



Zoning Board
of Appeals

ZONING BOARD OF APPEALS

221 Main Street
Boylston, Massachusetts 01505
Telephone 508-869-0143

MEETING MINUTES Monday, April 11, 2022

CHAIRMAN:	William Filsinger
MEMBERS PRESENT:	Janet Lombardi, Brad Wyatt, Robert Cotter, Arlene Murphy
MEMBERS ABSENT:	None
OTHER ATTENDEES:	Jane Friedman, Special Town Counsel, Joe Peznola-MHP Consultant, Paul Dell'Aquila, Town Planner
RECORDER:	Nina Gardner

Mr. Filsinger called the meeting to order at 6:36 p.m. The Board reviewed the minutes of March 14, 2022. Ms. Lombardi motioned to approve as amended and Mr. Wyatt seconded; all voted in favor.

100 Shrewsbury Street-Trailside Apartments- Public Hearing Continue-Patrick Healy, Thompson Liston, was present on behalf of the applicant. Leo DaSilva, owner/applicant was present, along with Attorney Lou Levine, via telephone.

Mr. Healy presented response dated April 6, 2022 to Graves Engineering Review #1 dated March 24, 2022. The Board has received a draft Peer Review from WSP, dated April 5, 2022. Traffic discussion will take place at the May meeting. The engineers will talk to each other and present to Board. Mr. Healy has also responded to Graves Engineering with work to be done. Mr. Healy discussed that the response includes reference to the lots and how they comply with the zoning. They will need an ANR for the big lot and it will have a shared parking lot. The applicant is seeking a waiver for a landscape buffer. The landscape architect, Larry Green, was present and presented a design of the property.

For the record, Mr. Filsinger noted that an email was inadvertently sent to all board members and no intention to violate the "open meeting" law was intended and the email was quickly deleted.

Ms. Murphy has expressed concerns regarding the landscape and the necessity of garage space. She informed the Board and the applicant she has seen other property that does not have garage space. She feels there could be a compromise to reduce the number of garages. She feels this is a money generator for the Builder and perhaps, if some were omitted, that would alleviate concern for the setbacks on the south side of the property that abuts the Ridinger property. The Developer could charge more for units that had garages or have smaller storage units hidden from the road by vegetation. Mr. Filsinger mentioned the Housing Production and Master Plan and that this project would pertain to both. He stated everyone is interested in maximizing open space. If the septic can be placed where the garages are planned on route 140, there would be space to be used for something else. Mr. Healy stated he will discuss the garages with the Developer and take the suggestions into consideration.

Mr. Green spoke about types of plantings he would be using on the property. They will be requesting a waiver regarding location of street trees. There was mention of using trees abutting the Ridinger property. Mr. Ridinger prefers a berm. Mr. Healy stated they would like to talk about driveway placement and work that out first. They would like to see the traffic review before making any changes to driveway placement. The Ridingers' driveway may be affected by placement of the driveway for this project. Mr. Dell'Aquila could ask WSP to look at this. There was brief discussion about traffic and turning. The town has received funds from other developers to use towards mitigation of Sewall and Route 140 which is the biggest concern. Mr. Filsinger stated the Board needs to review the traffic report when received. Mr. Filsinger would like a summary of the traffic issue and how it is going to be solved from the traffic consultant.

Pedestrian traffic was discussed and it is being addressed as part of the Master Plan. No sidewalks are being proposed for this project, but the Developer has committed to provide funds for use by the Town for wherever they need. Mr. Dell'Aquila informed the Board that a grant has been applied for from DOT for shared spaces and perhaps funds can be used to link projects if the grant is received.

Joe Peznola reviewed action items:

1. Police Chief comments about traffic
2. WSP should come to meeting to address plans
3. Water District has not commented regarding issues discussed at last meeting
4. Development agreement was distributed to Board
5. DOT grant update
6. Follow up with Town department comments
7. New Plans, once revised, should be sent to all departments and boards for comments
8. Traffic Consultant in May
9. Plan changes in June

Mr. Healy is keeping track of changes with mark ups. When the commercial lot is developed, no relief will be required. The Developer will have to go to the Planning Board. The shared parking meets the requirements. Mr. Dell'Aquila will reach out to Graves Engineering to attend meeting.

Mr. Healy will respond to Graves and then they will respond. The traffic engineers will consult with one another this week and work out issues.

Mr. Wyatt motioned to continue the public hearing until Wednesday, May 11, 2022 at 6:30 p.m. Ms. Lombardi seconded; all voted in favor.

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

Meeting Materials:

Application and documents (on file in PB Office)