



**Town of Boylston** Planning Board [planning@boylston-ma.gov](mailto:planning@boylston-ma.gov)  
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## **MEETING MINUTES**

### **Monday, February 5, 2024**

**CHAIR:** Mark Johnson  
**MEMBERS PRESENT:** Kim Ames, Peter Caruso, Corinna Javier  
Richard Baker, Associate Member  
**MEMBERS ABSENT:** Homaira Naseem  
**OTHER ATTENDEES:** Paul Dell'Aquila, Town Planner  
**RECORDER:** Nina Gardner

Mr. Johnson called the meeting to order at 6:34 p.m.

**1. 8 Gulf Street SRD/Burkhardt Farms** - The Board reviewed the proposed street names for the approved Senior Residential Development at 8 Gulf Street. Mr. Dell'Aquila informed the Board that the Fire Chief had noted that Birchwood Circle would not be a good name as there is already a Birchwood Drive in Town. The Developer proposed Burkhardt Circle as the alternative. Mr. Dell'Aquila suggested street names should be done at the initial approval. The Development will be called Burkhardt Farms. After reviewing the names, Ms. Ames motioned to approve the proposed street names of Burkhardt Circle, Harmony Lane, Oakwood Circle. Ms. Javier seconded. All voted in favor.

**2. Update on proposed development at 142 Clinton Street (Route 70) in Shrewsbury** – According to Mr. Dell'Aquila, GFI Partners are proposing two warehouses (540,368 sf and 381,350 sf) located adjacent to the town line on Route 70 on the site of the current Worcester Sand and Gravel. Town Administrator April Steward attended Shrewsbury's Planning Board meeting on January 4<sup>th</sup> and both she and Mr. Dell'Aquila met with the applicant's team. The next Shrewsbury public hearings will be on February 8<sup>th</sup> to address stormwater issues and the March meeting will address traffic.

The Board discussed potential traffic issues of this project. They discussed possible mitigation for truck traffic coming into Boylston. The project application and materials can be viewed on the Shrewsbury Planning Board website. The Boylston Planning Board could write a letter expressing their traffic concerns. There was a brief conversation regarding driveways. MassDOT has to sign off on the driveways. Mr. Baker stated that Shrewsbury had objected to the Fed Ex facility in Boylston and Fed Ex paid Shrewsbury \$300,000 dollars for traffic study and mitigation.

The Board briefly discussed Town Counsel representing Boylston in this matter, however Atty. Madaus is also Shrewsbury's Town Counsel, so he would not be able to do so. The Board of Selectmen could appoint an alternate Counsel.

**3. Approval of meeting minutes** - The Board reviewed the meeting minutes of January 8, 2024. Mr. Caruso motioned to approve the minutes and Ms. Javier seconded; all voted in favor.

#### **4. Town Planner Report**

**Shared Streets & Spaces Grant** - Mr. Dell'Aquila discussed the Sewall Street/Route 140 intersection with the Board. The bid documents are being prepared for that project. The Shared Streets and Sidewalks grant will cover both sides of Sewall Street. The grant will provide a sidewalk across from the north side of the 40B development which will allow people to cross Route 140. Crosswalks will be installed as well. When the box for the crosswalk signals is installed, they can be installed to accommodate traffic light signals as well. The town is exploring whether or not to install a traffic light at this intersection, but the grant does not cover it. The Town will receive funds as part of the Trailside LIP project. Once the crosswalk is done, the traffic signal can be put in. The Town is hoping to get bids by the end of February and working with Town Counsel and the Highway Department on bid templates.

**CMRPC** - may be ready to come to the March meeting to discuss updates to stormwater regulation best practices. They met with Conservation in January and will meet with Tighe & Bond.

**Longley Hill** - Town Counsel sent a letter to Mr. Ansari dated 1/31/24 regarding flooding on Stiles Road.

**Master Plan** - The first meeting of the committee will be held on Tuesday, February 13<sup>th</sup>. One topic of discussion will be whether a Board has the right to not approve a project if another one from the same developer is having issues.

**Application Fee Update** - Mr. Dell'Aquila will present fee increases to the Board of Selectmen for Zoning Board and Planning Board applications at their February 12, 2024 meeting.

**Compass Pointe** - The Conservation Commission will be hearing request for Certificates of Compliance for lots on Compass Circle and Cheryl's Way at their February meeting. Graves has not received all materials so there is not a clear picture of outstanding issues.

**Zoning Changes** - Some items to be discussed are Accessory Apartments regarding detached and attached. Also, Senior Residential Development classification. Mr. Baker brought up Flag lots. The town does not recognize those. Mr. Johnson would like to discuss duplexes and lot sizes. March 11, 2024 is the deadline for place holders for Warrant Articles.

**Legislative Update** - Mr. Dell'Aquila informed the Board he attended a MAPP meeting and learned there are some legislative bills soon passing. One would allow associate planning board members to act on any matter before the board (not just special permits) and another bill would codify and standardize site plan review which is currently not part of MGL.

**Barnard Hill** - The Board briefly discussed Phase 4 of Barnard Hill Development. This will be on the March meeting agenda as a public hearing.

**313 Main** – Mr. Dell’Aquila noted that there was a procedural defect in Mr. May’s 2022 request to modify the approved site plan. A public hearing was required since the site plan was approved as part of a special permit. Mr. May is possibly selling this property and was requesting a copy of the decision. Accordingly, he can either proceed under the existing approval or he can re-apply for a Special Permit if he is looking for a new written Decision.

Mr. Caruso motioned to adjourn the meeting at 7:45 p.m. and Ms. Javier seconded; all voted in favor.

**Meeting Materials:**

Email from Jim Haynes requesting street names @ 8 Gulf Street SRD (on file in PB Office)  
Town Planner report (on file in PB Office)