



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

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Meeting Minutes March 6, 2023

Vice Chairman: Peter Caruso
Members Present: Corinna Javier, Mark Johnson
Members Absent: Kim Ames, Homaira Naseem, Richard Baker, Assoc. Member
Recorder: Nina Gardner

Mr. Caruso called the meeting to order at 6:31 p.m.

38 Main Street – ANR - Mr. Caruso called the meeting to order at 6:31. Dave Masiello, the applicant, was present with Patrick Healy of Thompson Liston. Mr. Healy reviewed the ANR Plan with the Board to put two parcels into one. The Building Inspector reviewed the plan and approved. The property is in Village Business and the use is allowed. Mr. Johnson motioned to approve the ANR for 34 and 38 Main Street. Ms. Javier seconded; all voted in favor.

Public Hearing- Special Permit/80 Pine Hill – Marie Mercier of Sign Design was present with an application for a Special Permit for signs for Northbridge Partners. They are seeking to install a double sided, pylon sign at the entrance to Pine Hill Drive behind the Fed Ex sign. There will be two spots for future tenants. There will be another sign at the cul de sac on Pine Hill. They will be internally lit. Mr. Johnson motioned to close the public hearing and Ms. Javier seconded; all voted in favor. Ms. Javier motioned to approve the Special Permit for the signs at 80 Pine Hill Drive and Mr. Johnson seconded; all voted in favor.

Zoning Change – Jessica Bourque – Ms. Bourque returned to discuss changing requirements in the zoning bylaws for lot size for new construction. Everyone agrees some changes do need to be made. She would like to see Rural Residential lot size be 2 acres and residential be 1 acre. She would like to see two family homes eliminated from the bylaw, but still allow in law apartments as a separate article. William Filsinger, 372 School Street spoke. Mr. Filsinger is the Chair of Zoning Board and informed the Board and those present with the facts regarding the proposed changes and how it will affect the residents. If zoning is changed, even though lots will be grandfathered, residents will still have to come to the Zoning Board for approval to make any changes if their lot is not big enough. He stated 75% of residents would be affected by the change. After discussion, everyone agrees some changes need to be made. However, at this time, the Town does not have a Town Planner and this is a big change that needs to be researched and written by a Town Planner. If duplexes are not allowed, it will make all duplexes non-conforming.

The Board informed Ms. Bourque that the issue will have to be tabled until a Town Planner is hired. Mr. Caruso explained that the Board is not qualified to draft or establish criteria on how to make the zoning changes.

Community Preservation Committee Member – Mr. Johnson motioned to nominate Ms. Javier to be the Planning Board representative for the Community Preservation Committee. Ms. Caruso seconded; all voted in favor.

Ms. Javier motioned to approve the meeting minutes of February 8, 2023. Mr. Johnson seconded; all voted in favor.

Ms. Javier motioned to adjourn at 7:33 p.m. and Mr. Johnson seconded; all voted in favor.

Meeting Materials:

ANR 38 Main Street (on file in PB Office)

Sign Permit application 80 Pine Hill (on file in PB Office)