



MEETING MINUTES August 3, 2009

Chairman: Richard Baker

Members Present: Jennifer McGrath, Kim Ames, Julia Hucknall

Members Absent: Raymond Duffy

Recorder: Melanie Rich

The meeting was called to order at 7:38 p.m.

Julia Hucknall motioned to approve the July 6, 2009 Meeting Minutes; Jennifer McGrath seconded; all were in favor.

Cehade ANR (James Tetreault) – James Tetreault was in attendance. He briefly explained that this is a subdivision which borders the town lines of both Boylston and Shrewsbury. It was approved in 1999 and had been in the courts until recently when it was settled. Dr. Cehade agreed to the phasing of the build-out and will complete construction within five years of the signing of the agreement. Parcels E, F, G, H, I, and J are to be created and transferred to the adjacent Shrewsbury abutters. No new building lots will be created. Mr. Baker suggested the following findings: the application refers to the Plan of Land in Boylston, Massachusetts owned by Youssef B. Cehade, 7 Coachman Ridge, Shrewsbury MA; the land is shown on a plan recorded at WDRD Book 12468, Page 369, Boylston Assessor's Map 19, Parcel 14; and, no new building lots will be created. Ms. Hucknall motioned to accept the findings and approve the ANR Plan; Ms. McGrath seconded; all in favor; none opposed.

Signature Homes (Stiles Crossing) – Mr. Venincasa did not appear. Nancy Colbert Puff (Town Administrator) attempted to contact him, but was unsuccessful. It was anticipated that Mr. Venincasa would attend with his proposal and timeline for completing the subdivision. Graves Engineering submitted a letter estimating the cost of construction to be \$438K with contingency.

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The bond amount remaining is \$342K, which would not be sufficient for the town to finish the project. Ms. Puff stated that the Planning Board has the authority to call the bond, but suggested that the Board might first try to negotiate with the developer. When the subdivision was approved, there was not a requirement that a revolving account for engineering fees be created. Lee Ann Marien (16 Ridgefield Circle) was in attendance and expressed her concerns with the project (water damage, road damage, potential house damage, etc.) and said that Mr. Venincasa does not care and will not address her issues and those of the neighbors. Ms. Hucknall motioned to initiate the process to call in the bond; Ms. Ames seconded; all in favor, motion carried 2 to 1. Mr. Baker will contact Town Counsel for guidance.

Linden Street Extension – Mr. Baker was contacted and told the proponents would not attend tonight.

September Meeting – The date of the September Planning Board meeting will be on Tuesday, September 8, 2009 due to the Labor Day holiday.

The meeting was adjourned at 8:30 p.m.