



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

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## MEETING MINUTES

March 3, 2014

**CHAIRMAN:** William Manter

**MEMBERS PRESENT:** Kim Ames, Richard Baker, Laurie Levy, Ralph Viscomi

**MEMBERS ABSENT:** None

**RECORDER:** Nina Gardner

Mr. Manter called the meeting to order at 7:00 p.m.

The Board discussed the upcoming Annual CMRCP Meeting. It will take place at Holy Cross College on March 15<sup>th</sup>, 9:00 a.m. Mr. Manter, Mr. Viscomi and Mr. Baker will be attending.

Ms. Levy gave an update of the Business Marketing Committee activities. She referenced some maps that Waterman Design had prepared of land in Boylston that could possibly be developed. She will attend the March 26<sup>th</sup> meeting and provide an update at the next Planning Board meeting.

Mr. Manter will attend the West Boylston Public Hearing regarding a pending Medical Marijuana Dispensary bylaw. There was a brief discussion among the Board as to how they would address this issue in Boylston.

The Board reviewed the meeting minutes of February 3, 2014. A few small changes were made to wording on page 3. Mr. Baker motioned to approve the minutes as amended, and Mr. Viscomi seconded. All voted in favor to approve.

**Barnard Hill – Richard Chehade** – Mr. Chehade stopped by briefly, but the Peer Review from Graves Engineering was not completed, so Barnard Hill will be placed on the April Agenda.

**ANR School Street – Bob Clark, Clark and Mott**– Ms. Ames represented her father, Bob Clark, for the ANR and recused herself from all Board actions during this portion of the meeting. The ANR plan divides land adjacent to Bigelows and Smith Lane into 2 lots (from 1 lot).

The Board reviewed the plan, and Mr. Manter stated that both lots have 200 feet of frontage and 40,000 sq. feet of area as required in the Rural Residential District.

Mr. Viscomi made a motion to find that the proposed lots have sufficient frontage, area, and access and to approve the plan. Ms. Levy seconded; all voted in favor.

Ms. Ames returned to her seat as a Board member.

**183 Main Street – Jim Ricciardi – Expand existing Village Business Zone into Industrial Park Zone.** Mr. Manter recused himself from the discussion, as he is an abutter. Mr. Baker presided as Chairman for this portion of the meeting. Mr. Ricciardi and his Attorney, Henry Lane, Lane & Hammer were present. Mr. Lane presented a map to the Board which showed the Ricciardi property at 183 Main Street. The front of the lot house is zoned Village Business, and the rear of the property is Industrial Park. Mr. Ricciardi would like to extend the Village Business zone to 600 feet from Main Street, instead of the present 200 feet. Alternatively, he would like the land to be zoned Highway Business, which would give him more flexibility. A third option would be to expand uses within the Industrial Park to accommodate his business. He would like to be able to garage his own vehicles and work on them and to have a landscape materials yard for contractors, utilizing a separate entrance other than the existing driveway. He would also be using the house as professional office space and the rear of the lot for a repair shop. There was discussion regarding Industrial Park Zoning history and what options are available for Mr. Ricciardi. He could apply for a Special Permit for Split Lots under Section 2.06 of the Zoning Bylaws. There was discussion about timetable for a possible public hearing and Site Plan Review. Mr. Ricciardi and Mr. Lane will discuss the options and return to the Board.

Ms. Levy motioned for Mr. Manter to resume as Chairman at 8:05 p.m., Mr. Viscomi seconded and all voted in favor.

**Compass Pointe** – The Board discussed the Bond and approval of extension time for the project. There are no funds in the Compass Pointe 53G account at present. Mr. Manter has conferred with Town Counsel regarding this project, and the Board reviewed the correspondence between them. The Board discussed sending a letter to Jim Venincasa expressing concern for the lack of progress. While realizing that not much can be done in the winter months, the Board expects to see work commencing as soon as possible. Mr. Venincasa must also replenish the 53G account. There are issues with the Conservation Commission regarding catch basins that Mr. Venincasa must address at the next Conservation Commission Meeting. Mr. Manter will confer with Town Counsel to see if the Town would be notified if the Bond were not renewed. Phase 1 of the project was bonded, and road could be finished with those funds. The Board will focus on how it would like to proceed for Phase 2 and will request that Mr. Venincasa come to the next Planning Board meeting to discuss plans for proceeding. The bond is in place until January 3, 2017, but it expires August 31, 2014 if not renewed. If the Board wishes to stop construction, they must hold a public hearing to amend the plan.

Mr. Viscomi motioned to authorize Mr. Manter to send a letter to Mr. Venincasa regarding the lack of progress, lack of funds in the 53G account for peer review and to acknowledge the Order of Conditions for the catch basins. The letter will request Mr. Venincasa to come and meet with the Board to inform them of the steps he will take to complete the entire project by January 3, 2017. Mr. Baker seconded; all voted in favor.

If the response is inadequate, the Board can call the Bond and hold a Public Hearing.

There was a very brief discussion about common driveways.

Ms. Ames motioned to adjourn at 8:45 p.m., and Mr. Baker seconded. All voted in favor.

**Meeting Materials:**

Proposed Zoning Change Map – 183 Main Street (on file in PB office)

Compass Pointe Subdivision Bond – (on file in PB office)

ANR School Street –Clark & Mott – (on file in PB office)

Confidential Correspondence Town Counsel – (on file in PB office)

Route 140 Maps Business Marketing Committee -Waterman Design – (on file in PB office)