



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

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MEETING MINUTES Monday, October 3, 2022

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

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

The Board reviewed the minutes from September 12, 2022. Mr. Johnson motioned to approve and Ms. Naseem seconded; all voted in favor.

Pine Street Extension - A complaint was received from Mr. Marden, a resident of Pine Street on July 20, 2022. The complaint was in regard to fencing around the detention basin and the concern for safety. Based on the depth and soil conditions of the basin, the Conservation Commission approved a waiver at their May 15, 2017 meeting to allow a 3' high split rail wood fence on the east side of the basin. Mr. Dell'Aquila advised the Board not to vote on any road acceptance for Pine Street Extension too soon before Town Meeting in case things happen over the winter to the road. The Highway Superintendent submitted a letter stating he did not want signs placed in the street. Mr. Dell'Aquila will respond to Mr. Marden and advise him to contact the Conservation Commission because it falls under the Stormwater Permit.

22 Diamond Hill - Patrick Healy of Thompson Liston was present, along with the applicants. Mr. Healy addressed Graves Engineering Review #1, dated 9/26/22. Mr. Healy reviewed an updated waiver list in response to the review. Mr. Healy reviewed the plan with the Board and they discussed the common driveway. He stated they are not seeking a waiver because they would like to construct the common driveway with an 18-foot-wide pavement section and allow the single residence sections of the road to be constructed as single-family driveways with a 10-foot-wide pavement section.

Mr. Dell'Aquila informed the Board that the following Departments have commented as follows:

Joe McGrath Conservation – ok with plan
Board of Health – reviewed the plan, soil testing not done yet, but must be compliant

Mark Barakian – suggested installing the light on the right instead of left
and they will need easements.
Joe Flanagan – no issues
Police Department – no issues
Water Department – no issues

Mr. Healy stated they were unable to get any information on the septic and water at 20 Diamond Hill. This property is not owned by the applicant. He has provided information regarding 22 Diamond Hill.

Mr. Baker discussed the land to the left of the driveway. He questioned future building on the land. Mr. Healy stated that is not the applicant's intent at this time. The Town Planner advised that as part of the Conditions of Approval, it can be noted that the lot is not intended to be subdivided. Mr. Baker suggested checking with Town Counsel to see if the Planning Board can limit the number of homes in a development and if the street needed to be extended for more than two homes. Mr. Healy reiterated that they are just extending the driveway. Mr. Dell'Aquila reminded the Board they only have 60 days from date of submission which is October 16th, to approve or deny preliminary plan.

The board briefly discussed waiver for extended driveway. If the applicant wanted to extend the driveway further, they would have to come back to the Board.

Mr. Johnson motioned to approve the Preliminary Plan for 22 Diamond Hill Ave and Ms. Javier seconded; all voted in favor. Mr. Healy stated they will return to the Board with a Definitive Plan.

Longley Hill Bond Reduction - The Developer, Farooq Ansari was present to discuss a bond reduction on the Longley Hill Estates project. Mike Andrade, Graves Engineering, submitted a Bond Estimate for the remaining work on the development. Mr. Ansari briefly mentioned a few items that Mr. Andrade pointed out on his estimate for road acceptance. Ms. Naseem motioned to reduce the cash bond at Mr. Ansari's bank for Longley Hill to \$72,791 from \$179,102. Mr. Johnson seconded; all voted in favor.

Town Planner - Mr. Dell'Aquila informed the Board that the Board of Selectmen voted to implement a bylaw that the town may revoke or not issue permits or licenses if taxes are due on any properties owned by the applicant. Applications will not be stamped by the Town Clerk until the Tax Collector confirms everything is up to date.

Consultants are continuing to work on the Master Plan.

The Town Planner notified the Board he will be leaving in October for another position he has accepted in Worcester. The Board wished him well.

Mr. Johnson motioned to adjourn the public meeting at 7:25 p.m. and Mr. Caruso seconded; all voted in favor.

Ms. Ames read notification to enter Executive Session and motion to do so was made by Mr. Johnson and seconded by Mr. Caruso all voted in favor by roll call vote:

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

Meeting Materials:

Conservation Minutes dated 5/15/17 (on file in PB Office)
Preliminary Subd. Plan 22 Diamond Hill (on file in PB Office)
Graves Engineering Bond Estimate Longley Hill (on file in PB Office)
Pine Street Extension Complaint Letter (on file in PB Office)