



PLANNING BOARD

TOWN OF BOYLSTON

221 MAIN STREET
Post Office Box 601
BOYLSTON, MA 01505

Meeting Minutes

Date: December 1, 2008
Time: 7:30 p.m.
Location: 221 Main Street, Boylston, MA
Chairman: Richard Baker
Recorder: Christine Webster
Members Present: Richard Baker, Julia Hucknall, Jennifer McGrath
Members Absent: Raymond Duffy, Kim Ames

Agenda

- Approve November minutes
- Mr. Ryan – ANR – 184 Stiles Rd.
- Fuller Motor Homes
- Subdivision Rules Discussion

Mr. Baker called the meeting to order at 7:30 p.m.

Approval of November Minutes - Ms. McGrath made a motion to approve the November minutes as amended, Ms. Hucknall 2nd the motion; all in favor. Minutes approved.

Mr. Ryan – ANR – 184 Stiles Rd. - Mr. and Mrs. Ryan appeared to request endorsement of a mylar plan to replace a misplaced original that was approved and endorsed on December 7, 2007.

Mr. Baker confirmed with Town Counsel that if no conditions have changed and that the Board verifies that the replacement plan is a true copy of the original plan, the Board can then treat this as an administrative matter and endorse the replacement plan. Mr. Ryan submitted a letter from the surveying firm attesting that the new plan was a true copy.

Ms. Hucknall made the motion to endorse the replacement ANR plan, Ms. McGrath 2nd the motion; all in favor.

CMRPC Local Assistance - CMRPC is soliciting requests from towns for local assistance. Mr. Baker feels the Town may benefit from this program by obtaining an updated zoning map. Mr. Baker stated to the Board that he would be willing to refer a request for such funding to the Selectmen's office.

Ms. McGrath made the motion to authorize Mr. Baker to request, through the Selectmen, technical assistance from CMRPC to update the zoning map. Ms. Hucknall 2nd the motion, all in favor.

Fuller Motor Homes - Present were Sherry and Robert Fuller to inform the Board regarding their plans for a satellite location at 332 Shrewsbury Street.

Mr. Fuller stated to the Board that they no longer plan to use a recreational vehicle as an office, and they will utilize the site only for additional RV parking. Mr. Fuller has installed 400 watt security lights on the existing telephone poles at the site.

Mr. Fuller plans to park the vehicles no closer than 45 ft. from the center of the road to the front bumper and 26 ft. from the edge of the road to the front bumper. Mr. Fuller stated the maximum number of mobile homes to be parked would be 35.

Mr. Baker inquired if any paving or regrading would be occurring, Mr. Fuller stated no. Mr. Fuller explained to the Board that the Building Inspector suggested getting a waiver for a formal site plan from the Planning Board. No modifications have been made to the site; it will be for satellite parking only.

Mr. Baker asked how the site will be secured. Mr. Fuller will provide security cameras and lights that will monitor activity during the night.

Mr. Baker suggested that the Planning Board inform the Building Inspector that it finds the Fullers' plan acceptable but that this finding does not constitute site plan approval, as no formal application for site plan review was received, nor was an engineered plan submitted.

After further reviewing the Fuller Motor Homes plan and description of activities, the Board has no objections, so long as there be no regrading or paving of the site and no more than 35 recreational vehicles are parked at the site at any one time. Ms. McGrath made the motion to accept the findings and conditions; Ms. Hucknall 2nd the motion, all in favor. Mr. Baker will communicate the findings to the Building Inspector.

Subdivision Rules and Discussion - The Board reviewed the final 10 pages of the Subdivision Rules.

Meeting was adjourned at 8:45 p.m.