



TOWN OF WEST BOYLSTON PLANNING BOARD planningboard@westboylston-ma.gov
140 Worcester Street ** West Boylston MA 01583 ** Phone 774-261-4073

MEETING MINUTES
April 29, 2016

Chairman: Marc Frieden

Members Present: Vincent Vignaly, Christopher Olson, Barur Rajeshkumar

Members Absent: Cheryl Carlson

Others Present: See Attached Sign-In Sheet

All documents referenced in these Minutes are stored and available for public inspection in the Planning Board Office located at 140 Worcester Street.

The meeting was opened at 620 p.m. by Chairman Frieden.

Old Business/Outstanding Issues/Follow-Ups:

1. Malden Brook Realty, LLC (Westland Circle Subdivision Plan) – Mr. Frieden said the Police Department will not submit a comment letter until a Definitive Plan is submitted. Mr. Vignaly made a motion to approve the Preliminary Subdivision Plan with conditions; Mr. Olson seconded; all voted in favor; motion approved. Mr. Vignaly will draft the preliminary approval for review at the next meeting.
2. 99 Hartwell Street (Stormwater Permit) – The draft Stormwater Permit was reviewed and revised. Chris Keenan spoke with Steve Migridichian (landowner) and Waste Management (tenant). He said that they were both in agreement after a conversation that everything was constructed appropriately. Waste Management saw construction occurring on their property and didn't know what was going on. Mr. Vignaly made a motion approve the application for a Stormwater Management Permit for 99 Hartwell Street; Mr. Olson seconded; all voted in favor; motion approved.

Mr. Keenan said the site work was complete and submitted the As-Built Plan. He was told the board will need the engineer's certification that it was built per the Approved Plan, and the As-Built Plan should indicate any differences from the approved Site Plan. Mr. Keenan will forward a copy to VHB for review.

3. Zoning Bylaw (Sign Bylaw Amendments) Warrant Article – The May Town Meeting article is included in the warrant. Mr. Frieden thinks we should have wording ready in the event people want it amended and the time put back in. Mr. Olson suggested putting back most of the line we had previously deleted and leave it blank to be completed during the meeting to an amount that seems acceptable to Town Meeting at the time. He asked if we will be

recommending approval when asked at the town meeting. Mr. Frieden said he did not see a problem, but we will address people's concerns should they have any. Very little negative feedback was received. The board will review the town warrant articles and vote on them at the next meeting.

New Business/Review of Correspondence/Emails Received:

1. DOT Letter – Mr. Vignaly recused himself because the proposed project involves DCR property and he is an employee of DCR. Mr. Olson said on Monday, May 2nd at 6:30 p.m. MassDOT will be holding a public meeting at town hall to talk about the project. They are proposing stormwater improvements, but no widening of the roads or grading of the “S” curve on Route 140 at the Boylston Town Line. The board sent a letter last year (June 30, 2015) but received no response. It is an opportunity for the board to again send the message to MassDOT and to the Board of Selectmen that now is the opportunity to make these issues known.

Mr. Frieden sent an email to John Hadley telling him he would attend Monday's meeting and raise the board's concerns (asking them to widen the road and realign it to be safer for cars, pedestrians and bicycles. The strategy is to tell them that we will only support the project if they apply their own MassDOT Healthy Transportation Policy Directive which requires the changes to accommodate pedestrian and bicycle traffic.)

2. Mr. Olson received an email from Chris Ryan (CMRPC) informing him that Eric Smith has left CMRPC which has caused some delay in the Village Zoning Bylaw work. He will follow-up with Mr. Ryan and also invite the new planner to a future meeting. Before taking it to a town meeting, the board needs to educate residents and let them know we are trying to realign the zoning to match what we have now, not to turn Single-Family Residential Districts into Village Zoning Districts.
4. Graves Engineering Meeting Minutes from the preconstruction meeting with Cumberland Farms was received. Mr. Vignaly observed activity on the southern end of the property. Marc Frieden will contact the Building Inspector to make him aware that the old Site Plan Review for that area is no longer valid.

Reports from Other Boards – Mr. Vignaly said the Open Space and Recreation survey is on the town website through May 6; 170+ responses have been received to date. People should respond with ideas as to how they would like to see the town look in the future. Parks and Recreation (Jen Breen and Bob Dunne) have done a great deal of work updating the Open Space and Recreation Plan draft, with cooperation and coordination among town boards to be encouraged in the new plan.

Mr. Olson attended a CMRPC meeting about Solar Bylaws and Medical Marijuana Bylaws. They talked about a statewide Green Communities program, but since West Boylston has a municipal power company, doesn't qualify. There are some exceptions, but the most controversial would be to agree to adopt a Stretch Building Code which is a “Greener Building Code”. Buildings would be held to higher insulation and efficiency standards than the State Building Code. There were also some concerns raised about possibly having a bylaw in place to

limit the number of solar panels a town can have. Regarding Medical Marijuana Bylaws, if recreational marijuana passes, the question is how will the medical aspect and the recreational aspect work together since there are different issues such as access, etc.; it is unknown at this time.

Mr. Vignaly asked Mr. Frieden the status on the Housing Trust's consultant finding land areas associated with the existing "Affordable Housing" projects in town. He would like to maintain a document with these facts so that we base our assertion that West Boylston meets the alternative standard of 1.5% of available developable land in town already associated with "Affordable" units in the event an undesirable proposal comes before the ZBA. Mr. Frieden will follow-up with Pat Halpin, Chair of the Affordable Housing Trust.

Mr. Rajeshkumar met with the SWAT Committee. There will be no change in fees at this time. In the future, dual stream recycling may be cheaper if recycling costs increase.

The ZBA last week decided to uphold the denial of a petition seeking to overturn a decision that allowed shooting to continue at Wayne Almstrom's private gun range.

A complaint was received from a neighbor regarding Nuha Circle; drainage was coming on their property. VHB recommended opening up the catch basins. VHB will be asked to visit the site monthly if the contractor does not call for inspections. In addition, Mr. Ali still has an outstanding VHB invoice.

There were no citizens' comments tonight.

Review/Approve Payment of Invoices and Review Draft Public Hearing and Regular Meeting Minutes of April 13, 2016 – Invoices were approved. Mr. Vignaly made a motion to approve the Public Hearings and Regular Meeting Minutes dated April 13, 2016; Mr. Olson seconded the motion; all voted in favor; motion approved.

A motion was made by Mr. Rajeshkumar to adjourn; Mr. Olson seconded the motion; all voted in favor; motion approved. The meeting adjourned at 8:05 p.m.

Date Accepted: _____

By: _____
Christopher E. Olson, Clerk

Submitted by: _____
Melanie Rich