to be reviewed. Mr. Ricciardi has asked for waivers for pins, trees and fence.

Ms. Naseem motioned to approve the waiver of the fence based on page Mr. Ricciardi showed the Board. Mr. Caruso seconded; all voted in favor. Ms. Naseem motioned to approve the waiver of Additional trees and Mr. Caruso seconded; all voted in favor. Ms. Naseem motioned to approve the waiver of iron pins for rear property because they are located in the wetlands. Mr. Caruso seconded; all voted in favor. Mr. Caruso motioned to approve the waiver request for “no parking” signs pending letter from Mr. Mero. Mr. Johnson seconded; all voted in favor. Mr. Johnson motioned to approve the waiver for two streetlights pending letter from Mr. Barakian and Mr. Caruso seconded; all voted in favor.

Mr. Healy requested the Board to issue an amount for a Special Permit Fee for Keith’s Music. The Board agreed upon \$500.00.

Ms. Ames overlooked a complaint regarding the fence at Pine Street Extension that was sent to the Board of Selectmen. There was a letter from the Town Planner and a response from Mr. Ricciardi. The Board discussed the oversight and Mr. Caruso motioned to rescind the previous approval of the waiver for the fence until the complaint is resolved. Ms. Javier seconded; all voted in favor.

The Board discussed an unpaid invoice from WSP for 8 Gulf Street. Mr. Caruso motioned to approve the WSP invoice for \$1,000 to be paid from the Planning Board Revolving Account. Mr. Johnson seconded; all voted in favor.

Mr. Johnson motioned to adjourn the meeting at 8:20 p.m. Ms. Ames seconded; all voted in favor.

Meeting Materials:

Plan for 22 Diamond Hill Ave (on file in PB Office)
Complaint letter Pine Street Extension (on file in PB Office)
Email from Town Planner Pine Street Extension (on file in PB Office)
313 Main new plan (on file in PB Office)