



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

221 Main Street, Boylston MA 01505 ** Telephone (508) 869-6019 ** Fax (508) 869-

MEETING MINUTES Wednesday, September 16, 2020

CHAIRWOMAN: Kim Ames
MEMBERS PRESENT: Richard Baker, Assoc. Member, Peter Caruso,
Corinna Javier, Homaira Naseem, Judith White
MEMBERS ABSENT: None
RECORDER: Nina Gardner

Ms. Ames called the meeting to order 6:36 p.m. Per the Governor's March 12th order this meeting was held remotely

The Board reviewed meeting minutes of August 3, 2020. Mr. Caruso motioned to approve and Ms. Javier seconded; all voted in favor by roll call vote:

Mr. Caruso-yes
Ms. White-yes
Ms. Javier-yes
Ms. Naseem-yes
Ms. Ames-yes

Open Space Report-The Board reviewed the report completed by the Open Space Committee. The Committee is seeking a letter from the Planning Board recommending the report to the State. The Board all agreed the report was very well done and they learned a lot about the Town's history from the report. It will be an asset for the town to use for the comprehensive plan.

Motion to approve the draft letter from Ms. Ames to recommend the Open Space Committee report to the state. Ms. Javier seconded; all voted in favor by roll call vote:

Mr. Caruso-yes
Ms. White-yes
Ms. Javier-yes
Ms. Naseem-yes
Ms. Ames-yes

Public Hearing-119 Central-Public Hearing Bay Path Sign- Jack Wentzell presented a plan for a sign at the Bay Path Barn. The sign is located in the Heritage Zoning District and is larger than allowed by the Sign Bylaw.

The proposed sign is approximately 12' high x 14' wide and is set on the street about 10' back.

The proposed sign will be at a height above the parking lot of the Barn which is lower than street grade and is the only means of identification for the building. It is a hand-painted, wooden sign. After brief discussion, Mr. Caruso motioned to close the public hearing and Ms. White seconded; all voted in favor by roll call vote:

Mr. Caruso-yes
Ms. Javier-yes
Ms. Naseem-yes
Ms. White-yes
Ms. Ames-yes

Ms. Naseem motioned to approve the sign for 119 Central Street with the condition that the location of the sign shall not obstruct sight distance for traffic entering and leaving the property. Mr. Caruso seconded; all voted in favor by roll call vote:

Mr. Caruso-yes
Ms. Javier-yes
Ms. Naseem-yes
Ms. White-yes
Ms. Ames-yes

Stiles Road- Wayne Belec presented a preliminary plan on behalf of Farooq Ansari for a Stiles Road subdivision. It would be low impact design and similar to Nature's View design. They will go to ConCom for approvals and meet with all department heads for input. Chief Flanagan has reviewed the plan and has no issues. There will be 6 house lots and will have a cul de sac as allowed by subdivision rules. There will not be any additional traffic issues because the road will not connect to upper Stiles Road. The Board discussed the condition of the street with Mr. Ansari and Mr. Belec. Stiles Road is a public road so the Board of Selectmen would have to approve any improvements to the road. Mr. Belec will reach out to Highway and Selectman regarding road improvements. Mr. Ansari and Mr. Belec will come back to the Board. Mr. Baker suggested they at least consider connecting upper and lower segments of Stiles Road.

Barnard Hill- Richard Chehade was present to discuss extending the subdivision approval for the Barnard Hill Subdivision. It has expired and an extension requires an amendment to the Subdivision Plan. This will require a public hearing. The only change will be the date of completion. There was a brief discussion about when the hearing would take place. The Board agreed to meet on October 19th instead of October 5th so that there will be enough time to advertise the public hearing and notify abutters.

Morgan Circle and Compass Pointe-The Board discussed affordable units at Morgan Circle and how many would be required and funds to be paid in place of affordable units. The Board also discussed the required 30,000 payment to the Town from Mr. Haynes related to Compass Pointe (20,000 towards Route 140 traffic mitigation and 10,000 to Boylston Elementary for their fence. This was agreed upon by Mr. Haynes and the Board at a previous meeting. Mr. Caruso motioned for Ms. Ames to send a letter to Mr. Haynes requesting the funds. Ms. Naseem seconded; all voted in favor by roll call vote:

Mr. Caruso-yes
Ms. Javier-yes

Ms. Naseem-yes
Ms. White-yes
Ms. Ames-yes

The Board discussed sending a letter to the Building Inspector stating that Mr. Haynes should not be issued final occupancy permits until the cash equivalent for affordable units at Morgan Circle is delivered. Ms. Naseem motioned for the Board to authorize Mr. Baker to write memos to Mr. Haynes and Mr. Zahariadis regarding the matter and also inform Selectmen regarding the affordable units' payment. Mr. Caruso seconded; all voted in favor by roll call vote:

Mr. Caruso-yes
Ms. Javier-yes
Ms. Naseem-yes
Ms. White-yes
Ms. Ames-yes

CMRPC-Mr. Baker explained that the Planning Board has accumulated planning credits from the CMRPC from his and Mr. Drobner's service. These credits can be used by the Planning Board for consulting work from the CMRPC. The Board of Selectmen has requested the credits be used to help the Town produce a housing production plan. Ms. Naseem motioned that the Planning Board support the Selectmen's request that the CMRPC credits be used for the Town's Housing Production Plan. Mr. Caruso seconded; all voted in favor by roll call vote:

Mr. Caruso-yes
Ms. Javier-yes
Ms. Naseem-yes
Ms. White-yes
Ms. Ames-yes

Mr. Caruso motioned to adjourn at 8:00 p.m. and Ms. White seconded; all voted in favor.

Meeting Materials:

Open Space Report (on file in PB Office)
Stiles Road Plan (on file in PB Office)
Barnard Hill request for extension (on file in PB Office)