



Town of Boylston Planning Board [cwebster@boylston-ma.gov](mailto:cwebster@boylston-ma.gov)  
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## MEETING MINUTES September 8, 2009

**Chairman:** Richard Baker  
**Members Present:** Richard Baker, Raymond Duffy, Jennifer McGrath, Kim Ames, Julia Hucknall  
**Members Absent:** None  
**Recorder:** Christine Webster

### STILES CROSSING – Public Hearing

**7:45 p.m. – Stiles Crossing – Public Hearing** - Present were James Venincasa and Attorney Cheryl Morrill for the Public Hearing to revoke the Bond for Stiles Crossing LLC issued on 2/21/06.

Mr. Duffy asked who the officers were for Stiles Crossing LLC, Ms. Morrill informed him Jessica Venincasa.

Ms. Morrill assured the Board that any outstanding issues the Board finds will be completed by Michael Venincasa who is the owner of the remaining three lots for Stiles Crossing LLC. Ms. Morrill stated her client will be cooperative with the Bonding Company with any necessary work they find needs to be completed.

Mr. Baker asked Ms. Morrill what assurance can they have that the three lots will be built and the streets will be finished in a timely manner.

Ms. Morrill stated her client received an estimate of approximately \$200,000 to complete the road and detention basin. Graves Engineering estimate was \$437,754.

Mr. John Amato, resident of Stiles Crossing, inquired about other personal property that Mr. Venincasa owns and many neighbors are dealing with drainage problems on their lots.

Mr. Baker stated that the road design, completed by a certified engineer, will provide proper street drainage when completed, as far as the design of individual lots with drainage problems, the Town cannot resolve. Mr. Baker intends that when the street drainage is complete it can eliminate lot drainage problems.

Mr. Baker reminded Ms. Morrill about snow plowing issues, and how will they be improved this year. Ms. Morrill stated her client has hired a new plowing company.

Mr. Dave Markel, 6 Juniper Hill, asked what the completion date of the subdivision was. Mr. Baker stated 10/15/2003.

Mr. Parker asked if the bond is recalled and the town bids for contract construction, what liability falls on the town.

Mr. Duffy would like to seek advice from Town Counsel as far as any liability, what steps need to be taken to involve the bonding company and is possibly to encumber any other land owned by the contractor.

Mr. Markel asked instead of completing the road now could the contractor complete the sidewalks, currently only stone, which could possibly eliminate some drainage problems. Mr. Baker asked Mr. Parker if it would a practical solution. Mr. Parker stated that stabilizing retaining walls would need to be completed before any curbing.

Mr. Amato expressed his concerns and stated he would go forward with a lawsuit against Stiles Crossing LLC and the Town of Boylston if his family is injured because of incomplete work.

Mr. Duffy motioned for Mr. Baker to communicate with Town Counsel to advise the board at the continued public hearing scheduled for 9/16/09. Ms. Hucknall 2<sup>nd</sup> the motion; all in favor.