



Town of Boylston Planning Board planning@boylston-ma.gov
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MEETING MINUTES
Tuesday, May 5, 2015

CHAIRMAN: Ralph Viscomi
MEMBERS PRESENT: Kim Ames, Richard Baker, Laurie Levy, William Manter,
Judith White-Assoc. Member
MEMBERS ABSENT: None
RECORDER: Recorded

Mr. Viscomi called the meeting to order at 7:00 p.m. The Board reviewed minutes of March 30, 2015 and Ms. Levy motioned to approve as written. Mr. Manter seconded; all voted in favor. The Board reviewed minutes of April 6, 2015. Ms. Levy motioned to accept as amended and Mr. Manter seconded; all voted in favor.

183 Main Street – Site Plan Review – Jim Ricciardi – Mr. Ricciardi informed the Building Inspector he wanted to use the back part of his property to house farm animals, chickens, goats, etc. He was told by Mr. Zahariadis he needed to go before the Planning Board for a Site Plan Review. Mr. Manter recused himself as an abutter.

The Board reviewed the plan showing where the existing barns and driveway, as well as the barn, are located. Mr. Ricciardi wanted to expand the use of the land by having animals for personal use. The Board reviewed the plan against the requirements for site plan approval. A discussion ensued about the two family home owned by applicant and the agricultural use of the adjacent land. At some point, Mr. Ricciardi may wish to sell that home and a potential buyer may find an issue with machinery and/or farm animals on the adjacent land. Ms. White stated that the buyer should be aware, and accepting of, preexisting farming land.

Mr. Ricciardi did inform his neighbors of what he is planning to do. Mr. Manter mentioned that if the land was sold, the Board of Health and Building Department may have requirements for the back part of the land. Mr. Baker questioned regulations regarding any filings that may need to be done with the Board of Health regarding manure. Ms. White informed the Board if there was a complaint to the Board of Health regarding smells by neighbors it would be addressed. Everyone felt that the plan met all the requirements. Mr. Baker motioned to approve the site plan and waive requirements for additional submittals. Ms. Levy seconded; all voted in favor.

Business Marketing Committee – Laurie Levy - The Marketing Committee had a group of students from WPI put together a comprehensive marketing plan for the town. At the Selectmen's meeting last week, they appeared before the Selectmen to present a preliminary

plan for the Town web site and it was agreed that modification may be premature at this point. At the last committee meeting, it was agreed that there are a lot of things in the plan that still need to be reviewed. The Committee will review the plan in depth and give a report to the Selectmen on what parts of the report they want to consider implementing going forward. Ms. Levy will update the Board when the Committee is ready to present to the Selectmen. Mr. Manter commented on the WPI report with respect to the website recommendations stating that any changes would occur in the future and it would probably involve a complete revamp of the website.

Ms. Levy stated that based upon the Committee's review of the report, it may need to be implemented in phases. They may look for volunteers in the future that have marketing experience. Mr. Baker commented on the website and explained that if a company has to maintain the website for the town it can be very costly compared to how the town departments currently update it on their own.

There was also a discussion of the development of a checklist for businesses thinking of establishing a presence in Town so they know how to proceed. A committee of different departments (Applicant Advisory Committee) exists to advise businesses interested in the Town. Ms. Levy will continue to keep the Board apprised of further progress.

Compass Pointe Update – Mr. Viscomi met with the Selectmen to advise them of the Board calling in the Bond and the progress to date. The Conservation Committee was meeting that night to discuss calling in the Bond for storm water control. They did not have a quorum so that did not happen and will be discussed at a future meeting. At the Selectman's meeting, the Town Administrator and Highway Superintendent expressed serious concerns about problems with the road. The rumor of cracked pipes under the street was at the forefront of their concerns.

Mr. Viscomi stated that he had spoken with Mike Andrade of Graves Engineering and he did not believe that was the case given the lack of any evidence of major settling, or caving in, of the road. Mr. Andrade agreed that the Engineers report submitted to the Surety company will include the costs of a video inspection of the pipes, which would show any pipe damage, since they should be inspected for sediment anyway. The total amount to finish the road in the engineers report is \$195,000.00 which is well within the Bond amount of \$238,000.00. That includes completing the road, curbing and trees.

Mr. Viscomi informed the Board that we had received a call from Mr. Dale Mazniak, who is the Workout Officer from Country Bank, and he met with him last Monday at Compass Pointe. Mr. Viscomi was able to point out some of the issues that were present in the development and Mr. Mazniak was able to view the property. He reaffirmed most of the information that Steve Venincasa had provided to the Board at the last meeting.

The bank note was sent out to bid to more than the three parties requesting a two week turnaround which provided very little time for due diligence. They did not receive any

acceptable bids. They are now speaking with reputable builders to come in and finish the project with the hope that they can have a deal completed by the end of June. Mr. Viscomi informed him that the Board did submit the claim on the Bond. Ms. Gardner sent copies of the Subdivision Approval and Extensions to Mr. Mazniak. He promised to keep in touch with the Planning Board and Mr. Viscomi to let him know of any changes or progress.

