



Town of Boylston Planning Board planning@boylston-ma.gov
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MEETING MINUTES
Monday, January 11, 2016

CHAIRMAN: Ralph Viscomi
MEMBERS PRESENT: Kim Ames, Richard Baker, Laurie Levy, William Manter,
MEMBERS ABSENT: Judith White-Assoc. Member
RECORDER: Nina Gardner

Mr. Viscomi called the meeting to order at 7:00 p.m. The Board reviewed the meeting minutes of December 7, 2015. Ms. Levy motioned to approve the minutes as amended and Mr. Baker seconded. All voted in favor.

Senior Housing Community Bylaw - Mr. Viscomi and Mr. Baker informed the Board, as well as the audience, that the Planning Board is eligible to receive up to 23 hours of planning time from CMRPC. That happens to correspond with their time estimate to help us write a Senior Housing bylaw. Based upon our recommendation, they will continue to use the Town of Hopkinton's bylaw as a model.

Their focus will be to address our questions surrounding open space requirements, unit mix, the zoning districts where these types of communities can be located, as well as unit density. The Board needs to approve two of its members to work with the CMRPC in developing the bylaw. Mr. Baker stated that he is active with the CMRPC and volunteered to work on the project. Mr. Viscomi also volunteered to work with the CMRPC. The Board agreed that Messrs. Baker and Viscomi would represent the Planning Board on this project.

Cook Street – Paul and Lisa Johnson, 75 Cook Street were present and were represented by Jim Smith to discuss preliminary plans of an ANR. They currently own a 4 acre lot and a 0.75 acre lot on Cook Street. They want to combine the .75 acre lot with an adjacent landlocked 3.18 acre lot to enable their son to construct a home on it. The combined lot would have adequate square footage, but they are seeking input from the Board as to how to proceed as far as establishing access and frontage.

The portion of Cook Street fronting the newly combined lot is an old paper street that is dirt but is passable according to the land owner; it is used occasionally and is marked on the accessor's map as a private way. Their main question revolves around whether subdivision control law could be waived if they can establish frontage by a deed that they found which states that the portion of Cook Street fronting the property existed as a street in 1924.

After referencing Subdivision Control Law Mr. Baker stated that given there appeared to be proof that Cook Street existed as a way prior to the establishment of the law it could be used. The Johnson's then stated that they would improve the road, which would remain private, to obtain access and frontage. They questioned what the standard was, that the town would be comfortable with, for private roads. The Board was unsure, and Mr. Baker stated that Town Counsel would have to become involved to provide the Board with an opinion on the matter.

Mr. Baker motioned that the board forward the plan to Town Counsel for his opinion. Mr. Manter seconded; all voted in favor.

8 Gulf Street – Chip Burkhardt was present with his cousin Heidi Veerock and her husband, John. Their family has 11 acres of land and would like to subdivide it to build several homes. They presented two options; one with 6 lots and the other with 4 lots. Their preference would be to develop 4 lots, with 3 being on a newly developed cul de sac. They questioned whether there was any way to do that without having to go through the rigors of building the road to subdivision standards and approvals.

Members of the Board suggested that if their intent was to keep the cul de sac as a private road, and they used a low impact construction design for the infrastructure, a number of subdivision rules could be waived. Mr. Baker stated they would still need a homeowner's association, but liked the idea of low impact. The plans would still have to go through the subdivision approval process. Mr. Burkhardt stated that they will come back with a 4 lot design.

Compass Pointe – Jim Haynes and Mike Kent were present to ask the Board to release 2 additional lots on Compass Circle. The Board previously released four lots, but would not release a total of six because there were already two existing homes on the temporary cul de sac.

Mr. Haynes stated that he spoke with the Fire Chief who felt that releasing the two additional lots would not pose a public safety issue. Based upon that feedback, Mr. Haynes requested that the Board release the 2 additional lots.

Mr. Viscomi explained that the issue was that subdivision rules and regulations stated there could only be six homes on a permanent or temporary cul de sac. He went on to say that the Board informed Mr. Haynes at their last meeting that if the developer could provide a defensible reason to the Board why they should grant a waiver to exceed the six home limit they would consider doing so.

Mr. Haynes then stated that they are in discussions with the Sudbury Valley Trustees to create walking trails through the development. Ms. Levy stated that if they could put something in writing to that effect the Board would seriously consider waiving the six lot maximum. Mr. Haynes stated they are working with Sudbury Valley on an agreement but was concerned that he could not guarantee that it would be consummated.

Mr. Baker stated that if they are making an honest attempt to work with Sudbury Valley Trustees and the developer verbally agrees to donate the walking trails, as a gesture of good will the Board will release the two additional lots. The Developer and the Board agreed verbally that the developer will donate the walking trails.

Mr. Baker motioned that the Board release an additional two lots on Compass Circle; Lots 17 and 62. Mr. Manter seconded. The Board all voted in favor.

Mr. Haynes will submit and record a new covenant release with the two additional lots.

Flagg Street – Mr. and Mrs. Katz presented the Definitive Subdivision plan for a one lot subdivision they wish to build. The application and plan was submitted by their engineer. They also submitted a waiver request for the project review fees for Graves as well as administrative fees. After a brief discussion, the

Board agreed that the amount of \$2,500.00 would be enough for a 53G account to cover peer reviews from Graves Engineering and that administrative fees could be reduced from \$700.00 to \$300.00.

Mr. Baker motioned to grant the requested waiver to reduce the administrative cost from \$700.00 to \$300.00. Mr. Manter seconded; all voted in favor.

The original check for \$700.00 was returned and Mrs. Katz will bring two new checks, for the 53G account and admin fees, to Ms. Gardner. The plans will be sent to Graves Engineering for review and the Board of Selectmen, Highway, Water, Police, Fire, and Light Departments will be asked for their input on the plans.

The Board will review the Graves report on the subdivision plan at the February meeting and schedule the public hearing for the March meeting.

Longley Hill Performance Agreement – Mr. Ansari sent a new Performance Agreement and a letter requesting the Subdivision Agreement be extended; both documents will expire December 31, 2017. The Board accepted those documents. Mr. Ansari must bring new Performance Agreement to Registry of Deeds.

Library Site Plan – The review from Graves Engineering of the Site Plan dated December 22, 2015 has not been received yet. Once it is received, Mr. Baker will write the approval documents.

Ms. Ames motioned to adjourn at 9:04 p.m. Mr. Manter seconded; all voted in favor.

Meeting Materials:

Preliminary Plan of Johnson Property (on file in PB office)
Deeds of Johnson Property (on file in PB office)
Email from Chris Ryan at CMRPC dated January 7, 2016 on file in PB office)
Library Site Plan dated December 22, 2015 (on file in PB office)
Flagg Street Definitive subdivision plan from Grenier (on file in PB office)
Plan of 8 Gulf Street (on file in PB office)