



Town of Boylston Planning Board planning@boylston-ma.gov
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MEETING MINUTES
Tuesday, July 7, 2015

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

Mr. Viscomi called the meeting to order at 7:00 p.m. The Board reviewed the minutes of June 1, 2015 meeting and Ms. Levy motioned to accept as amended. Ms. Ames seconded; all voted in favor. Mr. Manter abstained.

Barnard Hill – Rich Chehade and Nick Sivieri were both present to discuss crosswalk signage. At the last meeting, it was agreed upon by the Board and the developer, upon the recommendation of Steve Mero, to put an additional pedestrian crossing sign before the crosswalk. Mr. Viscomi and James Tetreault of Thompson Liston have exchanged emails since then and Mr. Tetreault has stated there is no need for an additional warning sign before the cross walk. Mr. Chehade stated the original sign at the crosswalk is visible and not obstructed from the intersection of Cross Street and Perry road.

If an additional sign is added, it would put two signs within the approximately 325 foot distance from the intersection to the crosswalk. Mr. Chehade will follow whatever the Town requires, but they want clarification. Mr. Baker recommended that the developer put signs where recommended by DOT requirements. Mr. Viscomi confirmed, after visiting the property, there is a clear view from Cross Street, and the developer stated it will remain clear. According to James Tetreault, Mass DOT only requires one sign since the distance is less than 500 feet.

The Board agreed if one sign meets Mass DOT requirements it is acceptable. The Board would like Mr. Tetreault to note on the plan the specifics of the field change.

Mr. Chehade informed the Board that Caldwell Banker would like to install an approximately 4' by 5' sign at the entrance to the development that will include a layout of the project. The Building Inspector reviewed the proposed sign and directed the developer's agent to seek a special permit from the Planning Board because a sign of that size is not allowed in the rural residential zone.

Mr. Baker informed the developer that it would require a special permit. The process would include holding a public hearing requiring the notification of abutters and advertising the date

and time of the public hearing. Mr. Baker advised Mr. Chehade to work with the Building Inspector to come up with a new design that would not require a special permit.

Heywood/Mill – ANR – Jim Venincasa was present on behalf of Old Boylston Builders. The original ANR filed by Mr. Tobeisen on December 1, 2014 had discrepancies which were found when Old Boylston Builders had the land surveyed. This new application is to correct those discrepancies. The Board reviewed the new plot plan and agreed there is enough frontage and square footage of the requirements. Mr. Manter motioned to approve the new ANR stating that all lots meet frontage and square footage requirements. Mr. Baker seconded; all voted in favor.

David Esposito, 2 Compass Circle asked the name of the new developer who purchased the Compass Pointe project and if he had any relationship with the Venincasas. He was informed the new owner is Haynes, LLC and Mr. Viscomi knows of no relationship between the new owner and Mr. Mike Venincasa.

Gulf Station- Shrewsbury Street – Mr. Hussein was present to request permission to display two (2) American Flags and three (3) Gulf flags on landscaping at the Gulf Station. The flags will be on six foot high poles and placed in the ground on the grass island that borders the street. The Building inspector denied his request because the bylaw only allows for one sign. Mr. Viscomi asked about visibility being blocked by the flags for drivers departing the station onto Route 140. Mr. Hussein stated the flags would be far enough back so as not to block visibility from drivers. Mr. Baker informed Mr. Hussein he would need a special permit and that requires public hearing, notification of abutters and advertising. Mr. Levy informed Mr. Hussein he can place one American Flag as a political right. Therefore, he is allowed one American flag and one Gulf flag. Mr. Hussein agreed that he would probably do that rather than go through the special permit process.

200 Shrewsbury Street – Quinn Engineering – Preliminary Site Plan Approval- Chris Keenan of Quinn Engineering was present, along with Steve Christie and Tom Manor of Landscape Experts Inc. (LEI). LEI is purchasing 200 Shrewsbury Street. They are proposing an expansion of the paved area of the property and would like any feedback from the Board before they move forward. LEI services the landscaping needs of predominantly commercial customers such as shopping malls, office parks. During winter months they also provide plowing and sanding services to those same customers.

They are moving their facility from Route 20 in Worcester to Route 140 in Boylston because of the need for more room for their trucks and equipment. They will also store some equipment and consumables within the facility in addition to a four-bin storage unit on the property. They will have a covered salt storage area outside and they will not store any hazardous chemicals such as fertilizer. Their trucks usually leave the yard by 6:15 am and return by the late afternoon. They are planning for 58-60 parking spaces with an additional 15 on the edge of the property near the road. They currently only require approximately 45 spaces. There will be

approximately 20 employees based at the facility. Since they are focused on commercial customers they do not have any visiting customers at the facility.

Mr. Manor stated the building itself is in good shape and only requires new carpeting and cleaning. The septic system has failed the Title V inspection so they will be designing a new septic system. Mr. Baker told them that based upon the plans they presented to the Board they will not require a public hearing.

Mr. Baker advised the gentlemen to present their plan to Mike Andrade of Graves Engineering to review. After they have his comments, and make any recommended changes, they should come to the Planning Board to request Site Plan Approval. If at that time, they feel any of the requirements in the bylaw are not necessary they can request that the Board waive them.

Mr. Baker discussed signage with the applicant and advised him to check the sign bylaw. Also, he advised them to send the plan to the Police Chief to see if he had any concerns.

Mr. Manor informed the Board they are a 24 hour operation during the winter which includes the deployment of two small sweeper trucks. Lighting was also discussed and they will be proposing to add two additional lights around the lot in addition to the one that currently exists at the property's exit. Mr. Baker informed them the Board requires the lighting must be "dark sky" compliant.

Mr. Quinn will send a cover letter with the appropriate fee to the Planning Board after Graves has reviewed the plan.

The Board rescheduled the August 3rd meeting to August 10th. There was brief discussion regarding the reappointment of Ms. White as an associate member. Ms. Gardner will check with Selectmen's office to get on their agenda for a joint approval meeting. The board briefly discussed Longley Hill and they agreed to look at the surety bond and the expiration date of its subdivision performance agreement.

Mr. Manter discussed changing zoning across from the gas stations and Fuller Motors from residential to commercial. Mr. Viscomi felt the business marketing committee should provide feedback to the Planning Board on whether there was a need for more commercial property in that area. It was also pointed out that residents on School Street may be resistant to such a change behind their properties. Ms. Levy stated that when potential business expansion activity starts to heat up on Route 140 that may be a more appropriate time to look at changing the zoning.

Mr. Manter motioned to adjourn at 8:15 p.m. All voted in favor.

Meeting Materials:

ANR Heywood/Mill (on file in PB office)

Sign design Barnard Hill (on file in Building Dept.)