Mr. Viscomi informed the Board that he requested \$500.00 be transferred from the Planning Board Expense account to the Administrative Assistant wage account for overtime pay so that Ms. Gardner could retrieve documentation the surety company is requesting for Compass Pointe. The transfer request was approved at Town Meeting.

Jessica Rubinow, 1 Northeast Way, stated that Lot 30 on Northeast Way and Lot 38 on Compass Circle were being auctioned by Zekos on May 27th at 12:00 and 1:00 respectively. There was discussion regarding other properties owned by Mike Venincasa and that they had been foreclosed upon.

David Esposito, 2 Compass Circle, asked if a new developer comes in would they be required to do a new plan with new lot lines. Mr. Viscomi explained that the original subdivision plan is in effect until 2019. Mr. Baker stated the Plan controls the street and if someone wanted to change property lines they would be required to come to the Planning Board for approval. The discussion then turned to what potential options were available to developers if they choose to submit alternative plans for Phase 2. Ms. Levy mentioned the driveway issue of the Espositos and there was a brief discussion regarding that. Mr. Viscomi stated that it may be worthwhile for the Esposito's attorney to contact Country Bank. Mr. Viscomi will email Mr. Mazniak and ask whether that was viable, and who to contact at the bank.

Jessica Rubinow, 1 Northeast Way, asked about getting the road accepted and the process. Mr. Viscomi explained that once the road is completed, an article will be presented on the meeting warrant. If there is a special town meeting in the Fall and the road is complete, it will be done then. If not, it will be at the Annual Town meeting in May 2016.

There was brief discussion about private roads being plowed by the Town. There are six private roads currently being plowed and it was approved by the Selectmen in 1985. At the most recent Selectmen's Meeting, it was raised as an issue by the Planning Board and was discussed. The Town Administrator and Town Counsel will be looking into why the private roads are plowed. According to Town Counsel, the Town should not be plowing private roads since public funds cannot be used for private property.

Paul Baril, 8 Compass, stated that at the informational meeting last year with all the departments and several Selectmen, he asked if any private roads were plowed and he was told by Steve Mero there were none. He was very concerned to eventually learn that there were in fact six roads being plowed.

Mr. Baker suggested that the residents should look into the status of the Homeowner's Association.

Jessica Rubinow, 1 Northeast, asked for guidance regarding people driving through the neighborhood randomly. It was recommended that the police should be contacted if trucks or any suspicious activity is occurring in the area.

Bill Manter – Cluster Zoning Proposed Bylaw - At town meeting, it was approved to sell the Sewall street gravel pit lot. The thought is to get the highest return for, and most use of, that lot out of any sale. An idea Mr. Manter has discussed with the Town Administrator, and one Selectman, is to propose to the Planning Board a Zoning Bylaw change. This change would take the town parcel including the gravel pit, rifle range and part of the adjacent residential area to create a cluster zoning overlay district.

The thought is that there is a great demand for 55+ housing. The area in question is currently the same zoning that is across the street at Compass Pointe. There is no provision with the Town for clustered semi-attached housing.

The property is going out to bid for development proposals for the land. Mr. Manter opined that if in a cluster overlay district, the value of the 12+ acre would triple. Mr. Viscomi questioned whether it would end up costing more over time in infrastructure costs since there will be more houses per square foot. There was further discussion regarding school enrollment numbers being down and how cluster zoning with homes that are affordable for young families would potentially increase enrollment.

Mr. Viscomi suggested that someone could do 40B housing on the property instead of changing the zoning to cluster zoning. Further discussion ensued regarding cluster zoning and high density town homes being built. Mr. Baker referred to the Town of Grafton being one of the first Towns that the Attorney General approved for cluster subdivisions. He explained the process of getting the plan approved. In most cases, cluster zoning does not increase the number of homes erected in a given development as there has to be adequate open land allocated to open space to compensate for the smaller lot size for each home.

David Esposito, 2 Compass, asked about location of the gravel pit, its proximity to the Y Camp, and the plans for that property. It was stated that Sudbury Valley Trustees are planning to take over the Y Camp property and some of it may be given to the Town's Parks and Recreation.

The Selectmen will approve the bid of their choice for the gravel pit. There was further discussion regarding 40B development. No new developments have been approved since the Inclusionary Zoning law has been in effect. If a new development comes in now, they would have to include a number of homes as affordable.

Jessica Rubinow, 1 Northeast, mentioned the Marketing Business Committee and getting involved to bring businesses to town. She feels there is a great need for grocery stores and

pharmacies to come to town. It was observed that without sewers, only a limited number of businesses can be established on Route 140. Ms. Rubinow asked if the town offers a tax incentive for businesses wishing to come to town. It was stated that none were offered at this time.

Ms. Levy stated that she would like to think about Mr. Manter's proposal. Mr. Manter will put together additional information regarding cluster zoning for discussion at the June meeting.

Ms. Ames motioned to adjourn at 8:34 and Mr. Manter seconded; all voted in favor.

Meeting Materials:

Site Plan Review 183 Main – (on file in PB Office)