



Zoning Board
of Appeals

ZONING BOARD OF APPEALS

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

MEETING MINUTES Wednesday, May 11, 2022

CHAIRMAN:	William Filsinger
MEMBERS PRESENT:	Janet Lombardi, Brad Wyatt, Robert Cotter, Arlene Murphy
MEMBERS ABSENT:	None
OTHER ATTENDEES:	Adam Costa, Special Town Counsel, Paul Dell'Aquila, Town Planner
RECORDER:	Nina Gardner

Mr. Filsinger called the meeting to order at 6:30 p.m. The Board reviewed the minutes of April 11, 2022. Ms. Lombardi motioned to approve as amended and Mr. Wyatt seconded; all voted in favor.

100 Shrewsbury Street (Trailside Apartments); Public Hearing Continued – Patrick Healy of Thompson Liston was present on behalf of the applicant. He introduced Corinne Tobias, Traffic Engineer for Green International Affiliates, Inc. She informed the Board the traffic study was done with retail use included so it is a higher trip generator. They observed four locations: Main Street/Shrewsbury Street, Sewall Street South/Shrewsbury St, and two side driveways.

There was discussion regarding levels of impact and trips per day and how it compares to the percentage we are at now. The daily traffic on Shrewsbury Street is 15,189 per day
Peak 7:30-8:30 is 1,378 and Peak 4:45 – 5:45 is 1,597.

Sight distance was discussed regarding Shrewsbury Street and Sewall Street. Sight distance can be met and using the recommended turn lanes will help the situation. Mr. Filsinger requested sight distance be an action item for Ms. Tobias to review. The dimensions of the sight distance will be reflected on revised plans per Mr. Healy.

There was a discussion regarding homes on Shrewsbury Street and Sewall Street exiting while vehicles from the apartment building are exiting. The intersection has been designed to have right turn in and right turn out. Trip distribution was also discussed.

Deb Finnigan of WSP was present to discuss the traffic study. She mentioned the two homes that are in proximity. Seth Ridinger, 106 Shrewsbury, spoke as a resident and expressed his concerns for the safety of the location of the driveways. He agreed that perhaps moving the apartment driveways would help remediate the issue. He presented a letter from his neighbor, Barbara Fletcher, for the record regarding the garage units.

Mr. Healy stated the only time the traffic is a concern is during morning and afternoon peak hours. Mr. Filsinger stated follow up study over time. Ms. Tobias stated that there will probably be a reduction in the numbers because they were based on commercial data for fast food restaurants.

Attorney Costa stated that items #3, #4, #5 and #6 in the traffic report are not conditions and need to be verified to WSP or a supplemental memo should be issued by Ms. Finnigan. They should keep working together until they have reached a solution so that everyone can see each other from all driveways.

Patrick Healy and Steve Venincasa discussed Graves Engineering letter dated 3/24/22. They agreed with Mike Andrade's comments regarding calculations and are prepared to clean up the drawing and move ahead with calculations. They mentioned Items #10 and #11. They are reducing the number of garages by four. They are moving the retaining wall and have reduced the number of dumpster locations from two to one. They have removed the basketball court and added a play structure in its place. There will be a patio with grilles at the rear of the building. The septic is being moved away from the wetlands and there will be a ½ acre walking trail.

Mr. Venincasa stated this site will be similar to Brookside. They will use wood chips and stone. The area closer to the residence will be paved. He stated the property is open to the public and he never forbids anyone from accessing the walking trails. He does not put up no trespassing signs. He will look at visitor parking signs, but stated it is not an issue during the day. Mr. Healy presented the Board with a new plan showing the changes. Mr. Filsinger thanked Mr. Venincasa for the concessions he has made to the plan.

Mr. Filsinger punch list items include new drawings, Graves comments, WSP comments and Stormwater permit. The Board discussed deadliness with Attorney Costa. They have 180 days from first hearing. That brings them to July 8, 2022, then they have 40 days to deliberate.

The Board discussed future meeting dates. They agreed to meet on June 13, 2022 and June 28, 2022. Mr. Cotter is unable to attend the meeting on June 28, 2022. He will watch the meeting on cable and use the Mullen Rule in order to be able to vote.

Mr. Filsinger and Attorney Costa discussed the peer reviewers having discussions with one another and resolving issues then come to the Board with result.

As a procedural issue, Attorney Costa advised the Board to leave the public hearing open to discuss issues that may arise after decision has been made.

There was a brief discussion regarding septic location. Mr. Healy advised it can be a condition as part of the Decision. They will design the septic next and file NOI with ConCom before the end of June.

All changes to the plans are subject to approval by Conservation, Board of Health, and Zoning Board.

Mr. Wyatt motioned to continue the meeting until Monday, June 13, 2022 at 6:30 p.m.
Ms. Lombardi seconded; all voted in favor.

Motion to adjourn at 8:45 p.m. by Mr. Wyatt and seconded by Ms. Lombardi;
all voted in favor.

Meeting Materials:

Letter from Barbara Fletcher (on file in PB Office)

WSP traffic study dated May 4, 2022 (on file in PB Office)

Green traffic study (on file in PB Office)

WSP traffic study dated May 15, 2020 (on file in PB Office)

Graves Engineering dated March 24, 2022 (on file in PB Office)