



Town of Boylston - Planning Board

221 Main Street, Boylston MA 01505 * Telephone (508) 869-0143 * Fax (508) 869-6210

Meeting Agenda

Monday, April 1, 2024 @ 6:30 p.m.

**Boylston Town Hall - Ward Nicholas Meeting Room
221 Main Street, Boylston MA**

Call to Order

Old Business

1. **Continued Public Hearing**
395 Cross Street/Ajootian – Special Permit (Accessory Apartment)
The Applicant is seeking to covert an existing accessory garage into an accessory apartment.
The applicant is asking to withdraw the application without prejudice.
2. **Continued Public Hearing**
Subdivision (Barnard Hill Estates, LLC) - Barnard Hill (Phase IV)
The Applicant is seeking to develop a new 13-lot development which would be the fourth phase (Phase IV) of the Barnard Hill subdivision.

New Business

3. **Public Hearing**
53 Main Street (Nieves) – Special Permit (Accessory Apartment)
The Applicant is seeking to covert space above an existing accessory garage into an accessory apartment.
4. **Public Meeting**
Longley Hill Subdivision – Bond Reduction
The Applicant is seeking to reduce the amount of the surety bond for the development.
5. **Zoning Changes**
The Planning Board will have a public hearing about changes to Section 5 (Senior Residential Bylaw), Section 8 (Wireless Communication), Section 10.01 (Signs), Section 10.03 (Site Plan Review), Section 10.05 (Accessory Apartments), Section 12 (Growth Management), Section 14 (Residential-Office Overlay District), Section 16 (Inclusionary Zoning), and Section 17 (Common Driveways) of the Boylston Zoning Bylaw.

Other Business

6. Approval of Meeting Minutes from
 - March 4, 2024
7. Discuss designating the Planning Board as "Special Municipal Employees"
8. CPTC Recap

Communications

9. Town Planner Report
10. Vote to approve Graves invoice dated March 13, 2024
11. Other New Business

Adjourn

Please Note: Meeting agenda is subject to change after posting.