



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

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MEETING MINUTES Monday, February 3, 2020

CHAIRMAN: William Manter,
MEMBERS PRESENT: Richard Baker, Assoc. Member, Peter Caruso, Corinna Javier,
Homaira Naseem,
MEMBERS ABSENT: Judith White
RECORDER: Nina Gardner

Mr. Manter called the meeting to order at 6:30 p.m. The Board reviewed the meeting minutes OF January 6, 2020. Mr. Caruso motioned to approve as amended. Ms. Javier seconded; all voted in favor.

Compass Pointe-Mr. Manter presented the draft of the amendment to conditions for Compass Pointe from Town Counsel. After reviewing the document, Ms. Javier pointed out that the ADA compliant crosswalks were omitted from the draft. Mr. Manter will contact Town Counsel to amend.

Brookside Apartments-James Tetreault of Thompson Liston presented an amended plan of the property of Brookside apartments on behalf of the developer, Steve Venincasa who was also present, along with his daughter, Julie. Mr. Tetreault showed the basketball court as a half court now, and on the other half a dog park is shown. The developer has just completed the same apartments in Millbury and stated there are 6 children under 18 and 20 dogs in those. The need for a dog park has become an important factor for residents. The dog park has separate entrances for large and small dogs. The property was described by Ms. Venincasa. Mr. Venincasa has spoken with abutters on either side of the property to discuss the slope on one side and that neighbor was in agreement for him to feather it out slightly and use the road to access his property. The abutter on the other side and Mr. Venincasa have worked out an agreement. Mr. Venincasa stated they build and provide what the public wants. It was noted that this is private property for residents use only. The property will contain a grilling area, play area, picnic area, bridge, dog park and basketball court.

Mr. Manter mentioned the light department change which was recommended by Mr. Barakian for them to hook up from Sewall Street instead of Shrewsbury Street. These are minor changes to the Site Plan. It may trigger a new site plan review by Graves. Mr. Venincasa has requested these to be a de minimus change. Mr. Caruso motioned to approve the changes on the concept plan dated 1/24/20 as de minimus changes. Ms. White seconded; all voted in favor.

Barnard Hill-James Tetreault presented a di minimums change to the Board requesting to change pre cast concrete for drainage to be replaced with Cultec 360HD. He showed the Board samples of the Cultic pipes and how they worked. They are 3" high versus the 4" pre-cast. The area they would be placed in is the undeveloped section near the town line, near Jacobsen Drive. Mr. Manter stated that he is ok with the change. The closest neighbor is 200 feet. The Homeowner's Association should be responsible for maintaining the inspection ports. Mr. Tetreault discussed what other neighboring towns are doing about this change of infiltration systems. Mr. Baker asked if ConCom needs to address any issues for Storm water

and Mr. Tetreault stated that Mr. Andrade of Graves Engineering reviewed the plans and the footprint is the same. Ms. White motioned to accept the substitution for drainage from pre cast concrete chambers to Cultec 360HD as a de minimus change. Mr. Caruso second; all voted in favor.

Mr. Caruso motioned to adjourn at 7:40 p.m. Ms. White seconded; all voted in favor.

Meeting Materials:

Site Plan Brookside Apartments dated 1/24/20 (on file in PB Office)

Site Plan Barnard Hill dated (on file in PB Office)

Thompson Liston letter re: Cultec 360HD (on file in PB Office)

Compass Pointe draft amendments (on file in PB Office)