



Town of Boylston Planning Board planning@boylston-ma.gov
221 Main Street, Boylston MA 01505 ** Telephone (508) 869-6019 ** Fax (508) 869-6210

MEETING MINUTES

Monday, April 3, 2023

CHAIR: Kim Ames
MEMBERS PRESENT: Peter Caruso, Corinna Javier, Homaira Naseem,
Mark Johnson
MEMBERS ABSENT: Richard Baker, Associate Member
RECORDER: Nina Gardner

Ms. Ames called the meeting to order 6:50 p.m.

160 Shrewsbury Street-Public Hearing-Kyle Merkovsky of The Kraft Group was present along with Scott Clement of Sign Design. They presented a plan for a 4' x 10' sign which will be internally lit for Rand Whitney located at 160 Shrewsbury Street. The sign will only be lit behind the white lettering. It will be lit from dusk to dawn. The sign is for the driveway used by visitors and employees. They are working on signage for Pine Hill Drive and will apply under a separate application. They will be placing way finding signs on the property as well that do not require a special permit. The sign they are applying for will also be double sided. There are two buildings that will be serviced by this sign. After reviewing the details of the sign with the Board, the Chair took comments from the audience. Many residents who were present expressed their concern and disapproval of a sign being approved. They had concerns about the location and lighting. After review, the Board agreed to approve the sign. Mr. Johnson motioned to close the public hearing and Ms. Naseem seconded; all voted in favor. Ms. Naseem motioned to approve the sign and Ms. Javier seconded; all voted in favor.

85 Sewall LLC-Public Hearing-Scott Goddard, owner of the property referred to as 168 School Street, was present with Patrick Healy of Thompson Liston to discuss possible change of zoning for this property. They are seeking the Planning Board's endorsement of the Article they have placed on the warrant for Town Meeting. They wish to build a Senior Residential Development on the parcel of land known as 168 School Street. The zoning would have to be changed from Rural Residential Zoning to Residential Zoning in order to develop the land as SRD. Many residents were present and expressed their lack of support. Richard Baker, of School Street sent a letter recusing himself as an associate member because he lives nearby. He also sent another letter stating his objection to the rezoning. Both letters were read and acknowledged by the Board. After discussion and description of what the applicant is proposing, the board closed the public hearing and voted. Ms. Naseem motioned to close the public hearing and Ms. Javier seconded; all voted in favor.

Mr. Johnson motioned to change the Zoning from Rural Residential to Residential. Mr. Caruso seconded; a roll call vote was taken:

Mr. Johnson - yes
Ms. Javier - no
Mr. Caruso - no
Ms. Ames - neutral
Ms. Naseem – neutral

The Planning Board will notify the Town Administrator that the Board recommends not to take a position on this article.

Pine Street Extension Road Acceptance – Jim Ricciardi was present to review his request for the Board recommendation of accepting Pine Street Extension as a public road. He has submitted everything to Graves Engineering for final review and the Title Report and Deed have been submitted to Town. The Board is awaiting a review letter from Graves. When that is received, they will review. The Board will meet before Town Meeting on May 1, 2023 to discuss acceptance based on the review from Graves Engineering.

Longley Hill Road Acceptance – Farooq Ansari was present to review his request for the Board recommendation of accepting Longley Hill Road as a public road. He has submitted everything to Graves Engineering for final review and the Title Report and Deed have been submitted to Town. The Board is awaiting a review letter from Graves. When that is received, they will review. The Board will meet before Town Meeting on May 1, 2023 to discuss acceptance based on the review from Graves Engineering.

Compass Circle, Cheryl's Way, Northeast Way, Southwest Way Road Acceptance – The Board passed over discussing these roads as they do not have enough information. They will discuss before Town Meeting if they have received report from Graves Engineering.

Affordable Housing Application - The Board reviewed a new form for Affordable Housing that was drafted from the Shrewsbury Form and revised and reviewed by Town Counsel. Mr. Johnson motioned to approve the new form. Ms. Naseem seconded; all voted in favor.

Mr. Johnson motioned to approve the minutes from March 6, 2023 and Ms. Naseem seconded; all voted in favor.

Mr. Johnson motioned to adjourn at 8:50 p.m. and Mr. Caruso seconded; all voted in favor.

Meeting Materials:

160 Shrewsbury Street sign application (on file in PB Office)
85 Sewall, LLC (on file in PB Office)
Affordable Housing Application (on file in PB Office)
Recusal letter from Richard Baker (on file in PB Office)
Letter from Richard Baker objecting to rezoning of 168 School (on file in PB Office)